



Appendix 10: Henley

July 2013

HENLEY

Settlement	Henley		
Site Reference	HEN1		
Other useful refs	Option C in the issues and options of the core strategy		
Site address	Drawback Hill, North of Lucy's Farm, to the East of Gillott's School.		
Planning history	P01/S0277/LD	General purpose agricultural building.	Withdrawn
	P89/S0765	Twin unit mobile home	Refused (appeal dismissed)
Site size (hectares)	8.2		
Site description and current uses	Grassland		
Site boundaries	Mature trees and hedgerows		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Field and playing field to WestResidential to North East and South.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">TPOs on Eastern border of siteThe proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations			
Landscape Capacity Study Summary	Potential effects of development on the AONB and its setting Development on the whole site would have a significant adverse effect on the setting of AONB and on views out from the AONB towards Henley. It would result in a significant increase in the prominence of the urban fabric and have the effect of undermining the important landscape transition between the town and the village of Harpsden and its valley location. However there is scope to development the northern most part of the site (illustrated in Figure 2 in the report) provided the landscape enhancements to the plateau edge are implemented. Opportunity for landscape enhancement Development on the northern most part of the site (the reduced site) can be mitigated through setting back the built form away from the plateau edge and substantial woodland planting along the southern boundary. This would achieve a more robust landscape edge to the town to the rear of Blandy's Road which would link well into existing woodland and tree cover. In a short to medium time views of the new urban edge from the AONB would be screened, without introducing inappropriate elements into the landscape. This belt of		

HENLEY

	<p>Green Infrastructure should also be able to provide additional ecological and recreational benefits.</p> <p>Potential capacity of the site</p> <p>As for all of these sensitive sites, the capacity of the reduced site will also be determined by the character of the area and that of the adjacent urban fabric. At HEN 1 the density should take account of the low density of the housing to the east, but could approach the density on Blandy's Road along its northern edge, provided the character of a well treed urban edge to Henley is conserved. The density of this reduced site is likely to therefore be no higher than 30 dwellings per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 110 to 130 dwellings might be accommodated.</p>
Traffic and Transport	<p>The site adjoins Rotherfield Road, access to Blandy Road would need to be taken via demolition of an existing home or via the gap adjoining the north west corner of the site.</p> <p>OCC officer comments indicate that access via Rotherfield Rd is unacceptable. There is a Bridleway which runs along the back of houses on Blandy Rd to the northern edge of this site, with careful design this barrier could be overcome. In principle OCC Highways & Transport officers would accept development of the number suggested at this location providing access is taken from Blandy Rd via either option referred to above. This in principle agreement is subject to further detailed analysis and mitigation of all the relevant transport issues, such as bottle necks and safety issues.</p>
Heritage (OCC archaeological officer comments)	<p>HEN 1, 2 and 3 – These sites are in an area of some archaeological potential. A number of artefacts have been recovered from the immediate area including Roman Pottery 300m SW of HEN1 (PRN 2192) and a Palaeolithic hand axe found immediately west of HEN 2 (PRN 8096). A Roman Villa was recorded 600m South of these sites in 1909 (PRN 2190). The site is also located 500m east of the Scheduled Ancient Monument (SM 254) on HEN 5. It is possible that further aspects of these archaeological sites may survive. The results of an archaeological field evaluation will need to be submitted along with any planning application for the site.</p>
Flooding	None
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention through site submission 236. The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership

HENLEY

	and there are no overriding delivery issues.
Achievability	See comments below
Capacity and overall assessment of the site	Site is available and is considered to be suitable in principle for between 110 and 130 homes. The development of this site will be considered through the LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Site Reference	HEN2		
Other useful refs	Site submission 049		
Site address	Playing fields at Gillott's School, off Gillott's lane.		
Planning history	P07/E0248	Erection of four temporary, single storey, prefabricated units to the rear of the leisure centre with adjoining covered link and tarmac walkway to existing gymnasium building.	Permitted
	P02/S0745	Nursery building for pre-school.	Permitted
	P94/S0312/CC	Alterations and improvements to existing access for use by school buses. Re-opening of former school access to Gillotts Lane and construction of new internal roads, footpaths, traffic management measures and extension to sports hall car park.	Permitted
	P76/S0418	Erection of single-storey teaching accommodation for handicapped pupils.	Permitted
Site size (hectares)	Whole School site is 12.9ha (Although 2.55ha adjoining the existing school buildings was originally submitted for consideration OCC indicate that their preference now is for 1 ha of land on the east side of the playing field.)		
Site description and current uses	Gillott's School and playing fields		
Site boundaries	Mature trees and hedges		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Agricultural fields to South and East• Residential to North• Informal recreation to West.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Adjoins AONB• The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">• School and a certain amount of space for playing fields will need to be retained on the site.• Legally protected Common Pipistrelle (39795) present on the part of the site close to the school buildings.		
Landscape Capacity Study Summary	<p>These landscape comments relate to the original submission scheme. An addendum will be prepared in relation to the alternative 1ha now proposed.</p> <p>Potential effects of development on the AONB and its setting</p> <p>Development on the whole site would have a significant adverse effect on the setting of AONB. However a limited development as proposed would not result in a significant increase in the prominence of the urban fabric nor would it undermine the important landscape transition between the town and the AONB, the village of Harpsden and its valley location. There is scope to develop the western most part of the site (illustrated in Figure 3 in the report) provided the landscape features of this site are conserved and enhanced in order to protect the setting of the AONB and the landscape character of this site.</p> <p>Opportunity for landscape enhancement</p>		

