

South Oxfordshire District Council

**Strategic Housing and Economic
Land Availability Assessment**

October 2017

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1 Introduction

- 1.1 South Oxfordshire District Council is currently progressing its Local Plan 2033 towards examination. The Local Plan sets out a strategy for delivering growth, managing change and protecting the natural and built environment. As part of this, the Local Plan identifies the amount and distribution of housing and employment across the district.
- 1.2 Arup were commissioned by the council to undertake a Housing and Employment Land Availability Assessment (HELAA) for the district. The purpose of the HELAA is to provide a technical assessment of the suitability, availability and achievability of land for development. It is an important part of the evidence base for the emerging Local Plan.
- 1.3 The above HELAA was published in March 2017. This assessment took a 'policy off' approach and was a very high level assessment of the suitability, availability and achievability of sites. Since the HELAA was published, the council published its Second Preferred Options document that set out the council's preferred spatial strategy for growth in the district. As a result, in this report, we have revisited some of the assumptions made when assessing the suitability of sites, particularly in respect of the relationship of sites with existing settlements, and having regard to the settlement hierarchy. We are calling this assessment a Strategic Housing and Economic Land Availability Assessment (SHELAA) to help distinguish between this and earlier reports.
- 1.4 The updated SHELAA also corrects some errors made in the previous HELAA in terms of land availability of council owned sites. The previous HELAA assessed all council owned sites as being available, which is incorrect and has been rectified in this assessment.
- 1.5 The SHELAA does not determine whether a site should be allocated for future development, and does not constitute a land allocation. Land allocations can only be made through the Local Plan or through neighbourhood plans. The SHELAA also does not grant planning permission for sites, or suggest that planning permission would be granted.
- 1.6 Guidance on undertaking sites assessments is provided in the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG). The methodology used to undertake the SHELAA accords with this guidance. The methodology that has been followed is set out in **Section 3**.
- 1.7 To support the process the council invited a group of developers and planning agents who operate in the district to a developer panel session where we presented and sought feedback on the methodology applied to the SHELAA. We went through examples of sites to check the assumptions we made were realistic. Further detail in respect of this can be found in section 4.

2 Context

South Oxfordshire context

- 2.1 South Oxfordshire is a rural district in the South East of England, to the south and east of Oxford. It contains four towns (Didcot, Henley-on-Thames, Thame and Wallingford), twelve larger villages (Benson, Berinsfield, Chalgrove, Chinnor, Cholsey, Crowmarsh Gifford, Goring-on-Thames, Nettlebed, Sonning Common, Watlington, Wheatley and Woodcote), and a large number of smaller villages. The district had a population of 137,400 in 2015¹ and the population is expected to grow to around 150,000 by 2033².
- 2.2 In the north of the district, 22.7% (15,370km²³) of its land falls within the Oxford Green Belt. Around 42% of its land falls within the Chiltern or North Wessex Downs Areas of Outstanding Natural Beauty.
- 2.3 In both the adopted and emerging Local Plan documents, Didcot is the central focus of growth in the district as its largest settlement. In 2015, Didcot was announced as a Garden Town, with the potential to deliver thousands of new houses and high-tech jobs. The other towns of Henley-on-Thames, Wallingford and Thame are also home to thriving local economies and communities, supported by many of the villages distributed across the district.
- 2.4 South Oxfordshire's economy is characterised by the wider Science Vale – the UK's leading centre for science, technology and innovation. The area includes the Culham Science Centre (which specialises in fusion energy, material research and robotics engineering), as well as Harwell Campus and Milton Park lying just outside the district in the Vale of White District. Coupled with the recent announcement of a second Enterprise Zone for the area, this concentration of activity creates a positive context for growth and development in the district. Around 88% of the people in South Oxfordshire are employed in the service sector, particularly financial and business services and public administration, education and health.⁴
- 2.5 The district has good transport links, with the M40, A40, A418 and A34 passing through or near. There are six railway stations at Culham, Cholsey, Didcot Parkway, Goring-on-Thames & Streatley, Henley-on-Thames and Shiplake, and the district is also served by nearby stations at Oxford, Reading, Bicester Village, Bicester North, Appleford, Radley, Haddenham and Thame, Pangbourne, and Princes Risborough.

National policy context

National Planning Policy Framework

- 2.6 The National Planning Policy Framework (NPPF) forms the overall national planning context for plan making and decision making, under the overarching principle of sustainable development. The NPPF promotes economic growth and the delivery of a wide choice of high quality homes through the preparation of Local Plans underpinned by an appropriate evidence base.

¹ 2015 Mid-Year Estimate, ONS

² 2014-based subnational population projections, ONS

³ <https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2014-to-2015>

⁴ South Oxfordshire Local Plan 2032 Preferred Options (2016)

- 2.7 The NPPF requires each local planning authority to ensure that the Local Plan is based on adequate, up-to-date, relevant evidence. Paragraph 158 of the NPPF states 'local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated'.
- 2.8 The NPPF requires local planning authorities to have a clear understanding of housing in their area. To achieve this requires the production of a proportionate evidence base which includes a Housing and Economic Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing land over the Plan Period. The NPPF states that only where compelling evidence is available that windfall sites have been a consistent source of supply, can it be included within the five year housing land supply.
- 2.9 In terms of employment land, the NPPF requires local planning authorities to produce a proportionate evidence base document which considers: the need for land or floorspace for economic development; the existing and future supply of land available for economic development; and its sufficiency and suitability to meet the identified needs. Assessments should also include a reappraisal of the suitability of previously allocated land.

Planning Practice Guidance

- 2.10 The Planning Practice Guidance (PPG) is a continuously updated, web-based resource intended to assist practitioners with the understanding of planning legislation. Guidance is provided for Housing and Economic Land Availability Assessments, which states that the assessment should:
- Identify sites and broad locations with potential for development.
 - Assess their development potential.
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 2.11 The PPG highlights the benefits of carrying out land assessments for housing and economic development as part of the same exercise, in order that sites may be allocated for land that is the most appropriate use.
- 2.12 The PPG offers guidance on undertaking each stage of the assessment, summarised in Figure 1 and Figure 2 below. The methodology presented in Section 3 seeks to align with the approach set out in the PPG.

Figure 1 Guidance on site availability assessments provided in the PPG

Stage	Guidance
Stage 1: Identification of Sites or Broad Locations for Development	To comprehensively identify sites within the authority area, the local authority should seek to determine a site size threshold for inclusion within the assessment, undertake a review of existing information on available sites followed by a Call for Sites. The PPG sets out detail on the types of characteristics that should also be recorded, from site size and constraints, through to development progress and likely environmental constraints and recommends that detailed site surveys

	should be undertaken to ratify inconsistencies between Call for Sites data and secondary evidence.
Stage 2: Site/ Broad Location Assessment	<p>The development potential of each site should be calculated using locally determined policies on density, existing development schemes or floor space density guides for specific employment industries. Sites should then be assessed for their suitability, availability and achievability for different uses. The PPG identifies that the following definitions, although recognises that these may be impacted by site constraints:</p> <ul style="list-style-type: none"> • Suitability: Sites within existing development plans will generally be considered as suitable for development, whilst site constraints, impact on landscape, appropriateness for the market or contribution to regeneration priority areas will all contribute to determining a site's suitability. • Availability: A site is considered available for development when there are no legal or ownership problems, the landowner may have expressed an interest in selling the land. • Achievability: A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.
Stage 3: Windfall Assessment	Inclusions for windfall sites will only be permitted where there is compelling evidence that there has been consistent evidence of sites coming forward.
Stage 4: Assessment Review and Stage 5: Final Evidence Base	The final two stages of the assessment include mechanisms for monitoring and reviewing the assessment and for aligning with the final evidence base.

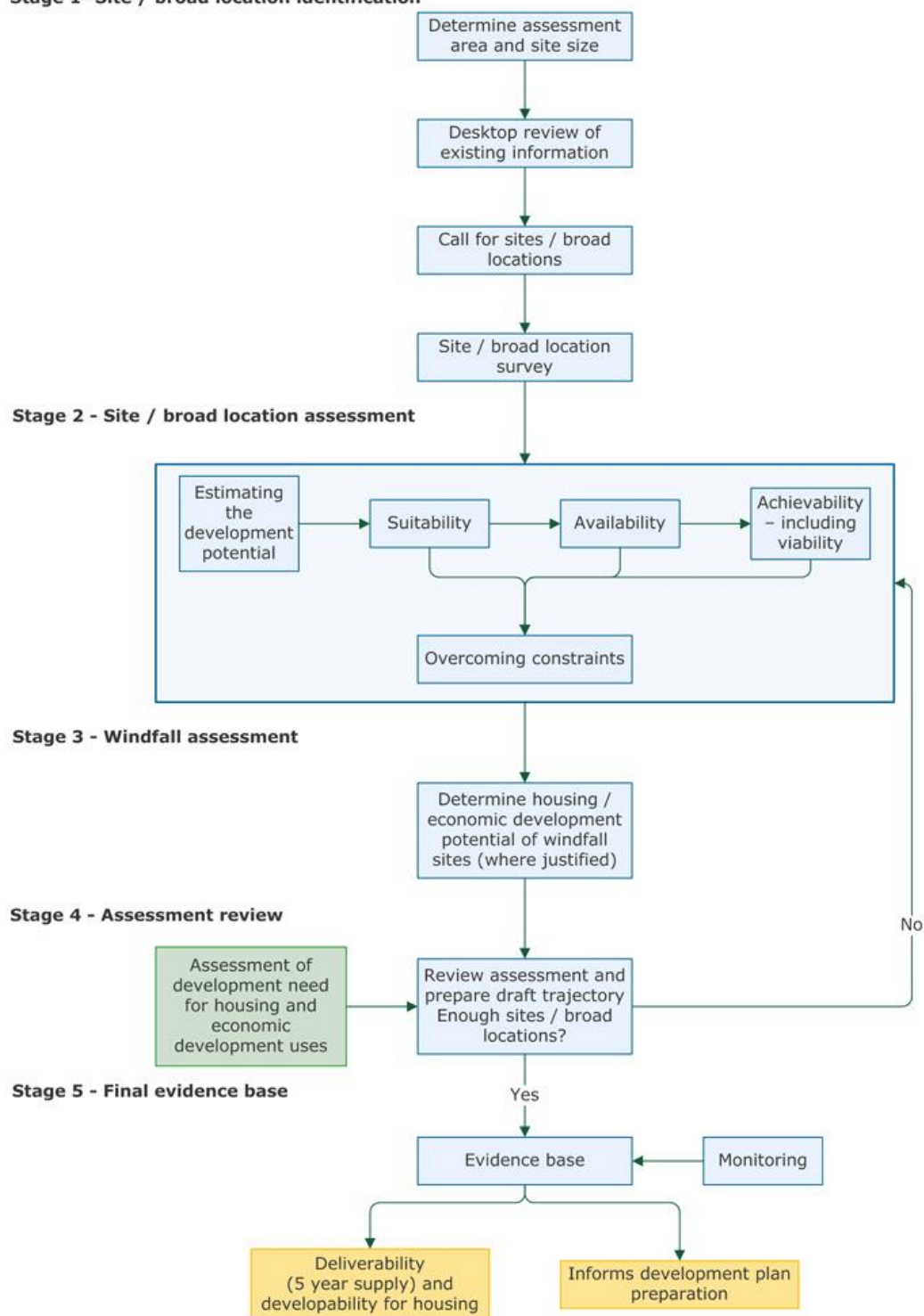
Figure 2**Stage 1- Site / broad location identification**

Figure 2 PPG land availability assessment methodology flow chart
(Paragraph 006, Reference ID: 3-006-20140306 [retrieved October 2016])

Planning Policy for Traveller Sites

- 2.13 The Government published updated guidance in 2015 on planning policy for traveller sites. The guidance states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople. They should also identify and update a supply of specific deliverable and developable sites to meet their locally identified need.
- 2.14 When assessing the suitability of sites in rural or semi-rural settings, plan makers should ensure that the scale of such sites does not dominate the nearest settled community. Unmet needs are unlikely to clearly outweigh harm to the Green Belt so as to establish very special circumstances when determining planning applications. If there is a desire to make an alteration to Green Belt boundaries to meet a specific, identified need for a traveller site, it should be specifically allocated in the Local Plan as a Traveller site only.
- 2.15 The guidance does not provide space standards or other parameters in relation to Traveller sites and pitches or Travelling Showpeople plots.

Local policy context

Existing policy

South Oxfordshire Core Strategy

- 2.16 The South Oxfordshire Core Strategy was adopted in December 2012. It includes policies which set out the housing, employment land and traveller pitches requirements for the period to 2027.
- 2.17 Policy CSH1 sets out the district's requirement for some 11,487 net additional new homes over the Plan period, of which 5,214 are allocated in the Core Strategy (with the remainder being completions and existing allocations and an allowance for windfall).
- 2.18 Policy CSEM2 sets out the district's requirements for an additional 13.5ha of employment land required over the Plan period, alongside a further 6.5ha at Didcot in the Vale of White Horse district. This requirement is allocated across Culham Science Centre, Thame, Wallingford and some of the larger villages.
- 2.19 The Core Strategy does not allocate land for Traveller pitches; however, it confirms that a supply of pitches will be provided through safeguarding and extending existing pitches and identifying new sites.
- 2.20 In addition to the Core Strategy, a number of housing- and employment-related policies are saved from the South Oxfordshire Local Plan 2011 (adopted in 2006).

Emerging policy

South Oxfordshire Local Plan 2033

- 2.21 South Oxfordshire District Council are currently progressing a new Local Plan 2033 towards examination. The publication version of the Plan (Regulation 19) is being consulted on in October 2017 with the intention of submitting the Plan for examination at the end of 2017.

- 2.22 The Local Plan 2033 sets a housing requirement of 17,050 homes over the Plan period, made up of 775 per year to meet the district's own needs. Of these, some have already been delivered through completions in the Plan period to 2016, and some from development which has already been consented. The Local Plan 2033 also includes provision for a further 3,750 homes to contribute towards some of Oxford City's unmet housing need.
- 2.23 At least 35.9ha of additional employment land (including 6.5ha at Didcot in the Vale of White Horse District) will be provided across the District.
- 2.24 Ten additional Gypsy and Traveller pitches are required over the Plan period (no plots are required for Travelling Showpeople).

3 Methodology

- 3.1 Since work to the HELAA (published March 2017) was undertaken, the council published its Second Preferred Options document that set out the spatial strategy for growth in the district. As a result, we have changed some of the assumptions made when assessing the suitability of sites in terms of how they accord with our emerging spatial strategy. We also made some other amendments to the methodology and these are explained below in Figure 3.

