



Joint Henley and Harpsden Neighbourhood Development Plan

Housing Site Assessment

May 2015

Contents

1.0	INTRODUCTION.....	3
2.0	ASSESSED HOUSING SITES.....	4
3.0	METHODOLOGY	5
4.0	SITE ASSESSMENT OUTCOMES.....	7

Appendices

Appendix 1: Site Location Plan

Appendix 2: Detailed Site Assessment Proformas

1.0 INTRODUCTION

- 1.1 A site assessment process has been undertaken by the Joint Henley and Harpsden Neighbourhood Plan (JHHNP) working groups as part of the preparation of the Joint Henley and Harpsden Neighbourhood Plan. The housing site assessment, recorded in this report, has been prepared to accompany the Neighbourhood Plan as an evidence base document.
- 1.2 A key purpose of undertaking the assessment was to assist the Housing Working Group (HWG) members in considering the potential sites in a structured and detailed way. The assessment findings have made an important contribution to the plan making process and represent one key outcome of the community and participatory planning process.
- 1.3 The assessment outcomes provided by the HWG members represent genuine community participatory planning and may differ from other technical / sustainability appraisal outcomes and should be read in conjunction with these.
- 1.4 The site assessments were a useful tool for making housing site allocations however, other evidence base documents were also of key importance to the housing site allocation process, which included:
- Public consultation results on site preferences (December 2013 – January 2014)
 - Public consultation views on site selection (September 2013)
 - Nexus Planning Housing Land Availability Assessment 2013 (Updated in 2015)
 - Public, statutory and non-statutory consultation views on the Pre-Submission JHHNP 2014
 - Focus Group held in November 2014
 - Policies of South Oxfordshire Core Strategy and the National Planning Policy Framework
 - South Oxfordshire District Council evidence base documents (see 3.2 below)

2.0 ASSESSED HOUSING SITES

- 2.1 The call for sites, featured in the public consultation process for the JHHNP, identified 17 potential sites for housing development, including those identified and assessed in the South Oxfordshire District Council's Strategic Housing Land Availability Assessment (SHLAA) 2013 and additional sites brought forward and assessed in the JHHNP Housing Land Availability Assessment 2013. Further sites were promoted later in the process and included in an updated JHHNP Housing Land Availability Assessment. All sites were deemed to be available and deliverable and the landowners all completed and signed a written statement to confirm this. The housing sites considered throughout the process comprise:

Site A-Fair Mile
Site B-Treetops
Site C-Gillott's School
Site E-Empstead Works
Site F-Chiltern's End
Site G-Lucy's Farm
Site H-Reading Road
Site J-Reading Road
Site K-Parkside
Site L-Sheepside
Site M-Highlands Farm
Site N-Thames Farm
Site P-Wyevale
Site Q-Mount Ida
Site R-Watermans Spinny
Site U-Wilkins
Site V-TA Centre
Site X- Henley Youth Centre #
Site Z- 118 Greys Road #
Site AA- Henley College (Deanfield)*
Site AB- Henley College (Playing fields)*
Site AC- Henley College (Rotherfield)*

These sites were promoted after the main Housing Site Assessment exercise. Whilst they were considered in detail by the Housing Working Group, detailed Site Assessment reviews were not undertaken. Nexus Planning later separately assessed these sites, the results of which are included below.

* These sites were promoted after the main Housing Site Assessment exercise. Whilst they were considered in detail by the Housing Working Group, detailed Site Assessment reviews were not undertaken. As the sites were considered to fail the basic test of deliverability, no assessment was recorded.

- 2.2 A location map showing the assessed sites is included within Appendix 1.