HENLEY

	<p>Development on the western most part of the site (the reduced site) should enable the landscape enhancement of the tree cover areas and the parkland both of which contribute to the setting of the AONB. This belt of Green Infrastructure should also be able to provide additional ecological as well as recreational benefits.</p> <p>Potential capacity of the site</p> <p>As for all of these sensitive sites, the capacity of the reduced site will also be determined by the character of the area and that of the adjacent urban fabric. At HEN 2 the density should take account of both the low density of the housing to the north, and should not seek to replicate the form of housing on Blandy's Road, to ensure that the character of a well treed urban edge to Henley is provided. However, the existing school has already established a greater mass of built form on part of the site and therefore a higher density could be considered. The density of this reduced site is recommended to be the maximum of 35 dwellings per ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. On this basis some 75 - 85 dwellings might be accommodated provided the tree covered setting to the AONB and views from the AONB are not compromised.</p>
Traffic and Transport	<p>The 1ha site on the east side of the playing field has no existing access to an adopted highway, access would need to be taken onto Blandy Road via the gap adjoining the north east corner of the site.</p> <p>OCC officer comments are as for HEN1 and indicate there is a Bridleway which runs along the back of houses on Blandy Rd to the northern edge of this site, with careful design this barrier could be overcome. In principle OCC Highways & Transport officers would accept development at this location for the number of homes proposed providing access is taken from Blandy Rd via either option referred to above. This in principle agreement is subject to further detailed analysis and mitigation of all the relevant transport issues, such as bottle necks and safety issues.</p>
Heritage (OCC archaeological officer comments)	<p>HEN 1, 2 and 3 – These sites are in an area of some archaeological potential. A number of artefacts have been recovered from the immediate area including Roman Pottery 300m SW of HEN1 (PRN 2192) and a Palaeolithic hand axe found immediately west of HEN 2 (PRN 8096). A Roman Villa was recorded 600m South of these sites in 1909 (PRN 2190). The site is also located 500m east of the Scheduled Ancient Monument (SM 254) on HEN 5. It is possible that further aspects of these archaeological sites may survive. The results of an archaeological field evaluation will need to be submitted along with any planning application for the site.</p>
Flooding	None
Suitability	Site is considered suitable in principle.
Availability and Achievability	
Availability	Intention known through site submission 049 and SHLAA response. OCC have indicated that the area of land which is likely to come forward in the plan period is around 1 ha of land preferably at the eastern end of the playing fields taking access from Blandy Road. The land is in OCC ownership and there are no overriding delivery issues.
Achievability	See comments below
Capacity and overall assessment of the site	Site is available and is considered to be suitable in principle for between 25 and 30 homes on the 1ha of land now proposed (subject to Landscape Capacity Study reassessment). The development of this site will be considered through the LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Site Reference	HEN 3		
Other useful refs	Site submission 231 Part site E in Henley Background Paper		
Site address	Treetops, Gillots Lane		
Planning history	P06/E0241/O	Outline application for the erection of a detached house.	Refused
	P88/S0639	One detached house and garage.	Refused
	P88/S0296	One detached house and double garage.	Refused
	P80/S0502/O	Erection of two detached houses with double garages.	Refused
	P48/H0036	Dwelling House	Permitted
Site size (hectares)	2.5		
Site description and current uses	One house to the South of the site. Dense trees to the North and South East and an open field to the North West.		
Site boundaries	Trees on the East and South boundaries and fencing to the West.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Agricultural fields to South and West• Residential to North• School to West.		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• AONB• Several TPOs to the South East of the site• The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations			
Landscape Capacity Study Summary	<p>Potential effects of development on the AONB and its setting Development on the whole site would have a significant adverse effect on the AONB and the Village Green. However a very limited amount of development would not result in a significant increase in the prominence of the urban fabric nor would it undermine the important landscape transition between the town and the AONB, the village of Harpsden and its valley location. There is scope for a low density development provided the tree cover on this site is conserved and enhanced, and the landscape buffers are provided, in order to protect the setting of the AONB and the landscape character of this site.</p> <p>Opportunity for landscape enhancement The proposed landscape treatment is needed to mitigate any harm to the AONB. The site does not require further enhancement, other than an opportunity for phased removal of the inappropriate conifer planting.</p> <p>Potential capacity of the site As for all of these sensitive sites, the capacity of the reduced site is determined by the character of the AONB and that of the adjacent urban fabric. At HEN 3 the density should take account of both the low density of the housing on the edge of the town and ensure that the character of the well treed edge of the AONB is conserved and enhanced. The density of this reduced site is recommended to be below the minimum set out in the SHLAA. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site but for the purposes of this study it has been assumed that only 50% of the site will be available ie 1.2ha. On this basis 15 to 20 dwellings might be accommodated provided the tree covered</p>		