Figure 3 Methodology

Assumption	Approach taken in HELAA, published Spring 2017	Approach taken in SHELAA, due to be published October 2017	Justification for change
Relationship with an existing settlement	Not taken into consideration	Sites which are in an isolated location and do not relate well to an existing settlement or do not accord with the settlement hierarchy as defined in the spatial strategy of the emerging Local Plan have been assessed as unsuitable.	<p>Since work was undertaken to the previously published HELAA, the council has published its spatial strategy for growth in the district.</p> <p>The PPG infers emerging plan policy should be considered when assessing the suitability of sites or broad locations for development.</p> <p>(Paragraph: 019, Reference ID: 3-019-20140306)</p>
Flood Zone 3	Only sites which fell <i>wholly</i> in flood zone 3b were assessed as unsuitable.	If more than 50% of a site falls within flood zone 3 (a and b), it has been assessed as unsuitable.	Whilst there are areas of Flood Zone 3 within the district, for example along the River Thames, overall the district is relatively unconstrained in this respect and there is no requirement for the council to direct development to these areas, given the amount of the district that lies within Flood Zones 1 and 2.

Assumption	Approach taken in HELAA, published Spring 2017	Approach taken in SHELAA, due to be published October 2017	Justification for change
Market attractiveness	Areas defined by sales values in housing sub-market areas. Areas within district were split into high, medium and low areas of attractiveness	Areas defined by the Community Infrastructure Levy (CIL) Charging Area Schedule (came into effect 1 April 2016). The CIL Charging Area is split into two zones. Zone 1 is high demand and includes the majority of the district, whilst Zone 2 includes Didcot and Berinsfield and covers the area of lower demand.	For consistency with the CIL Charging Area which is based on robust evidence tested at examination and in recognition that the district overall, is an area of high market attractiveness.
Achievability	A site that was assessed as 'unsuitable' and/or 'unavailable' was not necessarily assessed as 'unachievable'.	Any site that has been assessed as 'unsuitable' and/or 'unavailable' will automatically be assessed as 'unachievable'.	Sites that do not meet the suitability and availability requirements are by definition not achievable.

- 3.2 The adopted methodology of the SHELAA accords with the guidance set out in the Planning Practice Guidance (PPG) as set out in section 2. The methodology used to undertake the various stages of the assessment are set out in the rest of this section. We held a developer panel session and carried out a survey to seek feedback on the methodology. Further detail can be found in section 4.

Stage 1: Sites identification

- 3.3 The purpose of this stage was to identify the sites which should be assessed within the SHELAA process. A proactive approach was taken to identify a wide a range of sites, and the entire administrative boundary of the council was used for the purposes of the search, rather than focussing on the main settlements only.
- 3.4 The PPG sets out that a SHELAA should consider all sites capable of delivering 5 or more dwellings or employment sites of 0.25 ha (or 500m² of floor space) and above (PPG *para ID 3-010-20140306*). However, the PPG also notes that where appropriate plan makers can consider alternative site size thresholds. For

consistency, this SHELAA, considers only sites with a size of 0.25 hectares or greater in respect of both housing, employment and Gypsies, Travellers and Travelling Showpeople.

3.5 The sites included in the SHELAA were identified from the following sources:

- **Sites submitted to the council through a 'call for sites' exercise in March 2017 and earlier calls.** These sites have been kept 'intact', i.e. they have not been merged with any other adjacent or overlapping sites.
- **Sites in council ownership.** These sites have been kept 'intact', i.e. they have not been merged with any other adjacent or overlapping sites. This is because there is only one land owner to consider when assessing 'availability'.
- **Sites known to the council as part of the Employment Land Review in 2015.** These sites have not been kept 'intact', i.e. adjacent or overlapping sites have been merged.
- **Sites allocated in 'made' neighbourhood plans.**
- **Sites previously identified by officers in past assessments.**
- **Sites where planning permissions have been refused but might be granted in future, where a planning application has been withdrawn or where they have been granted but not yet built out.** (It should be noted that sites where recent applications that have been built out were subject to a site visit for verification, but have been excluded from the findings of the assessment.) These sites have not been kept 'intact', i.e. adjacent or overlapping sites have been merged. It should be recognised that the inclusion of refused sites in the site identification stage does not predetermine any future planning applications and does suggest that subsequent planning permissions would necessarily be granted.

3.6 While the sites have been assessed separately, this does not mean that adjacent or overlapping sites should not be considered separate for the purposes of allocation in the Local Plan or neighbourhood development plans. It also does not mean that the any subsequent allocation needs to cover the whole site in its entirety.

Absolute constraints

- 3.7 Ahead of the assessment, an exercise was undertaken to identify any sites that are subject to absolute constraints as identified through the NPPF or other national/international considerations as to mean that development of the site would likely cause significant social, environmental or economic harm in accordance with paragraph 152 of the NPPF.
- 3.8 Figure 4 sets out the absolute constraints as well as justification for their use. As there are no Ramsar sites or World Heritage Sites within the district, these have not been included as an absolute constraint.

Figure 4 Absolute constraints

Information	Justification
Sites under 0.25ha	PPG sets this threshold [Reference ID: 3-011-20140306].
Special Areas of Conservation	<p>Circular 06/2005 provides guidance on the Government's statutory obligations in relation to internationally designated sites. Para 55 states "... If a proposal for a particular type of development on a particular location would be likely to adversely affect the integrity of a such a site, or the effects of the proposal on such a site are uncertain, planning authorities should not allocate the site for that type of development unless:</p> <p>a) they are satisfied that any subsequent or current planning application for that proposal would be likely to pass the tests for derogations in regulation 49; and</p> <p>b) there is a reasonable prospect that compensatory measures that may be required by regulation 53 can be secured such as to protect the coherence of the Natura 2000 network and meet the requirements of the Ramsar Convention where relevant."</p> <p>It is considered that if a site is wholly located within an internationally designated site that it is unlikely that the proposals would not affect the integrity of the site and therefore on that basis they are considered an absolute constraint.</p>
Special Protection Area	
Ancient Woodlands	
Sites in flood zone 3b	The PPG advises that only water compatible development should be permitted within the functional flood plain. Most forms of residential and economic development do not meet this requirement.

- 3.9 Where a site falls *wholly* within one or more of these absolute constraints, it has not been considered further in the HELAA. Sites which only partially fall within an absolute constraint have been retained in the assessment. However, the extent of the absolute constraints will be taken into consideration when determining indicative site yield.

Stage 2: Sites assessment

Suitability

- 3.10 Information used in the assessment of site suitability was gathered from a variety of sources, set out in Figure 5.

Figure 5 Suitability assessment

Information	Categories	Assessment
Green Belt	N/A	GIS analysis
AONB	N/A	GIS analysis
Grade 1-3 agricultural land	N/A	National data
Within or adjoining built up settlement	Yes Part No	GIS analysis
Within or adjoining an existing Conservation Area	Yes Part No	GIS analysis
Within or adjoining common land	Yes Part No	GIS analysis
Within a health and safety (explosive or hazardous materials) zone	Yes Part No	GIS analysis
Neighbouring area characteristics	N/A	Desk-based assessment and based on observations from site visit.
Ground conditions and topography	N/A	Desk-based assessment and based on observations from site visit.
Highways access to site	Access to existing public highways network Potential physical access to highways network by existing infrastructure Infrastructure requirements would be required to access highways infrastructure	Desk-based assessment and based on observations from site visit.
Heritage - listed buildings, scheduled monuments, archaeological sites	N/A	Desk-based assessment, based on GIS heritage data.

Information	Categories	Assessment
Ecology – ancient woodlands, local nature reserves, national nature reserve, SSSI	N/A	Desk-based assessment, based on GIS ecological data.
Flood zone	N/A	Areas in zones 2 and 3. Update from draft Strategic Flood Risk Assessment, 2017
Landscape / townscape of wider area	N/A	Based on observations from desk-based assessment /site visit
Contribution to regeneration priorities	Yes No	GIS analysis, based on 500m buffer around Berinsfield regeneration priority area.
Air quality	Not within 800m of an AQMA Within 800m of an AQMA Within an AQMA	GIS analysis, based on edge-to-edge straight line distances.
Known contamination and ground stability issues	N/A	Desk-based assessment, based on GIS contamination and ground stability data ⁵ . Data sourced from British Geological Society.

3.11 It is acknowledged that certain constraints may result in a site being found unsuitable for development. However, depending on the extent and nature of the constraint, mitigation to overcome these issues may be possible. For this reason, a site has only been categorised as being unsuitable if:

- The site falls entirely within higher order ecological or heritage designations. This includes scheduled monument designation and all ecological designations as listed above in Figure 5.
- There are significant levels of known contamination and/or ground stability issues.
- More than 50% of the site lies within Flood Zone 3 (a and b). Whilst there are areas of Flood Zone 3 within the district, for example along the River Thames, overall the district is relatively unconstrained in this respect and there is no requirement for the council to direct development to these areas, given the amount of the district that lies within Flood Zones 1 and 2.

⁵ Data includes information on arsenic, arsenic, benzo-[a]-pyrene, cadmium, copper, lead, mercury and nickel contaminants, areas of metalliferous mining, and information taken from DCLG's Generalised Land Use Database. The BGS provides no warranty as to the quality, accuracy, completeness of this map data.

- The site is in an isolated location and does not relate well to an existing settlement or it does not accord with the settlement hierarchy as defined in the spatial strategy of the emerging Local Plan.
- There is another overriding reason why the site would not be suitable for development.

Availability

3.12 Information used in the assessment of site availability was gathered from a variety of sources, set out in Figure 6.

Figure 6 Availability assessment

Information	Categories	Assessment
Planning history	Site has full planning permission for housing Site has full planning permission for employment Site has full planning permission for traveller pitches Site has outline planning permission for housing Site has outline planning permission for employment Site has outline planning permission for traveller pitches Planning application submitted within last five years	Based on planning history data from the last five years, up to 30 June 2017
Willing landowner	Yes No Unknown – owner(s) aware of original submission Unknown	Taken from call for sites responses. For historic responses (over two year old), further engagement with landowners was undertaken in November and December 2016 – see paragraph 3.13 below. Planning application submitted within last five years taken from planning history

Information	Categories	Assessment
Currently available	Vacant Temporary use Expected to cease Ongoing use not expected to cease	Based on observations from site visit/submission data.
Multiple ownerships (where information exists)	Yes No Unknown	Taken from call for sites responses.
Potential for ransom strips	Potential for ransom strip No potential for ransom strip	Assessment based on access arrangements /submission data.

- 3.13 Additional engagement with landowners of historic call for sites submissions (submitted over two years ago) was undertaken in the previous HELAA (March 2017). Respondents were asked whether they currently owned the land (or represented the owner), and whether they still wished their site to be included in the assessment⁶. Any sites where no response was received from the landowner / representative by the closing date on the letter were marked as 'unknown'.
- 3.14 Since this exercise was undertaken, any further information received from landowners / agents after publication of the previous HELAA, has been used to update this assessment.
- 3.15 A site has been categorised as being unavailable where:
- There is clear evidence that the landowner is not willing to see development come forward (i.e. confirmation through the additional engagement with the landowner).
 - There is an ongoing use which is not expected to cease within the Plan period
 - The landowner has not responded to confirm that the site is still available
- 3.16 Sites that include existing development have been classed as built out (and are therefore unavailable) if:
- The development has recently been built out.
 - The development does not appear to be at the end of its life.

⁶ Landowners and their agents were contacted via telephone calls, emails and letters, dependant on the contact details provided as part of the original submission – where possible, multiple methods of communication were attempted. Where telephone numbers were held, respondents were phoned at least three times. This was undertaken to ensure the information held around sites to be included in the assessment was current.

- The site is an existing, functional ELR site (unless there are opportunities for intensification, formalisation or redevelopment).
- 3.17 Sites that include existing development have *not* been classed as built out (and are therefore considered available) if:
- They have been submitted for consideration through the call for sites (unless it is clear that the development has been built out since submission).
 - There are opportunities for intensification or formalisation of current uses.
 - A planning application to change the use of the site has previously been submitted.
 - The current development is nearing the end of its life and it might be expected that it would be replaced over the Plan period.

Achievability

- 3.18 Information used in the assessment of site achievability was gathered from a variety of sources, set out in Figure 7 below.

Figure 7 Achievability assessment

Information	Categories	Assessment
Market attractiveness	High demand Low demand	Based on the Community Infrastructure Levy (CIL) Charging Area Schedule which came into effect April 2016. The charging areas are split into two zones. Zone 1 is high demand and includes the majority of the district, whilst Zone 2 includes Didcot and Berinsfield and covers the area of lower demand/ information supplied through developer panel.
Phasing	0-5 years 5-10 years 10-15 years Over 15 years	See paragraph 3.38
Other expected costs	N/A	Desk-based assessment based on findings of the SHELAA, including contamination and ground stability, access and current land uses.

- 3.19 In general, only sites which have been assessed as suitable or available have been assessed for achievability (since sites that do not meet the suitability and availability requirements are by definition not achievable).
- 3.20 Additionally, a site has been categorised as being unachievable where no part of the site is considered to be deliverable within 15 years. The achievability assessment has not been subject to detailed assessment of the infrastructure (e.g. utilities) that would be required to unlock and service the development. Work on infrastructure (including an Infrastructure Delivery Plan) and viability has been undertaken to support the emerging Local Plan. The Infrastructure Delivery Plan is a live document and will continue to be updated.

Suitable uses

- 3.21 Sites have been considered suitable for housing and/or employment uses and /or Gypsies, Traveller or Travelling Showpeople on the basis of their surrounding uses, planning permissions on the site, accordance with the spatial strategy of the Local Plan 2033, and any other available information. The assessment took the intentions of the call for sites respondents (where they have been made known) into account, although in some cases the assessment may not align with these. This is in line with the 'early pass' nature of a SHELAA, and does not prohibit subsequent Local Plan policy or application decision-making superseding this.
- 3.22 Sites have been considered suitable for Gypsy, Traveller and Travelling Showpeople plots/ pitches where:
- They are existing Traveller sites or are adjoining or in close proximity to existing sites.
- 3.23 However, it should be recognised that *all* sites considered to be suitable for housing use are also suitable for Traveller use. The reason why existing, adjacent or close proximity sites have been identified as being more suitable is because intensification and/or extension of sites is considered to be preferable to establishing standalone sites. The assessment therefore provides guidance on which sites should be considered first in meeting the needs of the traveller community.

Yield

- 3.24 Calculating the approximate potential yield of a site is a key aspect of the SHELAA, helping to understand the development potential of sites. However, it should be acknowledged that this is a high level assessment only; further consideration of net developable areas and the appropriate quantum of development should be considered in liaison with landowners etc. at later stages of the plan making process.
- 3.25 Where all or most of the site is subject to an unimplemented planning permission, this has been reflected in the yield. Where information on site yield has been provided through the call for sites, this has been taken into account unless it is considered that what has been provided is not appropriate for the assessment (i.e. relies on a markedly higher or lower average density than the assessment, bases yield on something other than site capacity etc.).

- 3.26 It should be noted that yields are gross, rather than net. Where sites might be considered for more than one use or for mixed use development, the yield is the maximum – i.e., what would be delivered if the site was used for that use only.
- 3.27 Where a site has been assessed as unachievable, no yield has been calculated in this respect.

Physical constraints

- 3.28 The net developable area of a site may not be the same as the site area submitted – in other words, there might be areas where physical constraints would make development unlikely. For the purposes of the assessment, physical constraints are taken to be:
- any absolute constraints on part of the site;
 - any ecological designations on part of the site;
 - scheduled monument designation on part of the site; and
 - any site located within flood zone 3a and 3b (where less than 50 per cent of the site is located in this zone. If it is greater than 50%, the site has already been assessed as 'unsuitable').
- 3.29 The site left after physical constraints is therefore the remainder of the site once these physical constraints have been discounted. Please note, whilst scheduled monuments have been used as a physical constraint, the presence of listed assets or areas of archaeological interest have not been as they do not necessarily preclude development.

