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Brownfield Land Register

The Brownfield Land Register is a requirement for all Local Planning Authorities through the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning (Brownfield Land Register) Regulations 2017.

The Register encourages the reuse of brownfield sites or "previously development land" as defined by the National Planning Policy Framework and is intended to speed up the planning process for such sites. The register focuses on the redevelopment of sites for residential use but can include other uses such as offices and retail provided they support a residential element.

The Register comprises of two parts:

Part 1 is compulsory for every Local Planning Authority and identifies all brownfield sites with full or outline planning permission. It also contains brownfield sites that may be considered as appropriate for residential development, having regard to local and national policy; and Part 2 is discretionary but does have prescribed details and actions. Sites included in Part 1 of the register can then be considered for inclusion in Part 2, where they can obtain 'permission in principle', subject to relevant publicity and consultation. Part 2 is discretionary and is intended to speed up the planning process for redevelopment of brownfield sites.

A brownfield site is included in the register where it:

has an area of 0.25 hectares or is capable of supporting at least five dwellings;
is promoted for residential development;
is achievable (development can take place within 15 years of the entry date); and
is suitable for residential development.

In addition to the above, the following points are also considered as part of the process to assess the suitability of brownfield sites for residential development. This is in accordance with national guidance.

Any adverse impacts on the natural environment
Any adverse impacts on the local built environment, in particular on heritage assets
Any adverse impacts on the local amenity that such development might cause for intended occupiers or occupiers of neighbouring properties
The spatial strategy of the adopted and emerging Local Plans
National Policies and advice
Guidance issued by the Secretary of State

Previously Developed Land (PDL) was determined by South Oxfordshire District Council using the following methodology:

Permanent buildings/structures and hard surfaces including roads, car parks, storage land and hard surfaced recreation e.g. tennis courts were considered
Areas checked and decisions made using OS area use types and aerial photography
Areas considered to be integral to the use of the building, e.g. access were included as PDL
Where appropriate, the OS mastermap lines were followed
Where appropriate a straight-line continuation of a PDL area has been followed to complete the shape

The minimum net number of dwellings has been calculated by the information contained in the Strategic Housing and Economic Land Availability Assessment (SHELAA) published October 2017, or what has been give planning permission for if an extant permission exists.

Further information on the Brownfield Land Register can be found on the National Planning Practice Guidance website, which is available to view here:

<https://www.gov.uk/guidance/brownfield-land-registers>

Brownfield Land Register (Part 1)

South Oxfordshire District Council has updated Part 1 of the Brownfield Land Register. This is supported by maps for each of the sites contained in the Register and are provided below.

[Download the Brownfield Land Register \(31.6 KB\)](#)

Parish	Site Reference	Site name and address	Map
Benson	P16/S3922/FUL (SHELAA 200)	Atalanta Garage, Beggars bush Hill, Benson OX10 6PL	Link (277.5 KB)
Berinsfield	SHELAA: 1195	Land to the north of Fane Drive, Berinsfield (3)	Link (432.5 KB)
Berinsfield	SHELAA: 870	Land at Wimplestraw Road, Berinsfield	Link (493.7 KB)
Chinnor	P16/S4117/FUL	40 Oakley Road, Chinnor, Oxon, OX39 4ES	Link (697.0 KB)
Cholsey	P16/S4177/FUL(SHELAA 401)	Bloom Buildings, West End, Cholsey, OX10 9LR	Link (295.9 KB)
Crowmarsh	P15/S3387/FUL (SHELAA: 302)	CABI, Mongewell	Link (459.9 KB)
Crowmarsh	P11/W2357 (SHELAA: 940)	Mongewell Park (Carmel College), Mongewell	Link (891.9 KB)
Cuddesdon and Denton	P10/W0093 (SHELAA: 335)	Dovehouse Farm, Cuddesdon (1)	Link (308.2 KB)