HENLEY

	setting to the AONB is not compromised.
Traffic and Transport	OCC officer comments are that access to Gillotts Lane for a development of up to 25 units would be acceptable in principle. A transport assessment would be required with any application.
Heritage (OCC archaeological officer comments)	HEN 1, 2 and 3 – These sites are in an area of some archaeological potential. A number of artefacts have been recovered from the immediate area including Roman Pottery 300m SW of HEN1 (PRN 2192) and a Palaeolithic hand axe found immediately west of HEN 2 (PRN 8096). A Roman Villa was recorded 600m South of these sites in 1909 (PRN 2190). The site is also located 500m east of the Scheduled Ancient Monument (SM 254) on HEN 5. It is possible that further aspects of these archaeological sites may survive. The results of an archaeological field evaluation will need to be submitted along with any planning application for the site.
Flooding	none
Suitability	This site is considered to be suitable in principle.
Availability and Achievability	
Availability	Intention known through site submission 231. The site is in a single ownership, the owner has confirmed their willingness to develop the site as soon as it is allocated. There are no overriding delivery issues.
Achievability	See comments below
Capacity and overall assessment of the site	Site is available and is considered to be suitable in principle for between 15 and 20 homes. The development of this site will be considered through the LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Settlement	Henley		
Site Reference	HEN4		
Other useful refs	None		
Site address	Land at the corner of Gillotts Lane and Greys Road,		
Planning history	P97/S0187	Open recreational use	Refused (appeal dismissed)
	P97/S0186	Open recreational use, including tennis courts; car parking and access	Refused
	P88/S0904	Erection of 170 dwellings including construction of traffic control system at junction of Greys Road/ Gillotts Lane, new access roads and a new primary school with recreational facilities.	Refused
	P88/S0766/O	Erection of 12 dwellings with associated garages.	Refused
	P88/S0639:	One detached house and garage.	Refused (appeal dismissed)
	P88/S0296	One detached house and double garage.	Refused (appeal dismissed)
	P87/S0798/O	Construction of a Hypermarket.	Withdrawn
	P87/S0707/O	Erection of dwellings with associated garages and access	Refused
	P85/S0165/O	Erection of 200 dwellings	Refused (appeal dismissed)
Site size (hectares)	9.8		
Site description and current uses	Site owned and managed by Henley Town Council as an area of public open space. It has a well worn circular path, benches and a notice board. Designated as a village green in 2009.		
Site boundaries	Hedging		
Surrounding land uses and character of	<ul style="list-style-type: none"> Residential to the North 		

HENLEY

surrounding area	<ul style="list-style-type: none"> Residential, sports centre and school to the East, Highlands farm to the West Open to the South
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> Chilterns AONB Designated as a Village Green The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> Transport assessment to be completed, if appropriate, through the plan making process Well used area of public open space
Suitability	This site is unsuitable in principle due to its designation as a town green.
Availability and Achievability	
Availability	Not available designated as a Town Green after the publication of the Preferred Options document
Achievability	Not an achievable site
Overall assessment of the site	<p>The site is not suitable, available or achievable in principle.</p> <p>This site was put forward as a preferred option in the Preferred Options Consultation but has since gained Town green status.</p> <p>The development of this site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites.</p>

HENLEY

Site Reference	HEN 5		
Other useful refs	Site Submission 100 Site D in Henley Background Paper		
Site address	Highlands Farm, Henley		
Planning history	P72/H0438	Erection of residential development (outline)	Withdrawn
	P62/H0709	Two pairs of semi-detached houses with four accesses	Permitted
	P61/H0122	Erection of one pair of semi-detached houses.	Permitted
	P61/H0121	Erection of one pair of semi-detached houses.	Permitted
	P61/H0020	Erection of one detached house.	Permitted
	P60/H0558	Site for pair of dwelling houses and one detached dwelling house.	Permitted
	P60/H0557	Site for pair of dwelling houses.	Permitted
	P59/H0386	Site for residential dwelling houses with accesses	Refused
	P58/H0345	Site for 53 dwellings and new service road.	Refused
	P56/H0519	Gravel workings 29.8 acres.	Permitted
	P55/H0361	Site for detached dwelling house and access	Refused
Site size (hectares)	33.6		
Site description and current uses	Original farm and associated fields and buildings. Currently an employment use.		
Site boundaries	Mixture of hedging and fencing		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Residential to the North East• Agriculture to the East, West and North and South		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• AONB• SSSI on site at Highlands Farm Pit (approx 0.6ha)• Ancient Monument• The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations			
Landscape Capacity Study Summary	Potential effects of development on the AONB and its setting Development on the whole site would have a major adverse effect on the AONB and the Village Green. The promoter's development area of 14.9 ha would have a significant adverse impact by almost doubling the existing built footprint. A limited amount of development, essentially replacing the existing employment development, would be acceptable if significant landscape and visual benefits, and a better settlement pattern, can be achieved. It is essential that the development does not result in a significant increase in the prominence of the urban fabric nor should it undermine the important landscape transition between the town and the open countryside of the AONB around it. The developed area and housing density selected should ensure that the tree cover on this site is conserved and enhanced, and the landscape buffers are provided, in order to protect the setting of the AONB and the landscape character of this site.		