Development densities

- 3.30 Sites assessed to be suitable for multiple uses have been tested for each land use separately.

Housing

- 3.31 Space on larger housing sites will be required for ancillary uses – e.g. major distributor roads, landscape buffers, open space, balancing ponds or non-housing development such as retail, education and health. An assumption on the 'net developable area' will be used to discount those parts of the site not developed for housing. Figure 8 below illustrates the net developable area assumptions that are used. Larger sites tend to have more of their area used for non-housing uses and infrastructure, hence the ratios decrease as the site size gets larger. For sites with an area of less than one hectare, no discount has been applied. Through the developer panel, it was agreed that a density of 25 dwellings per hectare takes into account land that may be required for ancillary uses.

Figure 8 Net developable area assumptions

Site size (ha)	Net developable area ratio (%)
< 1	100
1 to <5	90
5 to < 10	80
10 and above	65

- 3.32 A density of 25 dwellings per hectare has been tested on housing sites. The actual density on any given site is dependent on a range of factors, and these should be further considered during the site selection process. In some instances, this density may be a conservative estimate.

Employment

- 3.33 A floor area ratio of 40% has been used as a high level indicator across all employment sites. Again, this ratio is likely to vary depending on the type of employment delivered.

Traveller

- 3.34 There is no official definition as to what constitutes a single traveller residential pitch. Travellers require various sizes of accommodation, depending on the numbers of caravans per pitch, which varies with different families living at different densities. However, the caravan to pitch ratio is usually considered to be one mobile home and one touring caravan per pitch. Sites of various sizes, layouts and pitch numbers operate successfully and often work best when they take account of the size, needs and demographics of the families that are resident on-site.
- 3.35 The convention used in this assessment is that a pitch is the place on a traveller site that accommodates a single household and typically contains enough space for one or two caravans, and assumes that it has an average size of 0.1ha. This is based on a review of other authorities' approach to pitch size. However we would be unlikely to allocate at a single pitch level and so the application of the site size threshold of 0.25ha continues to be an appropriate size when considering site for allocations (rather than individual planning applications), and it is also consistent with the threshold applied to housing and employment sites.
- 3.36 The 2012 and current guidance are silent on site sizes – for the purposes of this assessment, a maximum of 12 additional pitches per additional site has been applied, as sites larger than this can be difficult to manage. It may be feasible for a greater number of pitches to be delivered, dependent on the local context.
- 3.37 Travelling Showpeople are likely to require a larger area, (often referred to as a “plot” or “yard”), as they are likely to need space for the storage of equipment. The assessment of yield does not distinguish between pitches and plots/yards, but it should be noted that sites used for Travelling Showpeople would have a lower yield than stated in this assessment.

Phasing assumptions

- 3.38 For the majority of the sites, the following assumptions in relation to phasing have been made (see Figure 9 and Figure 10). These are based on historic lead in times and build out rates in the district as well as professional judgement. The phasing assumptions were tested through the developer panel and survey (see section 4). Information provided in call for sites submissions has also been taken into account.
- 3.39 There are four strategic sites allocated in the emerging Local Plan. These are listed below (with site number reference in brackets):
- Land at Berinsfield (183)
 - Land at Oxford Brookes University Campus, Wheatley (1034)
 - Chalgrove Airfield (1042)
 - Land west of Culham Science Centre (1095)

The above four sites have been allocated in the emerging Local Plan, therefore there is a greater certainty of delivery. The council has been in ongoing discussions with the site promoters / developers for these sites in order to ascertain what the infrastructure requirements will be as well as overcoming any identified constraints now. This way future housing delivery can be accelerated as each site will be comprehensively master planned at an early stage. It is therefore reasonable to use the specific build out rates that have been identified by those submitting these sites in these instances.

Figure 9 Lead-in times

Planning permission	Fewer than 50 units	50 units and above
Reserved matters / full planning permission	1 year	2 years
Outline planning permission	1.5 years	2.5 years
Sites without planning permission	2 years	3 years
Justification: <ul style="list-style-type: none"> • Lead in times likely to be influenced by planning status – the more advanced through the planning system, the less time required to start on site. • Lead in times likely to be influenced by quantum of development – larger schemes are likely to take longer to negotiate Section 106 Agreements and discharge pre-commencement conditions. • Lead in times have also been cross checked with data that has been gathered through work undertaken by the council's monitoring of housing sites with planning permission. Larger sites of 10 units or greater are monitored twice as year, whilst small sites of less than 10 are monitored on an annual basis. • Development finance is likely to take longer to access for larger schemes. 		

Figure 10 Build out rates (residential)

Site yield	Annual build out rate
Up to 25	10
26-50	15
51-100	20
101-200	30
Over 200	55
Justification: <ul style="list-style-type: none"> • Larger sites likely to release more houses to the market in any given year. • Very large sites (over 200 units) likely to have more than one developer involved, further increasing build out rates. • The council monitors large sites of more than 10 dwellings twice a year and smaller sites of less than 10 houses on an annual basis. Build out rates have been cross checked with data that has been gathered through the council's monitoring of housing sites. The developer panel raised no objections in respect of the figures illustrated above in Figure 10. 	

Stage 3: Windfall assessment

- 3.40 A windfall allowance may be justified in the five year housing supply if compelling evidence exists. Our emerging Local Plan supports growth in 'smaller villages'⁷ and Policy H8 sets out our requirement for 500 homes to be delivered through small sites and infill development that will not be allocated. There are presently over 20 smaller villages that are currently progressing their neighbourhood plans with a further two that have recently been made. Of these, six are allocating sites for housing. In the last five years, sites that have been unallocated have delivered over 1,100 houses, whilst over 800 of these houses have been delivered on small sites of less than 10. Therefore, it seems reasonable to expect that 500 houses will be delivered through unallocated sites during the plan period.

Stage 4: Assessment review

- 3.41 Following the sites assessment, the phasing of sites was collated and this is summarised in Figure 12.

⁷ As defined in the Settlement Hierarchy – Appendix 7 – South Oxfordshire Local Plan 2011-2033 – Final Publication Version

Final evidence base

- 3.42 The final evidence base is made up of an assessment of each site based on the factors set out above and an overview of the main findings of the assessment.

4 Feedback on the methodology

- 4.1 In order to get feedback on our revised methodology, we used two methods:
- Developer panel session
 - Survey
- 4.2 We invited a group of developers and planning agents who operate in the district to a developer panel session where we presented and sought feedback on the methodology applied to the SHELAA. We went through examples of sites to check the assumptions we made were realistic.
- 4.3 In addition, we emailed all developers, agents, parish and district councillors, neighbouring authorities, registered providers and statutory consultees with a survey asking for feedback on the assumptions we made.
- 4.4 Figure 11 below summarises the comments received and how we have addressed them.

Figure 11 Comments and responses

Comment received	SODC response
Need to consider phasing for the larger sites – take longer to come forward	We have taken this into account and used information supplied by the developer where available.
Densities – future review of the SHELAA should increase density assumptions to 30dph in line with emerging Local Plan policy.	Agree – this will be done in future reviews of the SHELAA
Densities assumptions should be refined to distinguish between towns, larger villages and more rural areas	A density of 25dph is applied to all sites for consistency, but we recognise that some sites may be able to deliver higher densities and some may be lower
Need to be consistent when assessing suitability in terms of relationship of a site to an existing settlement	Agree – we have reviewed suitability for consistency
Site threshold should be 0.15ha	NPPG suggests assessing all sites capable of delivering 5 dwellings or more, but where appropriate, plan makers can set a different threshold. We decided to set a threshold of 0.25 ha (equivalent to 6 dwellings) to be consistent with the employment size threshold. This is a reasonable approach considering the nature of the district where we know we have more than enough sites and so do not need to consider smaller sites.

5 Findings of the assessment

5.1 Housing

- 5.1.1 A total of 767 sites were assessed as part of the SHELAA process. In summary, 279 sites were considered to be deliverable (defined as at least part of the site coming forward within the next five years), with an indicative yield of 11,724 dwellings over this five year period. The objectively assessed housing need figure for the district is for 17,050 net additional homes across the Plan period, equal to an annual average of 775 dwellings per annum; this means that the SHELAA demonstrates more than a five year supply of deliverable land. However, it should be acknowledged that the SHELAA does not take into account considerations such as the Green Belt and AONB.
- 5.1.2 Over the 15 year plan period there is an indicative capacity for 30,691 dwellings. Beyond the plan period (16 years +) there is an indicative capacity for an additional 3,839 dwellings. This results in an indicative capacity of 34,530 in total.
- 5.1.3 The table below shows the indicative number of dwellings expected to come forward over and beyond the plan period.

Figure 12: Indicative yields

Phasing (years)	Number of dwellings to be delivered
0-5	11,724
6-10	13,986
11-15	4,981
16+	3,839
Total	34,530

- 5.1.4 When calculating the capacity of the district in terms of housing, the previous HELAA did not include sites that had been assessed as suitable for housing *and* employment, or a mix of both. This equated to an additional 58,098 dwellings. It should be borne in mind that this did not take into account the spatial strategy. For the purposes of this SHELAA we have included sites that could be suitable for a mix of housing and employment in the overall capacity as this gives a more accurate picture of land availability in the district.
- 5.1.5 Yields have been calculated based on the methodology set out in this report, unless the site has an extant planning permission or is an existing allocation (including in a made neighbourhood plan) or an allocation in the emerging Local Plan 2033. In these cases we have taken the yield from the planning permission or allocation.

5.2 Employment

- 5.2.1 In summary, **90 sites** were considered to be available for employment development, with an indicative capacity of **3,408,800m²** of employment floorspace. This includes sites that were considered suitable for housing and employment or a mix of both.

The capacity is based on those sites solely being used for employment. A total of 72 sites were found to be suitable for both housing and employment.

5.3 Gypsy, Traveller and Travelling Showpeople sites

- 5.3.1 In total, **2 sites** were found to be suitable for Gypsy, Traveller and Travelling Showpeople sites. This is equal to a capacity of up to **24 pitches/plots** (assuming a maximum of 12 pitches/plots on a site).
- 5.3.2 It should be noted that all sites considered suitable for housing are also suitable for Gypsy, Traveller and Travelling Showpeople sites, therefore there are a significant number of sites in the district that are considered suitable for this use. For the SHELAA assessment we have only assessed sites as specifically suitable for Gypsy, Traveller and Travelling Showpeople use where they are close to existing, authorised sites. This is because our need for pitches is driven by household formation, so new pitches are best placed close to existing sites so families can stay close together.

5.4 Unsuitable, unavailable and unachievable sites

- 5.4.1 A total of **165 sites** (set out in Appendix A) were assessed as being 'unsuitable' – in other words, they are sites where development is not appropriate, based on our revised methodology.
- 5.4.2 Some **362 sites** (set out in Appendix A) were found to be 'unavailable' for development. This number is far greater than in the HELAA (March 2017) as we have taken a more cautious approach to sites where the availability was unknown, as set out in our revised methodology.
- 5.4.3 A total of **457 sites** were found to be 'unachievable' within the Plan period. This includes all sites that were considered to be either unsuitable and/or unavailable.
- 5.4.4 Some sites were assessed to have physical constraints, e.g. presence of ecological designations, or scheduled monuments. These in themselves do not necessarily make the sites unsuitable for development. However, these limitations have been factored into the indicative yields. Other factors (such as areas of archaeological interest, listed assets on site, or areas of ground contamination or instability) have been flagged in the assessment but do not automatically make a site unsuitable or reduce the yield because there could conceivably be ways to overcome these constraints.
- 5.4.5 Appendix A is a summary table of all of the sites assessed in the SHELAA. Of the 767 sites in this table, a total of 59 are already built-out or under construction. These are shown in grey in the table. The yield from these sites have not been included in calculating the overall capacity. All of the sites are mapped, found in Appendix C.

5.4.6 Figure 13 below summarises the findings of the SHELAA.

Figure 13 Findings of the SHELAA

Use	Number of sites	Indicative yield
Suitable, available and achievable		
Housing*	279	34,530 housing units
Employment*	90	3,408,600m ² floorspace (340.86ha)
Traveller	2	24 pitches
Not suitable, available and achievable		
Unsuitable	165	-
Unavailable	362	-
Unachievable	457	-

* These include sites that were assessed as suitable for housing or employment (or a mix). Yields have been calculated based on the site being used solely for either housing or employment.

5.5 Assessment review

5.5.1 Figure 14 compares the indicative yield against the objectively assessed needs for housing, employment floorspace and pitches/plots.

Figure 14 Assessment review

Land Use	Need	Local Plan provision (Publication Version October 2017)	SHELAA indicative yield for the plan period (0-15 years)
Housing	17,050	22,563	30,691
Employment	35.9ha	37.2ha (approx. 148,800m ²) ⁸	3,408,600m ² (340.86ha)
Gypsy and Traveller pitches	10	10	24

5.5.2 The PPG states that, if insufficient sites have been identified against objectively assessed needs, plan makers should revisit the assessment and/or investigate how this shortfall should be best planned for. Figure 14 shows that the indicative capacity for housing, employment and Gypsy and Traveller sites is higher than both the objectively assessed needs and the provision being made in the Local Plan 2033.

5.5.3 The council will continue to monitor the trajectory, and take into account any updated information or assumptions in relation to its inputs, e.g. completions, housing land supply and the potential for a windfall allowance.

⁸ Assuming 0.4 floor area ratio (FAR).

6 Next steps

- 6.1 The findings of the SHELAA have been used, alongside other evidence base documents, to inform the production of the South Oxfordshire Local Plan as well as being a useful evidence base for communities preparing their own neighbourhood plans. It is important to note that the classification of a site as suitable, available and achievable in this assessment does not constitute an allocation in the Local Plan or neighbourhood plans.
- 6.2 The council will continue to regularly update the SHELAA and indicative trajectory as new sites are put forward and updated information becomes available.