Didcot	P15/S1880/O (SHELAA: 184)	Didcot A	Link (996.1 KB) 
Didcot	SHELAA: 148	Land north of B4526, Cray's Pond	Link (255.3 KB) 
Didcot	P15/S2159/O (SHELAA: 185)	Didcot Gateway	Link (1.2 MB) 
Didcot	SHELAA: 274	Vauxhall Barracks, Didcot	Link (1.1 MB) 
Eye and Dunsden	P17/S0259/FUL	The Mill at Sonning (Theatre) Ltd Sonning Eye RG4 6TY	Link (353.7 KB) 
Garsington	P16/S2932/FUL (SHELAA: 399)	South Oxford Business Centre Lower Road Garsington	Link (300.0 KB) 
Garsington	SHELAA: 822	The Downs, Wheatley Road, Garsington	Link (331.0 KB) 
Goring	SHELAA: 1085	Land to the rear of Thames Court, Goring	Link (510.0 KB) 
Great Milton	P17/S0322/O (SHELAA: 402)	Hughendon Motors, London Road, Milton Common	Link (330.0 KB) 
Harpsden, Henley-on-Thames, Rotherfield Greys	SHELAA: 853 (P17/S0024/RM)	Land at Highlands Farm, Henley-on-Thames	Link (516.0 KB) 
Henley-on-Thames	P12/S1424/FUL	Townlands Hospital York Road HENLEY-ON-THAMES RG9 2EB	Link (657.9 KB) 
Henley-on-Thames	P16/S1227/FUL	JHHNDP Site U: Wilkins Yard Deanfield Avenue HENLEY-ON-THAMES Oxon RG9 1UE	Link (675.4 KB) 
Henley-on-Thames	P16/S4234/FUL	Northfield House, 11 Northfield End, HENLEY-ON-THAMES, RG9 2JG	Link (617.6 KB) 
Henley-on-Thames	P17/S2178/PDO	Girdler House, Quebec Road, Henley on Thames, RG9 1EY	Link (767.4 KB) 
Henley-on-Thames	P17/S2446/FUL	291 Reading Road, HENLEY-ON-THAMES, RG9 1EL	Link (583.0 KB) 
Henley-on-Thames	SHELAA: 360	Stuart Turner, Greys Road, Henley-on-Thames	Link (727.4 KB) 
Henley-on-Thames	P15/S3385/FUL (SHELAA: 390)	The Workshop, Newtown Road, Henley-on-Thames	Link (436.9 KB) 
Henley-on-Thames	SHELAA: 949	Henley College, Henley-on-Thames	Link (1.5 MB) 
Henley-on-Thames	SHELAA: 991	Chiltern's End, Henley-on-Thames	Link (549.4 KB) 
Holton	SHELAA: 1034	Oxford Brookes University Campus, Wheatley	Link (969.2 KB) 
Rotherfield Greys	P17/S3853/FUL (SHELAA 867)	The Walled Garden, Badgemore Park Golf Club, Badgemore, RG9 4NR	Link (134.8 KB) 
Shiplake	P16/S2593/FUL (SHELAA: 398)	Sydney Harrison, House Mill Road, Lower Shiplake	Link (442.9 KB) 
Sonning Common	P17/S3501/FUL	69-71 Peppard Road, Sonning Common RG4 9RN	Link (160.5 KB) 
Stoke Row	SHELAA: 1050	Vanalloys Business Park, Stoke Row (3)	Link (415.7 KB) 
Thame	P16/S3525/FUL (SHELAA: 202)	Thames Valley Police Station, Thame	Link (553.7 KB) 
Thame	P17/S2624/PDO (SHELAA: 308)	DAF, Thame	Link (714.4 KB) 
Thame	P15/S3848/FUL (SHELAA: 347)	Goodsons Industrial Mews, Thame	Link (677.7 KB) 
Thame	SHELAA: 979	Lord William's Lower School, Thame	Link (1.1 MB) 
Thame	P17/S4127/PDO	Building 1 (DAF Trucks) Kingsmead Business Park Howland Road, Thame, Ox9 3FB	Link (208.3 KB) 
Wallingford	P16/S1514/FUL (SHELAA: 395)	13-16 St Martins Street, Wallingford	Link (603.8 KB) 
Wheatley	P17/S1865/FUL	The Railway Hotel, 24 Station Road, Wheatley, OX33 1ST	Link (175.4 KB) 
Woodcote	P15/S2685/FUL	Woodcote NDP Site 16: Former Reservoir site, Greenmore	Link (447.7 KB) 
Woodcote	P16/S0375/FUL	Woodcote NDP Site 02: Woodcote Garden Centre, Reading Road	Link (333.9 KB) 
Woodcote	P16/S0375/FUL (SHELAA: 824)	Land at Woodcote Garden Centre, Woodcote	Link (346.7 KB) 
Woodcote	SHELAA: 869	Foxcovert Farm, Woodcote	Link (326.7 KB) 
Woodcote	SHELAA: 999	Land east of Goring Road, Woodcote	Link (714.8 KB) 

Last reviewed: 11 - 01 - 2019