	<p>Opportunity for landscape enhancement</p> <p>Care needs to be taken in the siting and nature of any landscape enhancement to the site. It is important that the over-riding rural character of nearly 50% of the site is maintained and therefore the retention of open fields and a natural woodland and tree structure is essential. The scope to include playing fields and significant landscape enhancement of the boundaries could make a positive contribution to the AONB. Native screen planting must prevent any residual visual intrusion along the more open boundaries.</p> <p>Potential capacity of the site</p> <p>HEN5 is the most sensitive of the sites and as for all of these sensitive sites, the capacity of the reduced site is determined by the character of the AONB and in this case the poor relationship of the brownfield land with the adjacent urban fabric. At HEN 5 the density should take account of both the low density of the housing on the edge of the town and ensure that the character of the AONB is conserved and enhanced. The lower density of 25 dwellings per ha. is therefore more appropriate. Careful design of the built form so as to avoid any greater impact from the mass and scale of the development may allow a density of up to 28/ha. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site but for the purposes of this study, on the basis of a maximum of around 8.8ha of developable area, 220 (25/ha) - 245 (28/ha) dwellings might be accommodated.</p>
Traffic and Transport	<p>Of all of the sites put forward, OCC Highways & Transport officers feel this is in the least acceptable location for general housing. The main concerns are:</p> <ul style="list-style-type: none"> • The distance to the town centre and its facilities and services • The distance to the train station and main bus route on the A4130 • That traffic generated from the site will either route through an already congested town centre or through unsuitable rural roads and villages • That there are concerns over the immediate access to and from the site <p>Officers believe that it would not be possible to overcome many of these concerns and that there would be many more issues as details of the site were developed, some of which may result in a transport objection. For that reason transport officers strongly suggest this is not developed for non-specialist housing. A more suitable use would be something like a self-contained care facility or Care Village.</p>
Heritage (OCC archaeological officer comments)	<p>This site contains a Scheduled Ancient Monument of a Palaeolithic site (SM 254). This is considered one of the 3 or 4 most prolific Palaeolithic sites in Britain, yielding some 60 artefacts per cubic yard of the Clactonian period. The scheduled site measures 150m by 24m was first discovered in 1895 and is located on the edge of a disused gravel pit. The Palaeolithic artefacts are located in a palaeo-channel and were recorded at the quarry face. The course of the channel, which is likely to contain further artefacts, is unknown and it is therefore likely that further aspects of this site will survive within the area, outside of the currently scheduled area. Where further artefacts are present these should be considered to be of national importance and any development would need to ensure that they remain undisturbed and protected. In order to assess this, the results of an archaeological field evaluation would therefore need to be submitted along with any planning application for the site.</p>
Flooding	None
Employment use	<p>The site is currently in employment use and no evidence has been submitted to demonstrate that this is no longer economically viable. The site has been identified as being of poor quality and the existing use is relatively low intensity. A</p>

HENLEY

	mixed use scheme could continue to provide employment on the site and a Care Village type use could also provide a significant amount of employment.
Suitability	This site is considered to be suitable in principle.
Availability and Achievability	
Availability	Intention known through site submission 100. The site is in a single ownership, the owner has confirmed their willingness to develop the site as soon as it is allocated. There are short term tenancies on some parts of the site (maximum 12 months). There are no overriding delivery issues.
Achievability	See comments below
Capacity and overall assessment of the site	The site is available and is considered to be suitable in principle for between 220 and 245 specialist homes. The assessment identifies that this site is the least preferred of the available sites in Henley because of its more isolated location, making it more difficult to integrate new residents with the community and services and facilities using public transport. The Care Village proposal could overcome many of these issues and enable specific provision for older people. The development of this site will be considered through the LDF process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Settlement	Henley
Site Reference	HEN6
Other useful refs	Site Submission 191
Site address	Land on the western edge of Henley, next to Greys Road
Planning history	None
Site size (hectares)	0.5
Site description and current uses	Land mostly covered by trees and hedges contains wood yard buildings
Site boundaries	Mature trees and hedges
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to East Agriculture to North, West and South.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> Chilterns AONB The proposed site would be on the edge of Henley The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> Transport assessment to be completed, if appropriate, through the plan making process
Suitability	<ul style="list-style-type: none"> This site is considered to be suitable in principle. Henley is tightly constrained and therefore the presence of the AONB, having surveyed the site, is considered not to rule it out in principle due to its small size.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> Intention known for South Eastern corner of site through site submission 191.
Achievability	Unknown
Overall assessment of the site	Site is available and is considered to be suitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Settlement	Henley
Site Reference	HEN7
Other useful refs	None
Site address	Land on the western edge of Henley, adjacent to Grey's road opposite Highlands farm
Planning history	None
Site size (hectares)	11.1
Site description and current uses	Agricultural land
Site boundaries	Mature trees and hedges
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to East Agriculture to North, West and South.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> Prominent in the Chilterns AONB The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	<ul style="list-style-type: none"> Transport assessment to be completed, if appropriate, through the plan making process
Suitability	<ul style="list-style-type: none"> This site is considered to be unsuitable in principle, having surveyed the site due to its very prominent position within the AONB and DEFRA schemes.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> Site is not currently available as it is part of DEFRA schemes
Achievability	Unknown
Overall assessment of the site	Site is not available and is not considered to be suitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.