Appendix A – Summary of Sites

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
25	Land to the north of Fane Drive, Berinsfield (1)	Berinsfield	Yes	No	No		No	
26	Land off Lay Avenue, Berinsfield	Berinsfield	Yes	No	No		No	
27	Land to the south of Fane Drive, Berinsfield	Berinsfield	Yes	No	No		No	
28	Land to the east of Fane Drive, Berinsfield (1)	Berinsfield	Yes	No	No		No	
29	Land to the east of Fane Drive, Berinsfield (2)	Berinsfield	No	No	No		No	
30	Green Furlong, Berinsfield	Berinsfield	Yes	No	No		No	
31	Land west of Shadwell Road, Berinsfield	Berinsfield	No	No	No		No	
32	Land south of Kennet Close, Berinsfield	Berinsfield	No	No	No		No	
33	Land north of Didcot Road, Brightwell-cum-Sotwell (1)	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
34	Cotmore Wells Farm, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
35	Land to west of Bardolph's Wood, Chazey Heath	Mapledurham	No	Yes	No	No	No	
36	Land south of Battle Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
37	Land at Lower Icknield Way, Chinnor (2)	Chinnor	Yes	No	No	Yes	No	
40	Land north of B4009, Benson	Berrick Salome	No	No	No	No	No	
41	Land east of B480, Lower Assendon	Bix and Assendon	No	Yes	No	No	No	No
42	46 Lower Icknield Way, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
43	Kings Copse, Garsington	Garsington	Yes	Yes	Yes	Yes	No	
44	Kings Copse, Garsington	Garsington	Yes	Yes	Yes	Yes	No	
45	Camp Corner, Chalgrove	Chalgrove	Yes	Yes	Yes	No	Yes	No
47	Land to the west of The Street, South Stoke	South Stoke	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
48	Land to the south of Deaconfield, South Stoke	South Stoke	Yes	Yes	Yes	Yes	No	
49	Land at Hollandridge Lane, Christmas Common	Watlington	No	Yes	No	No	No	
50	Land south of Woodcote Road, South Stoke	South Stoke	Yes	Yes	Yes	Yes	No	
52	Redwood Barn, Wallingford Road, Shillingford	Warborough	No	Yes	No	No	No	
53	Land at Henley Railway Station car park	Henley-on-Thames	Yes	Yes	Yes	Yes	Yes	
54	Hollyshaw, Exlade Street, Checkendon	Checkendon	No	Yes	No	No	No	
55	Highfield Nurseries, Baldon Lane, Marsh Baldon	Marsh Baldon	Yes	Yes	Yes	No	No	Yes
56	Cuckoopen, The Green North, Warborough	Warborough	Yes	Yes	Yes	Yes	No	
57	The Green South, Warborough	Warborough	Yes	Yes	Yes	Yes	No	
58	Land off Monument Road, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	No	
59	Land off junction 8a, M40 (south)	Great Milton	Yes	Yes	Yes	No	Yes	
60	Land off junction 8a, M40 (north)	Great Milton	Yes	Yes	Yes	No	Yes	
61	Land off Thame Road, North Weston	Great Haseley	No	Yes	No	No	No	
62	Land at Manor Farm, Forest Hill	Forest Hill with Shotover	Yes	Yes	Yes	Yes	No	
63	Land adjacent to Nollsfield Road, Peppard Common	Rotherfield Peppard	Yes	Yes	Yes	Yes	No	
64	West of Marley Lane, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	No	
65	Land between Longmeade & Scots House, Uxmore Road, Stoke Row	Stoke Row	Yes	Yes	Yes	Yes	No	
66	Land adjacent to Chestnut Farm, Moreton, nr Thame	Thame	Yes	Yes	Yes	Yes	No	
67	Wood Lane, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
69	Land at Dysons Farm, Dysons Wood, Kidmore End	Kidmore End	Yes	Yes	Yes	Yes	No	
70	Land at Green Lane, Binfield Heath, Henley-on-Thames	Binfield Heath	Yes	Yes	Yes	Yes	No	
71	Land at Reading Golf Club	Kidmore End	Yes	Yes	Yes	Yes	No	
72	Land adjoining High Street Long Wittenham	Long Wittenham	Yes	Yes	Yes	Yes	No	
73	Land adjoining Judd's Lane, Tetsworth	Tetsworth	Yes	Yes	Yes	Yes	No	
74	Land west of Sandford Road, Sandford on Thames	Sandford-on-Thames	Yes	Yes	Yes	Yes	No	
75	Land at Mount Hill Farm, 19 High Street, Tetsworth	Tetsworth	Yes	Yes	Yes	Yes	No	
76	Land at Mount Hill Farm, 19 High Street, Tetsworth	Tetsworth	Yes	Yes	Yes	Yes	No	
77	Land at Lower Manor Farm, Blewbury Road, East Hagbourne, Didcot	East Hagbourne	Yes	Yes	Yes	Yes	No	
78	Land at Ivy Cottage, Dunsden Green, Henley on Thames	Eye and Dunsden	Yes	Yes	Yes	Yes	No	
79	Land at Shiplake Farm, Shiplake, Henley on Thames	Shiplake	Yes	Yes	Yes	Yes	No	
80	Land at Gallowstree Common, Horsepond Rd, Gallowstree Common, Reading	Kidmore End	No	Yes	No	No	No	
81	Land west of A4074, Sandford on Thames	Sandford-on-Thames	Yes	Yes	Yes	Yes	No	
82	Land at the end of Wood Lane, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
83	Mill Lane, Reading Road, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	
84	357 Reading Road, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
85	Henley Youth Club, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	No	
86	118 Greys Road, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	
89	Former South Oxfordshire District Council offices, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	No	Yes	
90	Land south of Riverside Park and Pools, Wallingford	Crowmarsh, Wallingford	No	No	No	No	No	
91	Culham Lock Car Park, Culham	Culham	Yes	No	No	No	No	
92	Land south of A4130, Didcot	Didcot	Yes	Yes	Yes	Yes	Yes	
93	Foxhall Manor Caravan Park, Didcot	Didcot	Yes	No	No		Yes	
94	Land south of Milton Road, Didcot	Didcot	No	Yes	No		No	
95	Great Western Drive Park, Didcot	Didcot	Yes	No	No	Yes	Yes	
96	Radley House, Didcot	Didcot	Yes	No	No		Yes	
98	Land near Beaulieu Mews, Didcot	Didcot	Yes	No	No		No	
99	Land at Tyne Way, Didcot	Didcot	Yes	No	No		No	
100	Land north of Gelt Burn, Didcot	Didcot	Yes	No	No		No	Yes
101	Land east of Torridge Drive, Didcot	Didcot	No	No	No	No	No	
102	Land at Tamar Way, Didcot	Didcot	Yes	No	No		No	
103	Land north of Ockley Brook, Didcot	Didcot	Yes	No	No		No	
104	Land north of Washford Glen, Didcot	Didcot	Yes	No	No		No	
105	Land north of Lune Close, Didcot	Didcot	Yes	No	No		No	
106	Land south of Wensum Drive, Didcot	Didcot	Yes	No	No		No	
107	Land north and west of All Saints C of E Primary School, Didcot	Didcot	Yes	No	No		No	
108	Land south of Cow Lane, Didcot	Didcot	Yes	No	No		No	
109	Land at Cronshaw Close, Didcot	Didcot	Yes	No	No		No	
110	The Orchard Centre, Didcot	Didcot	Yes	No	No		Yes	
111	Edinburgh Drive Car Park, Didcot	Didcot	Yes	No	No		Yes	
112	Land south of Hamble Road, Didcot	Didcot	Yes	No	No		No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
113	Cavendish Park, Didcot	Didcot	Yes	No	No		No	
114	Didcot Road Leisure Pool, Didcot	Didcot	Yes	Yes	Yes	Yes	No	
116	Mobray Fields Local Nature Reserve, Didcot	Didcot	Yes	No	No		No	
117	Land west of Bishops Orchard, Didcot	Didcot, East Hagbourne	Yes	No	No		No	
118	Land east of Mersey Drive, Didcot	Didcot	Yes	No	No		No	
119	Land south of Tavy Close, Didcot	Didcot	Yes	No	No		No	
120	Land north of Ashburn Place, Didcot	Didcot	Yes	No	No		No	
121	Land near Mersey Way, Didcot	Didcot	Yes	No	No		No	
124	Land north of Lake Road, Didcot	East Hagbourne	Yes	No	No		No	
125	Land at Derwent Avenue, Didcot	Didcot	Yes	No	No		No	
126	Land south of Saxons Way, Didcot	Didcot	Yes	No	No		No	
127	Land south of Balmoral Road, Didcot	Didcot	Yes	No	No		No	
128	Land east of Royal Berkshire Close, Didcot	Didcot	Yes	No	No		No	
129	Land east of Worcester Drive, Didcot	Didcot	Yes	No	No		No	
130	Land at St Hilda's Close, Didcot	Didcot	Yes	No	No		No	
131	25-27 Station Road, Didcot	Didcot	Yes	No	No		Yes	
132	Land east of Abingdon Road, Didcot	Didcot	Yes	Yes	Yes	Yes	Yes	
134	Station Road Car Park, Didcot	Didcot	Yes	No	No		Yes	
135	Land south of Orwell Drive, Didcot	Didcot	Yes	No	No		No	
136	Land at Willowbrook Leisure Centre and east of railway line, Didcot	Didcot	Yes	No	No		No	
148	Land north of B4526, Cray's Pond	Goring Heath	Yes	Yes	Yes	Yes	No	
161	Land at Lambridge Lane, Henley-on-Thames (2)	Henley-on-Thames	Yes	Yes	Yes	Yes	No	No
162	King's Road Car Park, Henley-on-Thames	Henley-on-Thames	Yes	No	No		Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
163	Greys Road Car Park, Henley-on-Thames	Henley-on-Thames	Yes	No	No		Yes	
181	Cemetery, Kidmore End	Kidmore End	No	No	No	No	No	
182	Land at Underhill, Moulsoford	Moulsoford	Yes	Yes	Yes	Yes	No	
183	Land at Berinsfield	Berinsfield, Drayton St Leonard	Yes	Yes	Yes	Yes	Yes	No
184	Didcot A	Didcot	Yes	Yes	Yes	Yes	Yes	
185	Didcot Gateway	Didcot	Yes	Yes	Yes	Yes	Yes	
186	Ladygrove East, Didcot	Didcot	Yes	Yes	Yes	Yes	No	
196	Culham Science Centre, Culham	Clifton Hampden, Culham	Yes	Yes	Yes	No	Yes	
197	Town centre, Henley-on-Thames (1)	Henley-on-Thames	Yes	No	No		No	
198	Land at Crowthorne Kennels, Milton Common	Great Milton	Yes	No	No	No	Yes	No
200	Atlanta House, Benson	Benson	Yes	Yes	Yes	Yes	Yes	
201	67 Park Street, Thame	Thame	Yes	No	No	Yes	No	
202	Thames Valley Police Station, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
204	Land at Pensfield, Benson	Benson	Yes	No	No		No	
206	Hithercroft Road, Cholsey	Cholsey	Yes	No	No		Yes	
207	Land west of BP Castro Technology Centre, Whitchurch	Goring Heath	Yes	No	No	No	Yes	
208	Town centre, Thame	Thame	Yes	No	No		No	
209	70-72 Park Road, Didcot	Didcot	Yes	No	No		No	
211	Land adjacent to Littleworth Park Coopers Close, Wheatley	Wheatley	Yes	No	No	Yes	No	
212	Land west of Tokers Green Lane, Chazey Heath	Kidmore End, Mapledurham	Yes	No	No	Yes	No	
213	Land south of Papist Way, Cholsey	Cholsey	Yes	No	No	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
214	Priest End, Thame	Thame	Yes	No	No	No	Yes	
215	Land at Beech Farm, Postcombe	Lewknor	Yes	Yes	Yes	Yes	No	
216	The Oval, Didcot	Didcot	Yes	No	No		No	
217	Baker's Piece, Kingston Blount	Aston Rowant	Yes	No	No		No	
218	2 Warpsgrove Lane, Chalgrove	Chalgrove	Yes	No	No		Yes	
219	Town centre, Wallingford	Wallingford	Yes	No	No		No	
220	Vanalloys Business Park, Stoke Row (1)	Stoke Row	Yes	No	No		No	
222	Land at Battle Road, RAF Benson, Benson	Benson	Yes	No	No		No	
223	Land east of Wood Lane, Sonning Common	Sonning Common	Yes	No	No		No	
230	Centre for Ecology & Hydrology, Crowmarsh Gifford	Crowmarsh	Yes	No	No		Yes	
241	Howland Road Business Park, Thame	Thame	Yes	No	No		Yes	
252	Kiln Avenue, Chinnor	Chinnor	Yes	No	No		No	
274	Vauxhall Barracks, Didcot	Didcot	Yes	Yes	Yes	Yes	No	
285	Thame Business Centre, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
296	Lisa Head Avenue, Didcot	Didcot	Yes	No	No	Yes	No	
301	Didcot Parkway Railway Station and Southmead Industrial Park, Didcot	Didcot	Yes	No	No	No	Yes	
302	CAB International, Mongewell	Crowmarsh	Yes	Yes	Yes	Yes	Yes	
303	Menlo Industrial Park, Thame	Thame	Yes	No	No	No	Yes	
304	Blackthorn Road, Didcot	Didcot	Yes	No	No	Yes	No	
305	Rich's Sidings, Didcot	Didcot	Yes	No	No	Yes	Yes	
306	Holly Lane, Didcot	Didcot	Yes	No	No	Yes	No	
307	Land east of Abingdon Road, Burcot	Dorchester	Yes	No	No	Yes	No	
308	DAF, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
309	Milton Common Depot, Milton Common	Great Milton	Yes	No	No	No	Yes	No
310	BP Castro Technology Centre, Whitchurch	Goring Heath, Whitchurch on Thames	Yes	No	No	No	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
311	Rycote Lane Farm, Milton Common	Great Haseley	Yes	No	No	No	Yes	
312	Town centre, Didcot	Didcot	Yes	No	No		No	
313	Jackdaw Road, Didcot	Didcot	Yes	No	No	Yes	No	
314	Land at Pound Lane, Stanton St John	Stanton St John	Yes	No	No	Yes	Yes	
315	Blounts Farm, Sonning Common	Rotherfield Peppard	Yes	No	No	No	Yes	
316	Land to the north of Fane Drive, Berinsfield (2)	Berinsfield	Yes	No	No	Yes	Yes	
317	Robin Way, Didcot	Didcot	Yes	No	No		No	
318	Kentwood Farm, Cholsey	Cholsey	Yes	No	No	Yes	Yes	
319	Land south of London Road, Milton Common	Tetsworth	No	No	No	No	Yes	No
320	Yew Tree Crescent, Didcot	Didcot	Yes	No	No		No	
321	Thame 40, Jane Morbey Road, Thame	Thame	Yes	No	No	Yes	No	
322	Henley Four Oaks Caravan Club, Henley-on-Thames	Bix and Assendon	No	No	No	No	No	
323	Old Fairmile Hospital, Cholsey	Cholsey	Yes	No	No	Yes	No	
324	Watlington Industrial Estate, Watlington	Watlington	Yes	No	No	Yes	Yes	Yes
326	Manor Farm, Peppard Common	Rotherfield Peppard	Yes	No	No	Yes	Yes	
327	The Old Walled Garden, Mongewell	Crowmarsh	Yes	No	No		No	
328	Haseley Trading Estate, Great Haseley	Great Haseley, Great Milton	Yes	No	No	No	Yes	
329	Lyehill Quarry, Wheatley	Holton	No	No	No	No	No	No
330	Jewson, London Road, Wheatley	Wheatley	Yes	No	No	No	Yes	
331	Land south of Kit Lane, Stoke Row	Stoke Row	Yes	No	No		No	
332	Crest Estate, Stoke Row	Stoke Row	Yes	No	No	Yes	Yes	
333	CPM (UK), Thame	Thame	No	No	No	No	No	No
334	Land north of Wantage Road, Didcot	Didcot	Yes	No	No		No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
335	Dovehouse Farm, Cuddesdon (1)	Cuddesdon and Denton	Yes	Yes	Yes	Yes	Yes	
336	Land behind Irton House, Chalgrove	Chalgrove	Yes	No	No	No	Yes	
337	Camp Industrial Estate, Milton Common	Tiddington with Albury	Yes	No	No	No	Yes	
338	Ashurst Court, Wheatley	Great Milton	No	No	No	No	Yes	No
339	Beechwood Court, Woodcote	Woodcote	Yes	No	No	Yes	Yes	
340	The Dairy, Moreton	Thame	No	No	No	No	No	
341	Land north of Broadway, Didcot	Didcot	Yes	No	No		No	
342	Chiltern's View, Ewelme	Ewelme	Yes	No	No	Yes	No	
343	Station Road, Chinnor	Chinnor	Yes	No	No		No	
344	Oakley Wood Farm, Oakley Wood	Benson	No	No	No	No	Yes	No
345	Land south of Wantage Road, Didcot (1)	Didcot, East Hagbourne, West Hagbourne	Yes	No	No	Yes	No	
346	Albury Court, Albury	Tiddington with Albury	No	No	No	No	Yes	
347	Goodsons Industrial Mews, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
348	Root One, Brightwell-cum-Sotwell	Brightwell-cum-Sotwell	Yes	No	No	No	Yes	
349	Ambassador House, Hadden Hill, Long Wittenham Road, Didcot	North Moreton	Yes	No	No	No	Yes	
350	Greys Green Farm, Greys Green	Rotherfield Greys	Yes	No	No	No	Yes	
351	Station Yard, Thame	Thame	Yes	No	No	No	No	
352	Boundary Business Park, Garsington	Garsington	Yes	No	No	Yes	Yes	
353	Whitehouse Farm, Watlington	Watlington	No	No	No	No	Yes	
354	Wilder's Yard, Crowmarsh Gifford	Crowmarsh	Yes	No	No		No	
355	Littleworth Industrial Estate, Wheatley	Wheatley	Yes	No	No	Yes	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
356	Land south of Wantage Road, Didcot (2)	Didcot	Yes	No	No	Yes	No	
357	Wheatley Business Centre, Wheatley	Wheatley	Yes	No	No	Yes	No	
358	Barns off Ingham Lane, Watlington (1)	Watlington	Yes	No	No	Yes	Yes	
359	Oakley Road, Chinnor	Chinnor	Yes	No	No	Yes	Yes	
360	Stuart Turner, Greys Road, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	Yes	
361	Land south of Ferry Lane, Cholsey	Cholsey	Yes	No	No		No	
362	Industrial estate, Wimplestraw Road, Berinsfield	Berinsfield	Yes	No	No	Yes	Yes	
363	Icknield Place, Goring	Goring	Yes	No	No		No	
364	Ayrs Yard, Wallingford	Wallingford	Yes	No	No	Yes	Yes	
365	Blounts Farm car park, Sonning Common	Sonning Common	Yes	No	No		No	
366	Thomas Parking, Station Road, Didcot	Didcot	Yes	No	No	Yes	Yes	
367	Hithercroft Industrial Estate, Wallingford	Wallingford	Yes	Yes	Yes	No	Yes	
368	Spen Cottage, Woodcote	Woodcote	Yes	No	No	Yes	Yes	
369	Land at 71 Wantage Road, Wallingford	Wallingford	Yes	No	No	Yes	No	
370	Broadway, Didcot	Didcot	Yes	No	No	Yes	No	
371	Church Farm, Woodcote	Woodcote	Yes	No	No	Yes	Yes	
372	Land south of Hagbourne Road, Aston Thorpe	Aston Upthorpe	Yes	No	No		No	
373	Land west of Grange Avenue, Peppard Common	Rotherfield Peppard	Yes	No	No	Yes	No	
374	Wards Farm, Woodcote	Woodcote	Yes	No	No	Yes	Yes	
375	Wheeler's Barn, Checkendon	Checkendon	No	No	No	No	Yes	
376	Autologic House, Wheatley	Wheatley	Yes	No	No	No	Yes	
377	Land at North Weston Farm, North Weston	Great Haseley	Yes	Yes	Yes	No	Yes	
378	Town centre, Henley-on-Thames (2)	Henley-on-Thames	Yes	No	No		No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
379	Waterfront, Benson	Benson	No	No	No	No	No	
380	Wheatfield, Chinnor	Chinnor	Yes	No	No	Yes	No	
381	Land at Fielden Road, RAF Benson, Benson	Benson	Yes	No	No	Yes	No	
382	Vanalloys Business Park, Stoke Row (2)	Stoke Row	Yes	No	No	Yes	Yes	
383	Land west of Dray's Lane, Peppard Common	Rotherfield Peppard	Yes	No	No	Yes	No	
384	Icknield Farm, Goring	South Stoke	Yes	No	No	No	Yes	
385	Land at Kennylands Road, Sonning Common	Sonning Common	Yes	No	No	Yes	No	
386	Blake's Pet Food & Fishing Baits, Crowmarsh Gifford	Crowmarsh	Yes	No	No	No	Yes	
387	Land south of High Street, Nettlebed	Nettlebed	Yes	No	No		No	
388	Barns off Ingham Lane, Watlington (2)	Watlington	Yes	No	No	Yes	Yes	
389	The Springs Hotel, Wallingford Road, North Stoke	Crowmarsh	No	Yes	No	No	No	
390	The Workshop, Newtown Road, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	Yes	
392	Land at Sheephouse Farm, Reading Road, near Henley-on-Thames	Harpsden	Yes	Yes	Yes	No	Yes	
394	40 Ingham House, Brook Street, Watlington	Watlington	Yes	Yes	Yes	Yes	No	
395	13-16 St Martins Street, Wallingford	Wallingford	Yes	Yes	Yes	Yes	Yes	
396	Land to North East of Rectory Road Great Haseley	Great Haseley	Yes	Yes	Yes	Yes	No	
398	Sydney Harrison, House Mill Road, Lower Shiplake	Shiplake	Yes	Yes	Yes	Yes	No	
399	South Oxford Business Centre Lower Road Garsington	Garsington	Yes	Yes	Yes	Yes	Yes	
401	Bloom Buildings, West End, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
402	Hughendon Motors, London Road, Milton Common	Great Milton	Yes	Yes	Yes	Yes	No	
406	Southern Road Car Park, Thame	Thame	Yes	No	No	Yes	Yes	
407	Dormer Road, Thame	Thame	Yes	No	No	No	Yes	
424	Land at Wilding Road, Wallingford	Wallingford	Yes	Yes	Yes	Yes	No	
425	Wallingford Cemetery, Wallingford	Wallingford	No	No	No	No	No	
426	Land at Wallingford Castle, Wallingford	Wallingford	No	No	No	No	No	
427	Supermarket and car park, Wallingford	Wallingford	Yes	No	No		Yes	
428	Cattle Market car park, Wallingford	Wallingford	Yes	No	No		Yes	
429	Riverside Park and Pools, Wallingford	Crowmarsh, Wallingford	No	No	No	No	No	
430	Wallingford Sports Park, Wallingford	Wallingford	Yes	No	No	Yes	Yes	
431	Land at Whitley Road, Hithercroft Industrial Estate, Wallingford	Wallingford	Yes	Yes	Yes	No	Yes	
432	Land north and south of Wallingford Bridge, Wallingford	Wallingford	No	No	No	No	No	
433	Land at Radnor Road, Wallingford	Wallingford	Yes	Yes	Yes	Yes	No	
468	Grimmer Way, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
799	Hagpits House, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	Yes	
800	Land north of 12 Celsea Place, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	
801	Land at Thorne Lane, Brightwell-cum-Sotwell	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
802	Land west of Reading Road, Wallingford	Wallingford	Yes	Yes	Yes	Yes	No	
803	Land west of Woodcote Reservoir, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
804	Land south of Thame 40, Jane Morbey Road, Thame	Thame	Yes	No	No		No	
805	Land north of Lower Icknield Way, Chinnor (1)	Chinnor	Yes	No	No	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
807	Culham Science Centre extension, Culham	Culham	Yes	No	No	No	Yes	
808	Land west of Mill Lane Community Primary School, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
809	Land west of Moreton Lane, Milton, Thame	Thame	No	Yes	No	No	Yes	
810	Land at Kennylands Road, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	
811	Land north of Clifton Hampden Primary School, Clifton Hampden	Clifton Hampden	Yes	Yes	Yes	Yes	Yes	
812	Harrington (land south of M40 J7), Milton Common	Great Haseley, Great Milton, Tetsworth	No	Yes	No	No	Yes	No
813	Land at Wyfield Lane, Peppard Common	Rotherfield Peppard	Yes	Yes	Yes	Yes	No	
814	Corbetts Way, Thame	Thame	Yes	No	No	Yes	No	
815	Land at Mount Farm, Berinsfield	Berinsfield	Yes	Yes	Yes	Yes	No	
816	Land to rear of Britwell Road, Watlington	Watlington	Yes	Yes	Yes	Yes	No	
817	17 Thame Park Road, Thame	Thame	Yes	No	No	Yes	No	
818	Land north of Littleworth Road, Benson	Benson	Yes	Yes	Yes	Yes	No	
819	Land at New Road, Lower Shiplake	Shiplake	Yes	Yes	Yes	Yes	No	
820	Land south of Bridle Path, Woodcote (1)	Woodcote	Yes	Yes	Yes	Yes	No	
821	Land north and south of Winterbrook Lane, Wallingford	Cholsey, Wallingford	Yes	Yes	Yes	Yes	No	
822	The Downs, Wheatley Road, Garsington	Garsington	Yes	Yes	Yes	Yes	Yes	
823	Land north of Beech Lane, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
824	Land at Woodcote Garden Centre, Woodcote	Woodcote	Yes	Yes	Yes	Yes	Yes	
825	Land at Wallingford Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
826	Land east of Icknield Road, Goring	Goring	Yes	No	No	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
827	Land at Gillotts School, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	
828	Land west of Hithercroft Industrial Estate, Wallingford	Wallingford	Yes	Yes	Yes	No	Yes	
829	Land north of Berrick and Roke Village Hall, Roke	Berrick Salome	No	No	No	No	No	
830	Timbers Farm, Nuffield	Nuffield	Yes	No	No	No	Yes	
831	Land east of Mill Lane, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	No	
832	Land west of Mill Lane, Chalgrove	Chalgrove	Yes	No	No	Yes	No	
833	Land north of Didcot Road, Brightwell-cum-Sotwell (2)	Brightwell-cum-Sotwell	Yes	No	No	Yes	No	
834	Land north of Gravel Hill, Emmer Green	Kidmore End	Yes	Yes	Yes	Yes	No	
835	Industrial area adjacent to Watlington Industrial Estate, Watlington	Watlington	Yes	No	No	Yes	Yes	Yes
836	Former antiques warehouse, Shirburn Road, Watlington	Pyrton	Yes	No	No	Yes	Yes	
837	Land south of Moreton Lane, Thame	Thame	Yes	No	No	Yes	No	
838	Land at Slade End Farm, Wallingford	Wallingford	Yes	Yes	Yes	Yes	Yes	
839	Land at Thame Showground, Thame	Thame	No	No	No	No	No	
840	Land to south of Cotmore Wells Farm, Thame	Thame	Yes	No	No	No	No	
842	Land at Golden Hills, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
843	Land south of Kingsey Road, Thame	Thame	Yes	No	No	Yes	No	
844	Land at Tidmore Lane, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
845	Land north of Reddish Manor, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	
846	Queenford Lakes, Burcot Lane, Berinsfield	Berinsfield	No	Yes	No	No	No	No
847	Land south of Cuxham Road, Watlington (1)	Watlington	Yes	No	No	Yes	Yes	Yes