3.0 METHODOLOGY

3.1 The sites promoted for housing development were subjected to assessment against nine site assessment criteria that were agreed by the Housing Working Group in November 2013 and were subject to public consultation in December 2013. The nine criteria received positive support from the community, with all criteria gaining at least 70% approval. The agreed criteria were:

- 1) **Proximity and access to services:** The distance from the site to key services such as the town centre, train station and schools.
- 2) **Brownfield/Greenfield land:** Brownfield sites that have previously been developed on and Greenfield sites have been undeveloped previously.
- 3) **Traffic impact:** Evaluates the accessibility to key services and amenities from the proposed site and the need to travel by car.
- 4) **Integration with Henley:** How well the proposed site adjoins the existing urban area of Henley town.
- 5) **Benefit to the town:** How the proposed site will bring wider benefits for the community and the town.
- 6) **Impact on landscape:** Open spaces and countryside of the proposed site and adjacent to it.
- 7) **Impact on heritage:** Archaeological and historic interest and if the site lies within a Conservation Area.
- 8) **Impact on ecology:** The local biodiversity of the site and any international biodiversity designations.
- 9) **Flood risk:** Evaluating the site's risk of flooding from the Environmental Agency's flood zone map.

3.2 Site assessments were undertaken by Housing Working Group members in early 2014. Housing Working Group members were encouraged to visit all the sites and to consult the following information sources, which they were provided with, in making their assessments against the criteria:

- JHNP Baseline Report 2013
- SODC Landscape Assessment 2011
- SODC Strategic Housing Land Availability Assessment 2013 (including Oxfordshire County Council comments on transport)
- Nexus Planning JHNP Housing Land Availability Assessment 2013 (updated 2015)
- Oxfordshire County Council RAG assessment of sites (excluding transport, not provided)
- Diagrams on site distances to schools, town centre, railway stations
- Diagrams on site landscape settings (flood risk, AONB, SSSI, Conservation Area)
- Information provided by landowners/site promoters available on the jhnp.co.uk website – all landowners were asked to provide a short site summary covering a number of criteria and were invited to present their site to the Housing Working Group, the majority of which did so.

3.3 Against each criterion Housing Working Group members were asked to assess the sites using a five point scale negative to positive outcome scale. The scale used is set out below:

Negative				Positive
R	R/A	A	A/G	G

- 3.4 The site assessment proforma used to assess the sites includes a 'Score Commentary' section completed by Nexus Planning to record justification commentary, such as relevant key facts from the Housing Land Availability Assessments, site visit observations and the initial Sustainability Appraisal outcomes. A copy of the site assessment proforma is included within Appendix 2.

4.0 SITE ASSESSMENT OUTCOMES

- 4.1 Site assessments were undertaken individually by 22 Housing Working Group members (not all members chose to undertake the assessments). The outcomes presented within Table 1 below are an average of the assessments undertaken, therefore approximating a group opinion. The averaged assessment findings were reported to and discussed by the group.
- 4.2 In reviewing the completed HWG proformas it was noted that the site assessment outcomes did not always correspond to the supporting Score Commentary. This principally being due to the subjective nature of the assessment. To overcome this, using the same evidence base Nexus Planning independently reviewed the summary outcomes for each site. The Nexus Planning site assessment proformas for each site are included within Appendix 3. The Nexus Planning site summary outcomes for each site are set out within Table 2 below.
- 4.3 A description of the process of site allocations is set out in the separate Consultation Statement. This includes a series of HWG meetings taking place through February, March and April 2014 to discuss and agree potential housing site allocations taking account of the evidence base. Further meetings in autumn / winter 2014 considered feedback on the 2014 Pre-Submission JHHNP consultation.

Table 1: Housing Working Group averaged site assessment outcomes

Site Assessment Criteria	Site A	Site B	Site C	Site E	Site F	Site G	Site H	Site J	Site K	Site L	Site M	Site N	Site P	Site Q	Site R	Site U	Site V	Site X*	Site Z*
Proximity and access to services	A/G	A	A/G	G	A/G	A	A/G	A/G	A/G	R/A	A	R/A	R/A	R/A	A/G	G	G		
Brownfield / Greenfield	R/A	A	R/A	G	G	R/A	G	G	A	R/A	G	R/A	G	R/A	R/A	G	G		
Traffic impact	A	R/A	A	A/G	A/G	A	A/G	A/G	A/G	A	A	A	A	A	A	A/G	A/G		
Integration with Henley	A/G	A	A/G	G	G	A	G	G	A/G	R/A	R/A	R/A	R/A	R/A	A/G	G	G		
Benefit to the town	A	A	A/G	A/G	A/G	A	A/G	A/G	A	R/A	A/G	R/A	R/A	R/A	A	A/G	A/G		
Impact on landscape	A	R/A	A	G	G	R/A	G	G	A/G	R/A	A/G	R/A	A/G	A	A	G	G		
Impact on heritage	A	A/G	A/G	G	G	A/G	G	G	G	A/G	A	A/G	G	A/G	G	G	A/G		
Impact on ecology	A	A	A	G	G	A	G	G	A	A	A/G	A	A/G	A/G	R/A	G	G		
Flood	A	G	G	G	G	G	A/G	A/G	G	R/A	G	G	G	A/G	A/G	G	G		