HENLEY

Settlement	Henley		
Site Reference	HEN8		
Other useful refs	None		
Site address	Nicholas Hill Farm, on the western edge of Henley on Thames.		
Planning history	P67/H0839	Site for dwelling houses and accesses	Refused
	P60/H0635	Site and layout for 83 dwelling houses with access road.	Refused
	P54/H0384	Farm house and outbuildings and new access drive	Permitted
	P54/H0302	New Farmhouse	Permitted
Site size (hectares)	11.6		
Site description and current uses	Agricultural land.		
Site boundaries	Various, hedges and fences		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to the South and South WestAgricultural on remaining boundaries		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Prominent in the Chilterns AONBTPOs on the eastern edge of the site.The proposed site would be on the edge of Henley The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	<ul style="list-style-type: none">This site is considered to be unsuitable in principle, having surveyed the site due to its very prominent position within the AONB.		
Availability and Achievability			
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown		
Achievability	Unknown		
Overall assessment of the site	Site is not available and is not considered to be suitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

HENLEY

Settlement	Henley		
Site Reference	HEN9		
Other useful refs	None		
Site address	Land north of Nicholas Hill Farm		
Planning history	P74/S0472/O	Erection of 85 detached dwellings	Refused
	P72/H1101	Erection of residential development.	No decision
	P71/H0299	The filling of an existing valley with chalk excavated from roadwork's on land also forming part of Wootton Manor Farm.	Withdrawn
Site size (hectares)	15.9		
Site description and current uses	Agricultural grazing		
Site boundaries	Various hedges and fences		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to East and SouthAgricultural land to the North and West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Prominent in the Chilterns AONBThe proposed site would be on the edge of Henley The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">Group of TPOs on southern boundary of site.Transport assessment to the completed, if appropriate, through the plan making process		
Suitability	<ul style="list-style-type: none">This site is considered to be unsuitable in principle, having surveyed the site due to its very prominent position within the AONB.		
Availability and Achievability			
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown		
Achievability	Unknown		
Overall assessment of the site	Site is not available and is not considered to be suitable in principle. The development of this site however will also be considered through the plan making process, during which its acceptability will be judged by comparison with other potentially suitable sites.		

HENLEY

Settlement	Henley
Site Reference	HEN10
Other useful refs	Site Submission 230
Site address	Henley College, (Rotherfield Site), Paradise Road
Planning history	No relevant planning history
Site size (hectares)	9.6
Site description and current uses	Tertiary education establishment including teaching buildings and sports fields and wooded areas
Site boundaries	Trees and hedges
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to the South, East and North East. Agricultural land to the West and North West.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> The loss of the college would not be supported under the Adopted South Oxfordshire Local Plan 2011 unless provision was made for alternative facilities elsewhere. One TPO to middle of site and a group TPOs on adjacent land to the North East of the site.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	<ul style="list-style-type: none"> This site is considered to be suitable in principle, having surveyed the site as it has no overriding constraints and the college has shown an intention to move sites so the current policy constraint could be overcome as long as the use is replaced.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> Intention known through site submission 230 Henley College currently operates from 2 sites and has many buildings that need improving or replacing to provide a good quality teaching environment. The college is keen to find a new single site that will allow it to operate more efficiently. The college has identified that the brownfield land at Highlands Farm would be suitable. The council would support the College moving to this site and redevelopment of their existing sites for housing. The college would need to be replaced if the site were to be developed but this is clearly defined in their intention.
Achievability	The college informed the council in 2009 that at the present time there is not the funding to support this, but it remains an option for the future.
Overall assessment of the site	Site is available and suitable in principle. The

HENLEY

	development of this site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites.
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HENLEY

Settlement	Henley		
Site Reference	HEN11		
Other useful refs	None		
Site address	South West of Friar Park, North West of Henley College		
Planning history	P81/S0238	Erect replacement dwelling for occupation by owners of Friar Park Stables and one member of their staff. Change of use of existing dwelling to a hay store and a tack room and stables office.	Refused (appeal dismissed)
	P80/S0547	Erection of chalet bungalow and double garage for occupation by the owners of Friar Park Stables and one member of their staff.	Withdrawn
Site size (hectares)	8.4		
Site description and current uses	Agricultural grazing		
Site boundaries	Trees and hedges		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to East and NorthAgricultural to West and South		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">TPOs on Eastern part of siteProminent in the Chilterns AONBThe proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	<ul style="list-style-type: none">This site is considered to be unsuitable in principle, having surveyed the site due to its very prominent position within the AONB.		
Availability and Achievability			
Availability	Site has not been submitted for development through the plan making process and therefore deliverability unknown		
Achievability	Unknown		
Overall assessment of the site	Site is not available and is considered unsuitable in principle. The development of this site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites.		

HENLEY

Settlement	Henley		
Site Reference	HEN12		
Other useful refs	Site Submission 220		
Site address	Land to the West of Fairmile to the East of Badgemore Stables		
Planning history	P00/S0060/DA	Change of use of the land to use for the stationing of caravans for storage	Deemed Application (appeal dismissed)
Site size (hectares)	5.1		
Site description and current uses	Agricultural field		
Site boundaries	Trees and hedges		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to South West and North WestAgriculture to the South, East and West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">Prominent in the Chilterns AONBThe proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	<ul style="list-style-type: none">This site is considered to be unsuitable in principle, having surveyed the site due to its very prominent position within the AONB.		
Availability and Achievability			
Availability	Intention known through site submission 220		
Achievability	Unknown		
Overall assessment of the site	Site is available but is considered unsuitable in principle. The development of this site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites.		