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
848	Land south of St Helen's Avenue, Benson (1)	Benson	Yes	Yes	Yes	Yes	No	
850	Land east of Waynfleet Road, Barton	Forest Hill with Shotover	Yes	No	No	Yes	No	
851	East of Long Toll, Woodcote	Woodcote	Yes	No	No	Yes	No	
852	East End Farm, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	
853	Land at Highlands Farm, Henley-on-Thames	Harpsden, Henley-on-Thames, Rotherfield Greys	Yes	Yes	Yes	Yes	Yes	
854	Farm Cottage, Chalgrove	Chalgrove	Yes	No	No	Yes	No	
855	Land north of Oxford Road, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
856	Land at Crown Lane, South Moreton	South Moreton	Yes	No	No	Yes	No	
857	Land east of Oxford Brooks University Campus, Wheatley	Holton	No	Yes	No	No	No	
858	Land at Old London Road, Milton Common	Tiddington with Albury	Yes	Yes	Yes	Yes	Yes	
859	Cattle Market, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
860	Land at Aylesbury Road, Lash Lake, Thame	Thame	Yes	No	No	Yes	Yes	
861	Land at High Street, Lewknor	Lewknor	Yes	No	No	Yes	No	
862	Land east of Wallingford Road, Wallingford	Cholsey	No	Yes	No	No	No	
863	Land at Mill Road, Lower Shiplake	Shiplake	Yes	Yes	Yes	Yes	No	
864	Land west of Manor Farm Road, Horspath	Horspath	Yes	Yes	Yes	Yes	Yes	No
865	Land east of Kiln Lane, Garsington	Garsington	Yes	Yes	Yes	Yes	No	No
866	Land south of High Street, Tetsworth (1)	Tetsworth	Yes	Yes	Yes	Yes	No	
867	Land at Badgemore Golf Club, Henley-on-Thames	Rotherfield Greys	Yes	Yes	Yes	Yes	Yes	
868	Land at Swan Gardens, Tetsworth	Tetsworth	Yes	No	No		No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
869	Foxcovert Farm, Woodcote	Woodcote	Yes	Yes	Yes	Yes	Yes	
870	Land at Wimblestraw Road, Berinsfield	Berinsfield	Yes	Yes	Yes	Yes	Yes	
871	Land at Earlywood Paddock, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
872	Land west of Menlo Industrial Park, Thame	Great Haseley, Thame	Yes	Yes	Yes	No	Yes	
873	Land north of Woodperry Road, Beckley	Beckley and Stowood	Yes	No	No	Yes	No	No
874	Land at Waterperry, Waterperry	Waterperry with Thomley	No	No	No	No	No	
875	Land east of Brookstones, Sydenham	Sydenham	Yes	No	No	Yes	No	
876	Stuart's Lane, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	Yes	
878	Thames Farm, Upper Bolney Lane, Harpsden (1)	Harpsden	No	Yes	No	No	No	
879	Land west of Manor Road, Goring	Goring	No	No	No	No	No	
880	Land east of Manor Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
881	Land north of Watlington Road, Benson	Benson	Yes	Yes	Yes	Yes	No	
882	Mount Ida, east of A4155, Lower Shiplake	Shiplake	Yes	Yes	Yes	Yes	No	
883	Station Road, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	
884	Acacia Lodge, Henley-on-Thames	Henley-on-Thames	Yes	No	No		No	
885	Land south of Watlington Recreation Ground, Watlington	Watlington	Yes	No	No	Yes	No	
886	Land south of Grenoble Road / land at Nineveh Farm, Oxford	Garsington, Sandford-on-Thames	No	Yes	No	No	Yes	No
887	Land at Bird Wood Court, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	
889	Land west of A4074, Chazey Heath (2)	Mapledurham	No	Yes	No	No	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
891	Land north and south of Oxford Road extending to Cuddesdon Road, Horspath	Garsington, Horspath	No	Yes	No	No	Yes	No
892	Land at Guydens Farm, Oxford Road, Garsington	Garsington	Yes	Yes	Yes	No	Yes	No
893	Land east of Moorend Lane, Thame	Thame	Yes	No	No	Yes	Yes	
894	Land east of Kidmore End Road, Emmer Green	Kidmore End	No	No	No	No	No	
895	Land at Littleworth, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
896	Land south of Greenwood Avenue, Chinnor (1)	Chinnor	Yes	Yes	Yes	Yes	No	
897	Former Chinnor Garden Centre, Chinnor	Chinnor	Yes	No	No	Yes	No	
898	Land south of Lower Icknield Way, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
899	Land at Sydenham, Sydenham (1)	Sydenham	Yes	No	No	Yes	No	
900	Land at rear of 53/55 Oakley Lane, Chinnor	Chinnor	Yes	No	No	Yes	Yes	
901	Land off Cromwell Road, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
902	Land east of Thame Football Partnership, Thame	Thame	Yes	No	No	No	No	
903	Land west of Five Acres, Brightwell-cum-Sotwell	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
904	Land south of High Street, Tetworth (2)	Tetworth	Yes	No	No	Yes	No	
905	Land east of Crowell Road, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
906	Land south of Cuxham Road, Watlington (2)	Watlington	Yes	No	No	Yes	Yes	Yes
907	Land at rear of Watcombe Manor, Watlington	Watlington	Yes	No	No	Yes	Yes	
908	Land north of Winterbrook Lane, Wallingford	Wallingford	Yes	Yes	Yes	Yes	No	
909	Land at Chiltern Farm, Watlington	Watlington	Yes	Yes	Yes	Yes	Yes	
910	Land east of Pyrton Lane, Watlington	Pyrton	Yes	Yes	Yes	Yes	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
911	Land at Bishopswood Farm, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	
912	Hernes Estate, Henley-on-Thames	Rotherfield Greys	Yes	No	No	Yes	No	
913	Aston Farm, Aston Tirrold	Aston Tirrold	Yes	Yes	Yes	Yes	Yes	
914	Land east of Thornhill Park and Ride, Risinghurst	Forest Hill with Shotover	No	No	No	No	Yes	
915	Land east of Wheatley Road, Forest Hill	Forest Hill with Shotover	Yes	Yes	Yes	Yes	Yes	
916	Land north of Holton, Holton	Holton	Yes	Yes	Yes	Yes	No	
917	Lea Meadow, Sonning Common	Sonning Common	Yes	No	No	Yes	Yes	
918	Land south of B4009, Benson	Benson	Yes	Yes	Yes	Yes	No	
919	Land at Blackall's Farm, Cholsey (1)	Cholsey	Yes	Yes	Yes	Yes	Yes	
920	School Field, Clements Green, South Moreton	South Moreton	Yes	No	No	Yes	No	
921	Land at Mapledurham Golf Course, Chazey Heath	Mapledurham	Yes	No	No	Yes	Yes	
922	Land north of A4130, Wallingford	Wallingford	Yes	No	No	Yes	Yes	
923	Land east of Reading Road, Wallingford	Cholsey	No	No	No	No	No	
925	Land east of Didcot Road, Long Wittenham	Long Wittenham	Yes	Yes	Yes	Yes	No	
926	Land at Wallingford Road, Wallingford	Wallingford	Yes	Yes	Yes	Yes	No	
927	Land west of Aylesbury Road, Thame	Thame	No	Yes	No	No	No	
928	Land east of Shillingford Road, Wallingford	Brightwell-cum-Sotwell, Wallingford	Yes	Yes	Yes	Yes	No	
929	Land north of Hagbourne Village Hall, Hagbourne	East Hagbourne	Yes	Yes	Yes	Yes	No	
930	Land north of Main Road, Coscote	Didcot, East Hagbourne	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
931	Land north of Main Road, West Hagbourne	West Hagbourne	No	Yes	No	No	Yes	
932	Land east of Park Road, Coscote	East Hagbourne	Yes	Yes	Yes	Yes	No	
933	Land south of Oxford Road, Garsington (1)	Garsington	Yes	No	No	Yes	Yes	
934	Land north of Moreton Road, Thame	Thame	No	No	No	No	No	
935	Land at Blackall's Farm, Cholsey (2)	Cholsey	Yes	No	No	Yes	Yes	
936	Land east of Benson Lane, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	Yes	
937	Land south of Oxford Road, Garsington (2)	Garsington	Yes	Yes	Yes	Yes	Yes	
938	Land east and West of The Oxford Belfrey, Milton Common	Tiddington with Albury	Yes	Yes	Yes	Yes	Yes	No
939	Land at Lambridge Lane, Henley-on-Thames (1)	Henley-on-Thames, Rotherfield Greys	Yes	No	No	Yes	No	
940	Mongewell Park (Carmel College), Mongewell	Crowmarsh	Yes	Yes	Yes	Yes	Yes	
941	Land at Newnham Manor Caravan Park, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	No	
942	Land east of Old Reading Road, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	Yes	
943	Land at Willington Down Farm, Didcot	Didcot, Long Wittenham	Yes	Yes	Yes	Yes	No	Yes
944	Land west of Pyrton Lane, Watlington	Watlington	Yes	Yes	Yes	Yes	No	
945	Land at Bouchier Fencing, Woodcote	Woodcote	Yes	No	No	Yes	Yes	
946	Land west of Thame Road, Little Milton (1)	Little Milton	Yes	No	No	Yes	No	
947	Kiln Farm, Garsington	Garsington	No	No	No	No	Yes	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
949	Henley College, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	No	
950	Land west of Gillotts Lane, Henley on Thames	Harpsden	Yes	Yes	Yes	Yes	No	
951	Park Meadow Cottage, Thame Park Road, Thame	Thame	Yes	Yes	Yes	Yes	No	
952	Land at 138-144 London Road, Wheatley	Wheatley	Yes	Yes	Yes	No	Yes	
954	Land north of Old London Road, Wheatley (1)	Wheatley	Yes	Yes	Yes	Yes	No	
956	The Smith Centre, Lower Assendon	Bix and Assendon, Henley-on-Thames	Yes	Yes	Yes	No	Yes	
957	Land adjacent to Tower House, Reading Road, Shiplake Cross	Shiplake	Yes	No	No	Yes	No	
958	Land west of John Watson School, Wheatley	Forest Hill with Shotover	No	No	No	No	No	
959	Land south of Doveleat, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
960	Land east of Towersey Park, Towersey	Towersey	Yes	Yes	Yes	Yes	No	
961	Land east of A4155, Henley-on-Thames	Harpsden	No	No	No	No	No	
962	Land south of Eastfield Lane, Whitchurch	Whitchurch on Thames	No	Yes	No	No	No	
963	Land adjoining former Chinnor Garden Centre, Chinnor	Chinnor	Yes	Yes	Yes	Yes	Yes	
964	Land south of Bridle Path, Woodcote (2)	Woodcote	Yes	Yes	Yes	Yes	No	
965	Land at Reddish Manor, Sonning Common	Sonning Common	Yes	No	No	Yes	No	
966	Land south of London Road, Wheatley (1)	Wheatley	Yes	Yes	Yes	Yes	Yes	
967	Land to the rear of Newnham Green, Crowmarsh Gifford	Crowmarsh	No	Yes	No	No	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
968	Land between Portway and Cox's Lane, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	No	
969	Land adjacent to Lime Pit, Crowmarsh Hill, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	No	
970	Land south of A4074, Woodcote	Kidmore End	No	No	No	No	No	
971	Land west of B471, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
972	Land west of Church Farm, Woodcote	Woodcote	Yes	Yes	Yes	Yes	Yes	
973	Land south of A418, Thame (2)	Great Haseley, Thame	No	Yes	No	No	Yes	
974	Land north of A418, Thame (1)	Great Haseley	No	Yes	No	No	Yes	
977	Land at Churchfield Lane, Benson	Benson	Yes	Yes	Yes	Yes	No	
978	Land known as 'Littleworth Brick Pitt', north of Windmill Lane, Wheatley	Wheatley	Yes	No	No	Yes	No	
979	Lord William's Lower School, Thame	Thame	Yes	Yes	Yes	Yes	No	
980	Land at Foxhill Close, Play Hatch	Eye and Dunsden	Yes	Yes	Yes	Yes	No	
981	Land west of B478, Sonning Eye	Eye and Dunsden	No	No	No	No	No	
982	Land north of Oxford Brooks University Campus, Wheatley	Holton	Yes	Yes	Yes	Yes	No	
983	Land south of Park Street, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
984	Land adjacent to 19 Oxford Road, Horspath	Horspath	Yes	Yes	Yes	Yes	No	
985	Land at Blackmore Lane, Sonning Common (1)	Sonning Common	Yes	Yes	Yes	Yes	No	
986	Land at Blackmore Lane, Sonning Common (2)	Sonning Common	No	Yes	No	No	Yes	
987	Land at Blackmore Lane, Sonning Common (3)	Sonning Common	Yes	Yes	Yes	Yes	No	
988	Land to the north of 5 Parkside, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
989	Land south of Goring Fire Station, Goring	Goring	Yes	Yes	Yes	Yes	No	
990	Land west of Salt Lane, Postcombe	Lewknor	No	No	No	No	No	
991	Chiltern's End, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	No	
992	Land east of Berrick Road, Chalgrove	Chalgrove	Yes	No	No	Yes	No	
993	Land west of Gatehampton Road, Goring	Goring	No	Yes	No	No	No	
994	Land adjoining Chiltern Edge School, Sonning Common	Kidmore End, Sonning Common	Yes	Yes	Yes	Yes	Yes	
995	Land west of Manor Road, Goring	Goring	No	No	No	No	No	
996	Land south of Greenwood Avenue, Chinnor (2)	Chinnor	Yes	Yes	Yes	Yes	No	
998	Land west of B481, Nettlebed	Nettlebed	Yes	Yes	Yes	Yes	No	
999	Land east of Goring Road, Woodcote	Woodcote	Yes	Yes	Yes	Yes	Yes	
1000	Land south of St Helen's Avenue, Benson (2)	Benson	Yes	Yes	Yes	Yes	No	
1001	Land to the east of Spring Lane, Watlington	Watlington	Yes	No	No	Yes	Yes	
1002	Land south of B4526, Cray's Pond	Goring Heath	No	Yes	No	No	No	
1003	Land east of Gatehampton Road, Goring	Goring	Yes	No	No	Yes	No	
1004	Chalkpit Lane, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
1006	Land at Wick Farm and Lower Elsfield, Oxford (1)	Beckley and Stowood, Elsfield, Stanton St John	No	Yes	No	No	Yes	
1007	Land at Wick Farm and Lower Elsfield, Oxford (2)	Elsfield, Woodeaton	No	Yes	No	No	Yes	
1008	Land west of Braze Lane, Benson	Benson	No	No	No	No	No	
1009	Notcutts Garden Centre, Little Baldon	Nuneham Courtenay	No	Yes	No	No	Yes	
1010	Land south of Rokemarsh, Rokemarsh	Berrick Salome	No	No	No	No	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1011	Land south of Warren Hill, Stadhampton	Stadhampton	Yes	Yes	Yes	Yes	No	
1012	Land south of East Hilda's Close, Didcot	East Hagbourne	Yes	Yes	Yes	Yes	No	
1014	Willington Down Farm, Didcot	Long Wittenham	No	No	No	No	Yes	No
1015	Land south of High Street, Kingston Blount	Aston Rowant	Yes	Yes	Yes	Yes	No	
1016	Land east of Stoke Row Road, Stoke Row	Stoke Row	Yes	No	No	Yes	No	