*These sites were promoted after the main Housing Site Assessment exercise. Whilst they were considered in detail by the Housing Working Group, full Site Assessment reviews were not undertaken

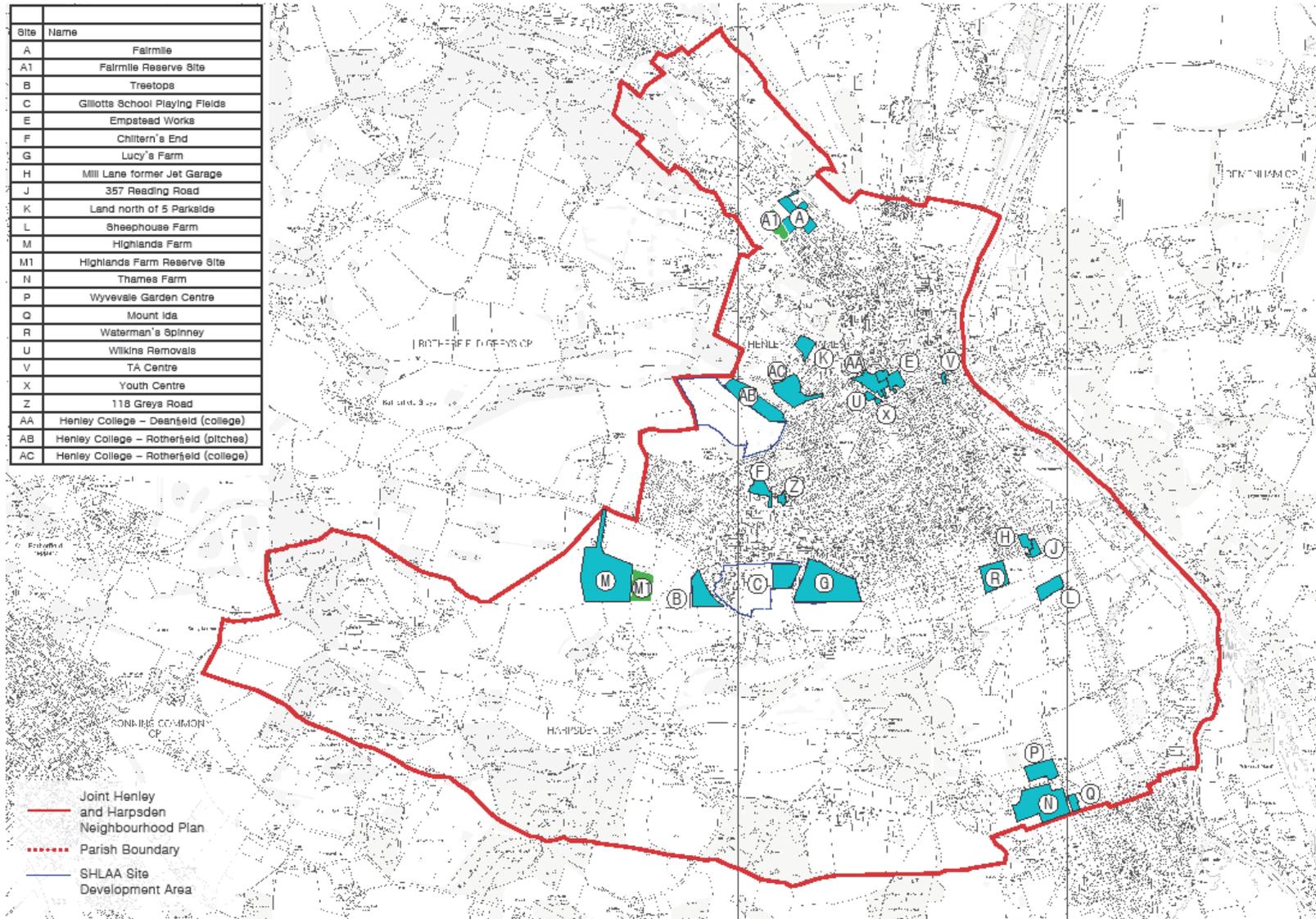
Table 2: Nexus Planning adjusted site assessment outcomes