HENLEY

Site Reference	HEN13		
Other useful refs	Site submission number 066 Site A in Henley Background Paper		
Site address	Land off Fairmile North West of Luker Avenue		
Planning history	P02/S0825	Erection of 36 terraced houses and 13 flats.	Withdrawn
	P01/S0655	Erection of 31 terraced houses and 12 flats.	Withdrawn
	P95/S0623	Erection of seven detached houses	Refused (appeal withdrawn)
	P86/S0167	Erection of 7 6 bed detached houses	Refused (appeal dismissed)
	P81/S0262	Erection of 32 houses	Refused
	P81/S0261	Erection of 32 houses	Refused (appeal withdrawn)
	P80/S0553/O	Erection of one dwelling house	Refused
	P80/S0500	Single-storey dwelling	Refused (appeal dismissed)
	P75/S0132/O	Erection of one dwelling	Refused
	P73/H0309	Erection of 12 two-storey dwellings	Refused
	P72/H0974	Erection of residential layout for 66 dwellings	Refused
	P71/H0751	Residential development	Refused
	P70/H0108	Residential development	Withdrawn
	P66/H0607	Erection of one dwelling	Refused
	P63/H0537	Residential development	Refused
	P63/H0259	Site for residential development at a density of 8 houses per acre	Refused
Site size (hectares)	3.7		
Site description and current uses	<ul style="list-style-type: none">Overgrown scrubland in Eastern part of the site.Grassland in the Western portion.		
Site boundaries	<ul style="list-style-type: none">Established hedges surrounding the Eastern portion of the site and running through the middle of the search area.Mix of hedges and fences around the Western portion of the site.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">Residential to South East and to the North. One residential property interjects into the site from the North West.Fair Mile (A4130) road to the EastAgricultural fields to the South West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">AONB adjoins site to on two sides.Falls within the Henley Conservation Area		

HENLEY

	<ul style="list-style-type: none"> • TPOs on South West of site • Listed Buildings adjacent to the South East edge of site on the Fairmile. • The proposed site would be on the edge of Henley. The policies in the South Oxfordshire Local Plan 2011 do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	
General	<ul style="list-style-type: none"> • Site slopes from North East to South West. • Protected slow worms may be present on the southern edge of the site.
Landscape Capacity Study Summary	<p>Potential effects of development on the AONB and its setting Development on this site would need to be handled with considerable care but with the right siting, design and built form it should be possible to develop the site without harm to the setting of the AONB or the Conservation Area (CA), or a visual impact on the AONB.</p> <p>Opportunity for landscape enhancement At present the site makes a positive contribution to the setting of the AONB and to the CA. However there is an opportunity to improve the landscape edge to the existing estate south east of the site. Appropriate landscape mitigation and densities should enhance any development, including the road access, on the site.</p> <p>Potential capacity of the site HEN13 is a sensitive site due to its location and as for all of these sensitive sites, the capacity of the reduced site is determined by the character of the AONB, the CA and better quality housing adjacent to the site. At HEN 13 the density should take account of the low density of the housing on the edge of the town, with some flexibility allowing for some higher density close to Crisp Road/Luker Avenue, and should ensure that the character of the AONB/CA is conserved and enhanced. A lower density than 25 dwellings per ha. is therefore more appropriate. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site but for the purposes of this study 60 to 75 dwellings might be accommodated.</p>
Traffic and Transport	<p>Initial transport information has been submitted for this site.</p> <p>OCC officer comments indicate that general access from Luker Avenue is unacceptable. However, it would appear that access onto Fair Mile Drive, as shown in the plan submitted, is achievable for the number of homes proposed. The access would need to be delivered to a suitable standard with mitigation measures undertaken. This in principle agreement is subject to further detailed analysis and mitigation being undertaken of all the relevant transport issues, such as bottle necks and safety issues, and especially capacity issues at the A4130/A4155 double mini roundabout junction. Emergency access from Luker Avenue is likely to be acceptable.</p>
Heritage	<p>SODC Conservation Officer comments indicate that the north-eastern part of the site lies within the Henley Conservation Area(CA). Nos. 23 and 25 Fair Mile are Grade II listed buildings dating from the 18th century. No. 27 Fair Mile is recorded as a Building of Local Note. The CA appraisal states that an important aspect of the character of Fair Mile is that <i>'the building plots are particularly spacious and the setting, amongst fields and areas of woodland, is attractive.'</i> The appraisal goes on to state that <i>'the wide grass verges, large gardens, neat hedges and mainly paired or detached houses, set back along a common building line, create a unique townscape.'</i> The elm avenue was an improvement carried out in the early 1840s. Many of the trees within and adjacent to the proposed development site contribute to the special character of this part of Henley and are protected by TPO's.</p>