1017	Land east of Mapledurham Golf Course, Chazey Heath	Kidmore End, Mapledurham	Yes	Yes	Yes	Yes	No	
1018	Land west of Weston Road, Lewknor	Lewknor	Yes	Yes	Yes	Yes	No	
1019	Land east of Weston Road, Lewknor	Lewknor	Yes	Yes	Yes	Yes	No	
1020	Land south of Watlington Road, Lewknor	Lewknor	Yes	Yes	Yes	Yes	No	
1021	Land at Hill Road, Lewknor	Lewknor	No	Yes	No	No	Yes	
1022	Land south of Chinnor Road, Thame (1)	Thame	Yes	Yes	Yes	Yes	Yes	
1023	Land north of New Road, Shillingford	Warborough	Yes	Yes	Yes	Yes	No	
1024	Land to the west of A4074, Berinsfield	Berinsfield	Yes	Yes	Yes	Yes	Yes	
1025	Land north of High Road, Brightwell-cum-Sotwell (1)	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
1026	Land north of High Road, Brightwell-cum-Sotwell (2)	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
1027	Land off New Road, East Hagbourne	East Hagbourne	Yes	Yes	Yes	Yes	Yes	
1028	Land at Greenmore Hill Farm, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
1029	Land south of Thornhill Park and Ride, Risinghurst	Forest Hill with Shotover	No	Yes	No	No	Yes	
1030	Land east of Thame Road, Warborough (1)	Warborough	Yes	Yes	Yes	Yes	No	
1031	Land east of Thame Road, Warborough (2)	Warborough	Yes	Yes	Yes	Yes	No	
1032	The Three Pigeons, Milton Common	Great Milton, Tiddington with Albury	No	Yes	No	No	Yes	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1033	Land at Nineveh Farm, Oxford	Nuneham Courtenay, Toot Baldon	No	Yes	No	No	Yes	
1034	Oxford Brookes University Campus, Wheatley	Holton	Yes	Yes	Yes	Yes	Yes	
1035	Common Covert, Whitchurch Hill	Goring Heath	No	Yes	No	No	No	
1036	Thames Farm, Reading Road, Lower Shiplake	Harpsden	Yes	Yes	Yes	Yes	No	
1037	Land north of Crowmarsh Battle Farm, Preston Crowmarsh	Benson	No	Yes	No	No	No	
1038	Land west of Cat Lane, Ewelme	Ewelme	Yes	Yes	Yes	Yes	No	
1039	Land east of Green Lane, Ewelme	Ewelme	Yes	Yes	Yes	Yes	Yes	
1041	Land south of Quaker Lane, Warborough	Warborough	Yes	Yes	Yes	Yes	No	
1042	Chalgrove Airfield, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	Yes	
1043	Land south of Chalgrove Airfield, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	Yes	
1044	Dovehouse Farm, Cuddesdon (2)	Cuddesdon and Denton	No	Yes	No	No	Yes	
1045	Land bounded by Henley Road and Rock Farm Lane, Sandford on Thames	Sandford-on- Thames	Yes	Yes	Yes	Yes	No	
1046	Land south of Henley Road, Sandford on Thames	Sandford-on- Thames	Yes	Yes	Yes	Yes	No	
1047	Land north of B480, Stadhampton	Stadhampton	Yes	Yes	Yes	Yes	Yes	
1049	Land at Grove Farm, Goring	Goring	No	Yes	No	No	Yes	
1050	Vanalloys Business Park, Stoke Row (3)	Stoke Row	Yes	Yes	Yes	Yes	Yes	
1052	Land north of Pearith Farm, Didcot	Long Wittenham	No	Yes	No	No	Yes	No
1053	Sotwell Manor Fruit Farm, Brightwell- cum-Sotwell	Brightwell-cum- Sotwell	Yes	Yes	Yes	Yes	No	
1054	47 Reading Road, Cholsey	Cholsey	No	Yes	No	No	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1055	Land at West End, Brightwell-cum-Sotwell	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
1056	Palmer's Riding Stables, Emmer Green	Eye and Dunsden, Kidmore End	Yes	Yes	Yes	Yes	Yes	
1057	Land at Aston Park Stud, Aston Rowant	Aston Rowant	Yes	Yes	Yes	Yes	No	
1058	Land west of Chalford Road, Postcombe (1)	Lewknor	No	Yes	No	No	No	
1059	Land south of London Road, Postcombe (1)	Adwell, Lewknor	No	Yes	No	No	Yes	
1060	Land at Jackies Lane, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
1061	Land north of High Street, Kingston Blount	Aston Rowant	Yes	Yes	Yes	Yes	No	
1062	Hunt's Green, Harpsden	Harpsden	No	Yes	No	No	No	
1063	Old Brewers Garage, Nuneham Courtenay	Nuneham Courtenay	Yes	No	No	Yes	No	
1064	Land east of B4009 (Wallingford Road), Goring	Goring	Yes	Yes	Yes	Yes	No	
1065	Land east of Fairfield Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
1066	Land adjoining 54 Lower Icknield Way, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
1067	Culham Lodge, Culham (1)	Culham	No	Yes	No	No	Yes	
1068	Land east of Chalk Hill, Aston Tirrold	Aston Tirrold	No	Yes	No	No	No	
1069	Thame Showground, Thame	Thame	Yes	Yes	Yes	Yes	Yes	
1070	Ladybrook House, 60 Thame Road, Warborough	Warborough	Yes	Yes	Yes	Yes	Yes	
1071	Land north of Cook Lane, North Stoke	Crowmarsh	No	Yes	No	No	No	
1072	Land south of B480, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	No	
1073	Home Farm, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	Yes	No
1074	Cricketers Piece, Manor Road, Towersey	Towersey	Yes	Yes	Yes	Yes	No	
1075	Land east of St Hugh's Rise, Didcot	East Hagbourne	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1076	Land west of Thame Road, Little Milton (2)	Little Milton	Yes	Yes	Yes	Yes	No	
1077	Land west of Hale Road, Benson	Benson	Yes	Yes	Yes	Yes	No	
1078	Land east of Hale Road, Benson	Benson, Berrick Salome	Yes	Yes	Yes	Yes	No	
1079	Land west of A4074, Chazey Heath (1)	Mapledurham	No	Yes	No	No	Yes	
1080	The Paddock, Goring Heath Road, Whitchurch Hill	Goring Heath	No	Yes	No	No	No	
1081	Irton House, Warpsgrove Lane, Chalgrove	Chalgrove	Yes	Yes	Yes	No	Yes	
1082	Manor Farm Bungalow, 14 Mill Lane, Chalgrove	Chalgrove	No	Yes	No	No	No	
1083	Land adjoining Sandhills, Burdell Road, Oxford	Forest Hill with Shotover	Yes	Yes	Yes	Yes	Yes	
1085	Land to the rear of Thames Court, Goring	Goring	Yes	Yes	Yes	Yes	No	
1086	Land north of Windmill Lane, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
1087	Culham Lodge, Culham (2)	Culham	No	Yes	No	No	No	
1088	Hill Farm, Mill Lane, Oxford	Elsfield	No	Yes	No	No	Yes	No
1089	Land to west of Battle Farm situated between Icknield Road and Elvendon Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
1091	Land north of Chiltern View, Tetsworth (1)	Tetsworth	Yes	Yes	Yes	Yes	No	
1092	Land north of Chiltern View, Tetsworth (2)	Tetsworth	Yes	Yes	Yes	Yes	No	
1093	The Paddock, Crowmarsh Battle Barns, Preston Crowmarsh	Benson	No	Yes	No	No	Yes	
1094	Land west of 28 Silver Street, Tetsworth	Tetsworth	Yes	Yes	Yes	Yes	No	
1095	Land west of Culham Science Centre, Culham	Culham, Nuneham Courtenay	Yes	Yes	Yes	Yes	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1096	Land west of Oxford Road, Clifton Hampden	Clifton Hampden	Yes	Yes	Yes	Yes	No	
1097	Land north of Lower Icknield Way, Chinnor (4)	Chinnor	Yes	Yes	Yes	Yes	No	
1098	Land east of Scotlands Ash Garage, West Hagbourne	West Hagbourne	No	Yes	No	No	No	
1100	Land north of Lower Icknield Way, Chinnor (3)	Chinnor	Yes	Yes	Yes	Yes	No	
1101	Land north of Old London Road, Wheatley (2)	Wheatley	Yes	No	No	Yes	No	
1102	The Orchard, High Road, Brightwell-cum-Sotwell	Brightwell-cum-Sotwell	Yes	Yes	Yes	Yes	No	
1103	Land south of Beech Lane, Woodcote (1)	Woodcote	Yes	No	No	Yes	No	
1104	Land east of Lane End, Crowmarsh Gifford	Crowmarsh	Yes	No	No	Yes	No	
1105	Land at Greenmore, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
1106	Land adjacent to Oxford Park Homes, Sandford-on-Thames	Sandford-on-Thames	Yes	No	No	No	Yes	Yes
1107	Land south of New Farm, Chinnor	Chinnor	Yes	No	No	Yes	No	
1108	Thame Meadows, Thame	Thame	Yes	Yes	Yes	Yes	No	
1109	Land south of Henley Road, Play Hatch	Eye and Dunsden	No	Yes	No	No	No	
1110	Land south of Camp Industrial Estate, Milton Common	Great Haseley	No	Yes	No	No	Yes	No
1111	Land west of Woodcote Garden Centre, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	
1113	Land south of A418, Thame (1)	Thame	Yes	Yes	Yes	No	Yes	
1114	Land north of A418, Thame (2)	Thame	No	Yes	No	No	Yes	
1115	Land west of Old Reading Road, Crowmarsh Gifford	Crowmarsh	Yes	Yes	Yes	Yes	No	
1116	Land to the north of A4130, Nettlebed	Nettlebed	Yes	Yes	Yes	Yes	Yes	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1117	Land east of A4155, Lower Shiplake	Harpsden	Yes	Yes	Yes	Yes	Yes	
1118	Land east of Church Road, Cholsey (1)	Cholsey	Yes	Yes	Yes	Yes	No	
1119	Land north of London Road, Wheatley	Wheatley	Yes	No	No	Yes	No	
1120	Playhatch Garden Centre, Play Hatch	Eye and Dunsden	No	Yes	No	No	Yes	
1121	The Old Farm House, Towersey	Towersey	Yes	Yes	Yes	Yes	No	
1122	Land adjoining Manor Farm, Sydenham	Sydenham	Yes	Yes	Yes	Yes	No	
1123	Land south of Whitehouse Road, North Stoke	Crowmarsh	No	Yes	No	No	No	
1124	Land north of Whitehouse Road, North Stoke	Crowmarsh	No	Yes	No	No	No	
1125	Land at Wayside Green, Woodcote	Woodcote	Yes	No	No	Yes	No	
1126	Lucy's Farm, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	
1127	Haydown, Elvendon Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
1128	Land south of Kelham Hall Drive, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
1129	Land south of Rycote Lane Farm, Milton Common	Great Haseley	No	Yes	No	No	Yes	
1130	Land north of Reading Road, Cray's Pond	Goring Heath	No	Yes	No	No	No	
1131	Land south of Reading Road, Cray's Pond	Goring Heath	No	Yes	No	No	No	
1132	Land west of Goring Road, Cray's Pond	Goring Heath	No	Yes	No	No	No	
1134	Mount Hill Farm, Tetsworth	Tetsworth	Yes	Yes	Yes	Yes	No	
1136	Land south of Howland Road Business Park, Thame	Sydenham, Thame	Yes	Yes	Yes	Yes	Yes	No
1137	Land north and east of Phillimore Road, Emmer Green	Eye and Dunsden	Yes	Yes	Yes	Yes	Yes	
1138	Land east of Church Road, Cholsey (2)	Cholsey	Yes	Yes	Yes	Yes	No	
1139	Land west of Garsington Cricket Club, Garsington	Garsington	Yes	No	No	Yes	No	
1140	Church Road, Lewknor	Lewknor	Yes	No	No	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1141	Land at Benson Materials Store, St Helen's Avenue, Benson	Benson	No	Yes	No	No	No	
1142	Land at Church Farm, Thame	Thame	Yes	No	No	Yes	Yes	
1143	Land south of Chinnor Road, Thame (2)	Thame	Yes	No	No	Yes	Yes	No
1145	Land south of London Road, Wheatley (2)	Wheatley	Yes	No	No	Yes	Yes	
1146	Land north of Luker Avenue, Henley-on-Thames	Henley-on-Thames	Yes	Yes	Yes	Yes	No	
1147	Land at Howbery Park, Crowmarsh Gifford	Crowmarsh	Yes	No	No	No	Yes	
1149	Land at Sydenham, Sydenham (2)	Sydenham	Yes	No	No	Yes	No	
1150	The Lambert, Lewknor	Lewknor	Yes	No	No	Yes	No	
1151	Land east of Caversham Park Road, Play Hatch	Eye and Dunsden	Yes	No	No	Yes	No	
1152	Land south of Nuffield Hill, Nuffield	Nuffield	No	No	No	Yes	Yes	
1153	Gasworks, 5 Abingdon Road, Didcot	Didcot	Yes	No	No	Yes	Yes	
1155	Land south of Wimblesbury Road, Berinsfield	Berinsfield	Yes	No	No	Yes	No	
1156	54 Kennylands Road, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	
1157	Land east of Monument Road, Chalgrove	Chalgrove	Yes	Yes	Yes	Yes	No	
1158	Swiss Farm International, Marlow Road, Henley-on-Thames	Henley-on-Thames	Yes	No	No	Yes	No	No
1159	Land north of Gidley Way, Wheatley	Horspath	Yes	No	No	Yes	No	
1160	Land north of Home Farm, Chalgrove	Chalgrove	Yes	No	No	Yes	No	
1161	Land adjacent to 7 Emmington, Chinnor	Chinnor	No	Yes	No	No	No	No
1162	Land south of London Road, Wheatley (3)	Wheatley	Yes	Yes	Yes	No	Yes	
1163	Land east of Reading Road, Shiplake Cross	Shiplake	Yes	Yes	Yes	Yes	No	
1164	Land north of Britwell Hill Road, Cookley Green	Britwell Salome	No	No	No	No	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1165	Land south of Britwell Hill Road, Cookley Green	Britwell Salome	No	No	No	No	No	
1166	Former community hall, St Leonards, Watlington	Watlington	Yes	Yes	Yes	Yes	No	
1167	Land at Ferry Lane, Mouldsford	Mouldsford	Yes	No	No	Yes	No	
1168	Land south of Beech Lane, Woodcote (2)	Woodcote	Yes	No	No	Yes	No	
1170	Land south of Kennylands Road, Sonning Common (3)	Sonning Common	Yes	Yes	Yes	Yes	Yes	
1171	Land south of Hithercroft Industrial Estate, Wallingford	Wallingford	Yes	Yes	Yes	No	Yes	
1172	Land west of Thame Road, Warborough	Warborough	Yes	Yes	Yes	Yes	No	
1173	Highfield Nurseries, Baldon Lane, Marsh Baldon	Marsh Baldon	Yes	No	No	Yes	No	No
1174	Land west of A4074, Little Baldon	Nuneham Courtenay	No	Yes	No	No	Yes	
1175	Land at New Farm, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	
1176	Land at Windmore Pond, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	Yes	
1177	Chanot's Piece, Sydenham	Sydenham	Yes	Yes	Yes	Yes	No	
1178	Land west of Chalford Road, Postcombe (2)	Lewknor	No	Yes	No	No	No	
1179	Land north of London Road, Postcombe	Lewknor	No	Yes	No	No	No	
1181	Land south of London Road, Postcombe (2)	Adwell	No	Yes	No	No	Yes	
1182	Land south of Red Lane, Woodcote (2)	Woodcote	No	Yes	No	No	Yes	
1184	Land at Fullamoor Farmhouse and Fullamoor Barns, Culham	Clifton Hampden	No	Yes	No	No	Yes	
1185	Land east of Ladder Hill, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	
1186	Land north of Battle Road, Goring	Goring	Yes	Yes	Yes	Yes	No	
1187	Land west and rear of 10 Silver Street, Tetworth	Tetworth	Yes	Yes	Yes	Yes	No	

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1189	Land at Pyrton Lane, Watlington	Pyrton	No	Yes	No	No	No	
1190	Land at Manor Farm, Church Road, Cholsey	Cholsey	No	Yes	No	No	No	
1191	Land west of Church Road, Cholsey	Cholsey	No	Yes	No	No	No	
1192	St Peters, North Moreton	North Moreton	No	No	No	No	Yes	
1195	Land to the north of Fane Drive, Berinsfield (3)	Berinsfield	Yes	Yes	Yes	Yes	Yes	
1196	Land east of Holton Road, Wheatley	Holton	No	No	No	No	Yes	
1197	Land west of Camp Industrial Estate, Milton Common	Tiddington with Albury	No	Yes	No	No	Yes	No
1198	Land at Sandford Road, Littlemore	Sandford-on-Thames	Yes	Yes	Yes	Yes	No	
1199	Land east of Blacklands Road, Benson	Benson	Yes	Yes	Yes	Yes	No	No
1200	Land adjacent to Berinsfield roundabout and Dorchester by-pass	Berinsfield	Yes	No	No	Yes	No	No
1201	Land north of Berinsfield	Berinsfield	Yes	No	No	Yes	Yes	No
1202	Land north west of Berinsfield	Berinsfield	Yes	No	No	Yes	No	No
1203	Land adjacent to junction at Oakley Lane and Lower Icknield Way, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	No
1204	Land to rear of Middle Farm, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	No
1206	Land north of Malyns Close, Chinnor	Chinnor	Yes	No	No	Yes	Yes	No
1207	Area north of Leyburne Gardens, Chinnor	Chinnor	Yes	No	No	Yes	No	No
1208	Land north of Elderdene, Chinnor	Chinnor	Yes	No	No	Yes	No	No
1209	Land north of Lower Icknield Way, Chinnor	Chinnor	No	Yes	No	No	No	No
1210	Land south of Lower Icknield Way, Chinnor	Chinnor	Yes	Yes	Yes	Yes	No	No
1211	Land east of High Street, Chinnor (1)	Chinnor	Yes	Yes	Yes	Yes	No	No
1212	Land east of High Street, Chinnor (2)	Chinnor	Yes	No	No	Yes	No	No
1213	Land north of Hill Farm Court, Chinnor	Chinnor	Yes	No	No	Yes	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1214	Land east of Wykeham Rise, Chinnor	Chinnor	Yes	No	No	Yes	No	No
1215	Land off Charles Road, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	No
1216	Land east of Kentwood Farm & to rear of properties on Papist Way, Cholsey	Cholsey	Yes	No	No	Yes	Yes	No
1217	Land off Goldfinch Lane, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	No
1218	Land to rear of properties on north west side of Wallingford Road, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	No
1219	Land west of Blackall's Farm, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	No
1220	Land south west of Blackall's Farm, Cholsey	Cholsey	Yes	Yes	Yes	Yes	No	No
1221	Land to rear of Institute of Hydrology, Benson Lane, Crowmarsh	Crowmarsh	Yes	No	No	Yes	No	No
1223	The Lime Pit, Old Crowmarsh Hill	Crowmarsh	Yes	No	No	Yes	No	No
1226	Land south of Fulscot Bridge, west of Fulscot Manor	South Moreton	Yes	No	No	Yes	No	No
1227	Land east of New Road (B4016) (1)	East Hagbourne, Didcot	Yes	No	No	Yes	No	No
1228	Land east of New Road (B4016) (2)	East Hagbourne	Yes	Yes	Yes	Yes	No	No
1229	Land east of New Road (B4016) (3)	East Hagbourne	Yes	No	No	Yes	No	No
1230	Land east of New Road (B4016) (4)	East Hagbourne	Yes	No	No	Yes	No	No
1231	Land south of Jubilee Way/Sandringham Road	Didcot	Yes	No	No	Yes	No	No
1232	Land east of Lincoln Gardens, Didcot	Didcot	Yes	Yes	Yes	Yes	No	No
1233	Land west of Didcot between railway & A4130	South Moreton, Didcot	Yes	Yes	Yes	Yes	Yes	No
1234	Land beyond Ladygrove East	Didcot	Yes	No	No	Yes	Yes	No
1235	Land south of Didcot (2)	East Hagbourne	No	No	No	Yes	No	No
1237	Land south of Didcot (3)	East Hagbourne	No	No	No	Yes	No	No
1238	Land south of Didcot (4)	East Hagbourne	No	No	No	Yes	No	No
1239	Land south of Didcot (5)	East Hagbourne	Yes	Yes	Yes	Yes	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1240	Land to the north of Didcot, east of the B4016 (1)	Didcot	Yes	No	No	Yes	No	No
1241	Land to the north of Didcot, east of the B4016 (2)	Didcot	Yes	No	No	Yes	No	No
1242	Land to the north of Didcot, east of the B4016 (3)	Didcot	Yes	No	No	Yes	No	No
1243	Land to the north of Didcot, east of the B4016 (4)	Didcot	Yes	Yes	Yes	Yes	No	No
1244	Land to the north of Didcot, east of the B4016 (5)	Didcot	Yes	Yes	Yes	Yes	No	No
1245	Land to north of Springhill Road and east of B4009, Goring	Goring	Yes	Yes	Yes	Yes	No	No
1246	Land between Icknield Road & Elvendon Road, Goring	Goring	Yes	No	No	Yes	No	No
1247	Land to rear of 98-108 Elvendon Road, Goring	Goring	Yes	No	No	Yes	No	No
1248	Land to east of Fairfield Road and north of Reading Road, Goring	Goring	Yes	Yes	Yes	Yes	No	No
1249	Area to north of Reading Road, Goring	Goring	Yes	No	No	Yes	No	No
1250	Land south of Reading Road and west of Burntwood Hall, Goring	Goring	Yes	No	No	Yes	No	No
1251	Land between Gatehampton Road & railway (1), Goring	Goring	Yes	No	No	Yes	No	No
1252	Land between Gatehampton Road & railway (2), Goring	Goring	Yes	No	No	Yes	No	No
1253	Land between Gatehampton Road & railway (3), Goring	Goring	Yes	Yes	Yes	Yes	No	No
1254	Land at Manor Road, Goring	Goring	Yes	Yes	Yes	Yes	No	No
1255	Playing Fields at Gillotts School (1), Henley	Henley-on-Thames	Yes	No	No	Yes	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1256	Playing Fields at Gillotts School (2), Henley	Henley-on-Thames	Yes	Yes	Yes	Yes	No	No
1257	Land at the corner of Gillotts Lane and Greys Road, Henley	Henley-on-Thames	Yes	No	No	Yes	No	No
1258	Adjacent to Grey's Road, opposite to Highlands Farm, Henley	Rotherfield Greys	Yes	No	No	Yes	No	No
1259	Land adjacent to the west of Nicholas Farm and north of Elizabeth Road, Henley	Henley-on-Thames	Yes	No	No	Yes	No	No
1260	Land at Nicholas Farm, to the north of Valley Road, Henley	Henley-on-Thames	Yes	Yes	Yes	Yes	No	No
1261	Land north east of Nicholas Hill Farm, Henley	Henley-on-Thames	Yes	No	No	Yes	No	No
1262	Land south west of Friar Park and north west of Parkside, Henley	Henley-on-Thames	Yes	Yes	Yes	Yes	No	No
1264	Land north of Port Hill, Nettlebed	Nettlebed	Yes	No	No	Yes	No	No
1266	Fields to west and south of Nettlebed Service Station	Nettlebed	Yes	Yes	Yes	Yes	Yes	No
1267	Joyce Grove (Sue Ryder Hospice), Nettlebed	Nettlebed	Yes	Yes	Yes	Yes	No	No
1268	Land to west of Upper Warren Avenue, near Mapledurham	Mapledurham	Yes	No	No	Yes	No	No
1269	Land east of Tokers Green Lane, Tokers Green	Kidmore End	Yes	Yes	Yes	Yes	No	No
1270	Land to rear of Church Road, Sandford-on-Thames	Sandford-on-Thames	Yes	Yes	Yes	Yes	No	No
1271	Land between Lower Farm and Church Road, , Sandford-on-Thames	Sandford-on-Thames, Nuneham Courtenay	Yes	No	No	Yes	No	No
1272	Land west of Lower Farm, , Sandford-on-Thames	Nuneham Courtenay	No	Yes	No	No	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1273	Land south of Lower Farm Lane and west of A4074, , Sandford-on-Thames	Nuneham Courtenay	No	Yes	No	No	No	No
1275	Land between B480 and the Roman Road (1), Toot Baldon	Toot Baldon, Garsington	No	Yes	No	No	No	No
1276	Land north of Manor Farm, Toot Baldon	Toot Baldon	Yes	No	No	Yes	No	No
1277	Land south west of Watlington Road and north east of Baldon Brook (1)	Garsington	No	Yes	No	No	No	No
1278	Land south west of Watlington Road and north east of Baldon Brook (2)	Garsington	No	Yes	No	No	No	No
1279	Land between B480 and the Roman Road (2), Toot Baldon	Garsington	No	Yes	No	No	No	No
1280	Land south of Brasenose Wood and east of Horspath Road Industrial Estate	Horspath	Yes	No	No	No	Yes	No
1281	Land north of Horspath Road, opposite Roman Way	Horspath	Yes	No	No	No	Yes	No
1282	Land east of Horspath Road Industrial Estate	Horspath	No	No	No	No	Yes	No
1283	Land south east of Brasenose Wood	Horspath	No	No	No	No	No	No
1284	Land between Brasenose Wood and Shotover Country Park (1)	Forest Hill with Shotover, Horspath	No	No	No	No	No	No
1285	Land between Brasenose Wood and Shotover Country Park (2)	Forest Hill with Shotover	Yes	Yes	Yes	Yes	No	No
1286	Land north of Oxford Road and east of Manor Farm Road	Horspath	Yes	No	No	No	Yes	No
1287	Land south of Horspath Common	Horspath	No	No	No	No	No	No
1289	Land west of Blenheim Way	Horspath	Yes	No	No	Yes	Yes	No
1290	Land north east of Horspath Common	Forest Hill with Shotover, Horspath	No	No	No	No	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1291	Land south of Old Road	Forest Hill with Shotover	No	No	No	No	No	No
1292	Land between A40 London Road and Shotover Plain	Forest Hill with Shotover	No	No	No	No	No	No
1293	Part of Thornhill Park & Ride	Forest Hill with Shotover	Yes	No	No	Yes	No	No
1294	Reservoir (Covered) on corner of Blenheim Road (Track) and Old Road (Track)	Forest Hill with Shotover	No	No	No	No	No	No
1295	Land north of Monk's Wood	Forest Hill with Shotover	No	No	No	No	No	No
1296	Land east of Grovelands Road and Ringwood Road	Forest Hill with Shotover	Yes	No	No	Yes	No	No
1297	Land north of Shotover Country Park	Forest Hill with Shotover	No	No	No	No	No	No
1298	Land between A40 London Road and Bayswater Brook	Forest Hill with Shotover	No	Yes	No	No	No	No
1299	Land east of Sandhills Community Primary School (1)	Forest Hill with Shotover	No	No	No	No	No	No
1300	Land east of Sandhills Community Primary School (2)	Forest Hill with Shotover	Yes	No	No	Yes	No	No
1301	Land east of Bayswater Farm	Forest Hill with Shotover	Yes	No	No	Yes	No	No
1302	Land to north east of Bayswater Farm	Stanton St John	No	Yes	No	No	No	No
1303	Land to east of Bayswater Road	Stanton St John	No	No	No	No	No	No
1304	Land to north of Bayswater Mill	Stanton St John	No	No	No	Yes	No	No
1305	Land to east of Bayswater Mill	Forest Hill with Shotover	Yes	No	No	Yes	No	No
1306	Land north of Stowford Farm (Crematorium)	Stanton St John	No	No	No	No	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1307	Land surrounding New Farm, near Cherwell Bridge	Elsfield	No	No	No	No	No	No
1308	Land north of Hill Farm	Elsfield	No	Yes	No	No	No	No
1309	Land adjacent to junction of Mill Lane and A40	Elsfield	No	No	No	No	No	No
1310	Land at Lane End Farm and Bayswater Brook	Elsfield	No	No	No	No	No	No
1311	Land to north east of Cherwell Farm	Elsfield	No	Yes	No	No	No	No
1312	Land at Marston Common	Elsfield	No	No	No	No	No	No
1313	Land between A40 and Bayswater Brook	Elsfield	No	No	No	No	No	No
1314	Land at Phillips Tyres, east of A40	Elsfield	No	Yes	No	No	No	No
1315	Land east of A40 and west of Marston Common	Elsfield	No	Yes	No	No	No	No
1316	Land east of Mill Lane (1)	Elsfield	No	Yes	No	No	No	No
1317	Land east of Mill Lane (2)	Elsfield	No	Yes	No	No	No	No
1318	Land east of Mill Lane (3)	Elsfield	No	Yes	No	No	No	No
1319	Land east of Mill Lane (4)	Elsfield	No	No	No	No	No	No
1320	Land east of Mill Lane (5)	Elsfield	No	Yes	No	No	No	No
1321	Land east of Mill Lane (6)	Elsfield	No	No	No	No	No	No
1322	Field to north west of Orchard Avenue & south west of Woodlands Road, Sonning Common	Sonning Common	No	Yes	No	No	No	No
1324	Land to south of Lambourne Road, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	No
1325	Field to the south Bishopswood Farm, Sonning Common	Sonning Common	Yes	Yes	Yes	Yes	No	No
1326	Land to rear of properties on Kidmore Road, Sonning Common	Kidmore End	Yes	No	No	Yes	No	No
1327	Land to rear of properties on Kennylands Road, Sonning Common	Kidmore End	Yes	No	No	Yes	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1329	Land to rear of properties on Kidmore Road and Kennylands Road, Sonning Common	Sonning Common	Yes	No	No	Yes	No	No
1330	Land to the north of Blackmore Lane, Sonning Common	Sonning Common	No	No	No	No	No	No
1331	Land to the north of Blount Courts Road, Sonning Common	Rotherfield Peppard	Yes	No	No	Yes	Yes	No
1332	Land east of Thame Rugby Club, adjacent Kingsey Road	Thame	Yes	No	No	Yes	No	No
1336	Land south of properties on Arnold Way and Corbetts Way, Thame	Thame	Yes	Yes	Yes	Yes	No	No
1337	Land at Meadow Brook House, Thame	Thame	Yes	No	No	Yes	No	No
1338	Land north of Hill Road, Watlington	Watlington	Yes	No	No	Yes	No	No
1339	Land east of Shirburn Street, Watlington	Watlington	Yes	No	No	Yes	No	No
1340	Land to west of Willow Close, Watlington	Watlington	Yes	Yes	Yes	Yes	No	No
1342	Land north of Windmill Farm, Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	No
1343	Land west of Howe Close, Wheatley	Wheatley	Yes	No	No	Yes	No	No
1344	Land south of Breach Cottage and north of Dismantled Railway, Wheatley	Wheatley	Yes	No	No	Yes	No	No
1345	Land north of Windmill Lane and west of Ladder Hill, Wheatley	Wheatley	Yes	No	No	Yes	No	No
1348	Land off Jackies Lane (1), Wheatley	Wheatley	Yes	Yes	Yes	Yes	No	No
1349	Land off Jackies Lane (2), Wheatley	Wheatley	Yes	No	No	No	No	No
1350	Land south west of sewage works and east of Ladder Hill, Wheatley	Wheatley	Yes	No	No	No	No	No
1353	Land to the rear of Yew Tree Farmhouse, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	No
1354	Land to the rear of properties on Beech Lane, Woodcote	Woodcote	Yes	Yes	Yes	Yes	No	No
1355	Land to north of Beech Lane, Woodcote	Woodcote	Yes	No	No	No	No	No
1356	Japonica Acre, Goring Road, Woodcote	Woodcote	Yes	No	No	No	No	No