HENLEY

	<p>The open, semi-rural character of the existing site contributes to the setting of the listed buildings and reflects the established suburban character of this part of the CA. This site is therefore sensitive to more intensive development. The historic plots immediately adjacent to the proposed development area, which include Field Cottage, Mile Edge and 25 Fair Mile, as well as the detached properties to the north-west are all spacious in character. In order to preserve or enhance the character and appearance of the CA and the setting of the listed buildings the density of development in this location should take account of the scale and form of these larger properties. I have looked through the various options put forward which are based on 90 units. A reduction to between 60 and 75 would provide scope for reducing the density within the CA. Removal of units that would be visible along the access road from Fair Mile and a general reduction of units within the CA would improved the illustrative schemes. The area immediately adjacent to the CA could take a higher density of units and would thereby reduce impacts on the setting of the listed buildings and character of the CA. The retention of trees and the potential for creating additional planting would help to preserve the semi-rural character. I feel comfortable with a 60 to 75 unit density.</p> <p>OCC archaeological officer comments indicate that this site is located within an area where little archaeological investigation has been undertaken. The site is located along the route of the Roman Road from Dorchester, crossing the River Thames at Henley. The site is relatively undeveloped both on modern maps and on the early edition OS maps and so any archaeological deposits that do survive on site can be expected to be fairly well preserved. The results of an archaeological field evaluation will therefore need to be submitted along with any planning application for the site.</p>
Flooding	<p>Approximately 0.5ha of land around the access and eastern edge of the site is within flood zones 2 and 3. The EA have indicated that provided a dry pedestrian and emergency access is available development of the site would be acceptable. A dry pedestrian and emergency access is available from Luker Avenue over land in SODC ownership.</p>
Suitability	<p>This site is considered to be suitable in principle.</p>
Availability and Achievability	
Availability	<p>Intention known through site submission 066 and SHLAA response. There are three landowners working through a single developer. All have confirmed their willingness to develop the land as soon as it is allocated. There are no overriding delivery issues.</p>
Achievability	<p>See comments below</p>
Capacity and overall assessment of the site	<p>Site is available and is considered suitable in principle for between 60 and 75 homes. The development of this site will be considered through the LDF process, during which its acceptability will be judged by comparison with other potential sites.</p>

HENLEY

Site Reference	HEN14		
Other useful refs	Site submission 138		
Site address	Empstead works and adjoining commercial buildings		
Planning history	P07/E1555	Mixed use redevelopment consisting of 23 open market residential, 14 affordable dwellings, and B1 (light industry) building.	Refused (appeal dismissed)
	P05/E0515/O	Retention of main works building as B1 (Offices). Erection of 15 no. one bed flats and 6 no. live/work units.	Withdrawn
Site size (hectares)	0.5		
Site description and current uses	Industrial premises – run down		
Site boundaries	Trees and fencing		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Henley College to the West,• Commercial premises and residential to the North and South.• Industrial premises to the East.		
Suitability for housing			
Policy restrictions	Principal of some housing has been agreed on this site		
Physical problems or limitations			
Traffic and Transport	OCC officer comments indicate that in principle this site would be acceptable. This in principle agreement is subject to further detailed analysis and mitigation being undertaken and all of the relevant transport issues, such as bottle necks and safety issues, and suitable access.		
Heritage	<p>The site is located outside the Henley Conservation Area (CA) but forms part of its setting. Listed buildings fronting onto Gravel Hill that lie within the medieval historic core (as represented by the survival of burgage plots) of Henley are located to the north. It seems apparent that the development of the Emstead Works truncated the former burgage plots and these features do not visibly extend into the development site.</p> <p>The two proposed options for access to the site are located along Deanfield Avenue and Greys Road. The Deanfield Avenue option is close to rows of terraced buildings the most prominent of these on a corner site at the junction between Greys Road and Church Street. The Henley Conservation Area Appraisal Townscape Maps shows the terraced buildings on the southern side of Greys Road (49 - 51, 61 - 65, 69 - 73) as well as 1, 2 and 3 Church Road and 29 - 33 Goodall Close are recorded as Buildings of Local Note. These buildings relate to the 18th and 19th century expansion of Henley and are noted for their eclectic details which make a positive contribution to the street scene.</p> <p>The overall pattern of residential development is fine grained with intense development within the historic core. There is potential for higher density housing in this location reflecting the urban character of this part of Henley.</p> <p>The setting of the listed buildings along Gravel Hill should be considered in development proposals and particularly the established grain and pattern of</p>		

HENLEY

	<p>historic development. The layout of the site to some extent replicates the north-south orientation of former burgage plots and reference to this in any proposed plans would contribute towards reinforcing the established urban form. Any alteration to the access on the south side should reference the established pattern of local boundaries and accesses to preserve or enhance the street scene.</p> <p>OCC archaeological officer indicates that this site is located immediately south of the planned medieval town. This site is located in an area which would have once been the burgage plots of the Market Place and although now removed this area could contain surviving evidence of their use and change of use through time which is of considerable importance. Archaeological investigation will need to be carried out either before or during any development on this site depending on the nature of the proposal.</p>
Employment use	The site is currently in employment use but the principle of a mixed use scheme has been established in the earlier applications and appeal.
Suitability	The site is considered suitable and has no overriding constraints.
Availability and Achievability	
Availability	Intention known through site submission 138. The site is in a single ownership and the owner has confirmed their willingness to develop the land as soon as permission is granted. There are no overriding delivery issues.
Achievability	See comments below
Capacity and overall assessment of the site	The site is available and suitable in principle for 25 homes.