SHELAA	Site Name	Parish	Suitable	Available	Achievable	Housing	Employment	Travellers
1358	Land adjacent to north of Upper Covert wooded area, Woodcote	Woodcote	Yes	No	No	No	No	No
1359	Land to east of Greenmore, Woodcote	Woodcote	Yes	No	No	No	Yes	No
1360	Land at Woodside, Old Henley Road	Benson	No	Yes	No	No	No	No
1361	Land to rear of Lower Farm, Chinnor	Chinnor	Yes	No	No	Yes	No	No
1362	Land off Golden Hills, Chinnor	Chinnor	Yes	No	No	Yes	No	No
1363	Land south of A4130, Didcot	Didcot	Yes	Yes	Yes	Yes	Yes	No
1364	Land south of Great Western Park	East Hagbourne, West Hagbourne	Yes	No	No	Yes	No	No
1365	Land south of Loyd Road	East Hagbourne	Yes	No	No	Yes	No	No
1366	Land south of Didcot (1)	East Hagbourne, West Hagbourne	Yes	No	No	Yes	No	No
8611	Land at Beacon View, Lewknor	Lewknor	No	Yes	No	No	No	
8931	Land east of Moorend Lane, Thame (2)	Thame	Yes	No	No	Yes	Yes	
11161	Land north of Priest Close, Nettlebed	Nettlebed	Yes	Yes	Yes	Yes	No	