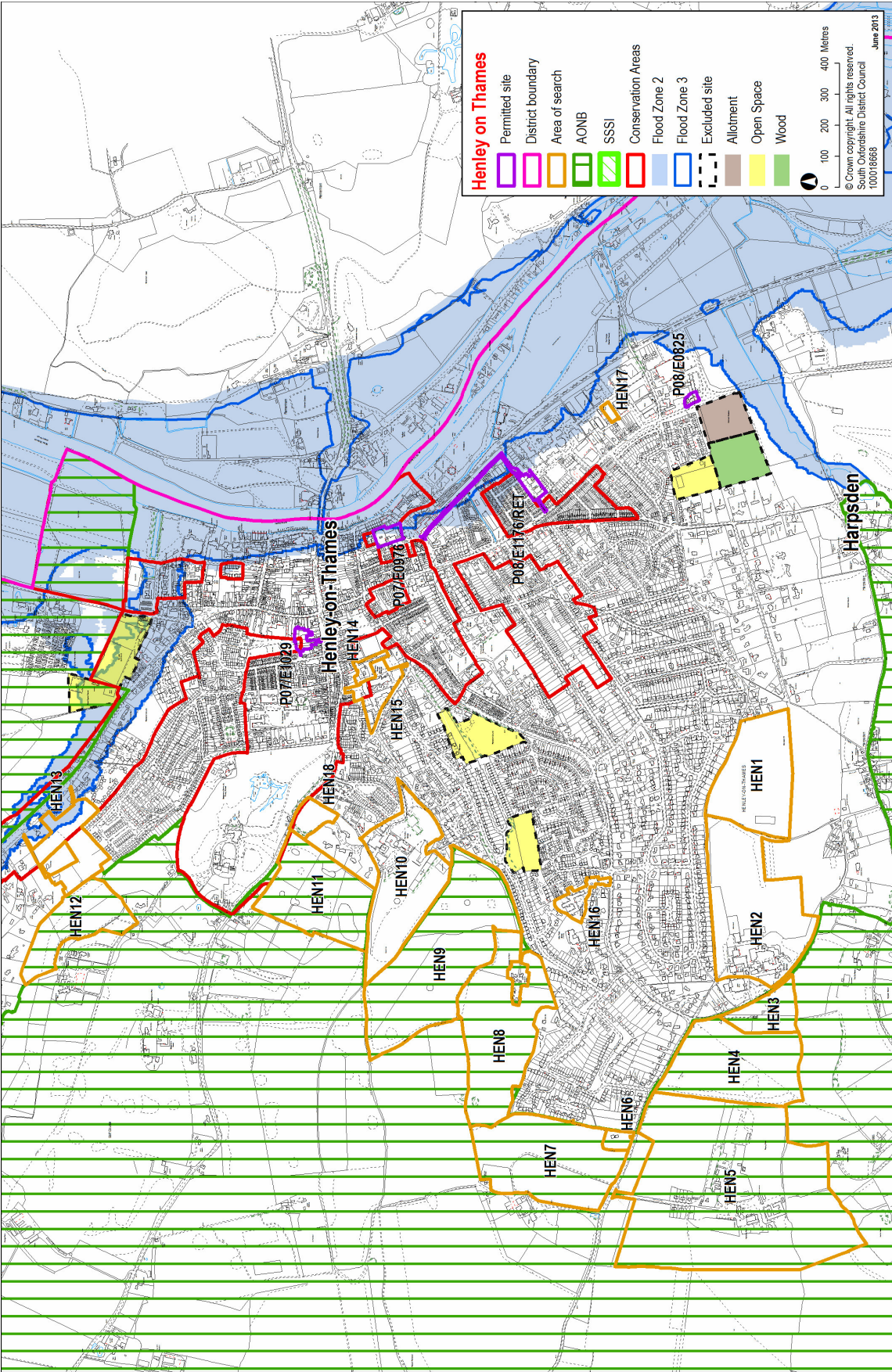
HENLEY

Settlement	Henley
Site Reference	HEN15
Other useful refs	Site submission number 230
Site address	Henley College, Deanfield Avenue
Planning history	No relevant planning history
Site size	1.7
Site description and current uses	Tertiary education campus; part of Henley College. Mix of buildings of various ages including some listed.
Site boundaries	Mix of trees, hedges and fences around the site.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> Residential to the North, South and West. Light industrial activities to the East and some South of the southern point of the site.
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> The loss of the college would not be supported under the Adopted South Oxfordshire Local Plan unless provision was made for alternative facilities elsewhere. North of the site lies within the Henley Conservation Area with much of the site adjoining. Group TPOs on land adjacent to the North West of the site.
Physical problems or limitations	<ul style="list-style-type: none"> Transport assessment to be completed, if appropriate, through the plan making process Some Grade II listed buildings within the site A number of listed buildings also lie to the North of the site.
Suitability	This site is considered to be suitable in principle. Henley is tightly constrained and therefore the presence of the Conservations Area and listed buildings, having surveyed the site, is considered not to rule it out in principle. As with HEN10, the college would need to be replaced if the site were to be developed but this is clearly defined in their intention.
Availability and Achievability	
Availability	<ul style="list-style-type: none"> Intention known through site submission 230. Henley College currently operates from 2 sites and has many buildings that need improving or replacing to provide a good quality teaching environment. The college is keen to find a new single site that will allow it to operate more efficiently. The college has identified that the brownfield land at Highlands Farm would be suitable. The council would support the College moving to this site and redevelopment of their existing sites

HENLEY

	for housing.
Achievability	The college informed the council in 2009 that at the present time there is not the funding to support this, but it remains an option for the future.
Overall assessment of the site	Site is available and is considered suitable in principle. The development of this site will be considered through the plan making process, during which its acceptability will be judged by comparison with other potential sites.

HENLEY



هذه الوثيقة متاحة باللغة العربية عند الطلب
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。
Chinese

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