Site Assessment Criteria	Site A	Site B	Site C	Site E	Site F	Site G	Site H	Site J	Site K	Site L	Site M	Site N	Site P	Site Q	Site R	Site U	Site V	Site X	Site Z
Proximity and access to services	A	A	A	A/G	A/G	A	A	A	A/G	R/A	R/A	R/A	R/A	R/A	A	A/G	A/G	A/G	A/G
Brownfield / Greenfield	R/A	R	R	G	G	R	G	G	R/A	R/A	G	R	G	R/A	R	G	G	G	G
Traffic impact	A	A	A	A/G	A/G	A	A	A	A/G	R/A	R/A	R/A	R/A	R/A	A	A/G	A/G	A/G	A/G
Integration with Henley	A/G	R/A	A	G	G	A	G	G	A/G	R/A	R	R	R	R	R/A	G	G	G	G
Benefit to the town*	A	A	A/G	A/G	A/G	A	A/G	A/G	A	R/A	A/G	R/A	R/A	R/A	A	A/G	A/G	#	#
Impact on landscape	R/A	R	R/A	G	G	R/A	G	G	R/A	R/A	R/A	R	G	A	R/A	G	G	G	G
Impact on heritage	R/A	A/G	A/G	A/G	G	A/G	G	G	A/G	A/G	R/A	G	G	G	G	G	A	G	G
Impact on ecology	A	A	A	G	G	R/A	G	G	R/A	A/G	A/G	A	A/G	A/G	R/A	G	G	G	G
Flood	G	G	G	G	G	G	G	G	G	R	G	G	G	G	G	G	G	G	G

*Nexus Planning did not update these assessments and they remain unchanged from the general Housing Working Group opinion as interpreted by Nexus Planning.

Appendix 1

Location Plan of Sites



Appendix 2

Detailed Site Assessment Proformas

Site Reference: Site A – Fair Mile

Site summary:

The proposed site falls just outside of Henley to the North West of the town and on the western side of Fair Mile. The proposed site is 3.7 hectares in size. The site is predominantly surrounded by residential uses to the South East and North of the site and located close to the Fair Mile road (A4130) to the East of the site.

Indicative Site Capacity: 65 to 90 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance to most key facilities and services. A primary school is located within 500m of the site. The site is within 1,500m of the town centre. The site is outside of the 1,500m zone of the railway station. The site is located outside of the 1,500m zone of Gillotts Secondary School.
Brownfield / Greenfield	R/A	<ul style="list-style-type: none"> The site is Greenfield land but is surrounded by built development on three sides of the site; residential properties within Barn Lane, Luker Avenue and the Fair Mile.
Traffic impact	A	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance to most key facilities and services. A primary school is located within 500m of the site. The site is within 1,500m of the town centre. The site is outside of the 1,500m zone of the railway station. The site is located outside of the 1,500m zone of Gillotts Secondary School.
Integration with Henley	A/G	<ul style="list-style-type: none"> 3 of the site's 4 sides adjoin the existing urban edge of the town.
Benefit to the town	A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Impact on a key entrance to the town.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> The site lies outside, but borders the Chilterns AONB.
Impact on heritage	R/A	<ul style="list-style-type: none"> The site lies partly within a Conservation Area. Potential loss of at least one TPO tree within the Conservation Area to provide a route for the point of access on to the Fair

		<p>Mile.</p> <ul style="list-style-type: none"> • The site has modest archaeological potential. • Listed Buildings are adjacent to the South East edge of the site on the Fair Mile.
Impact on ecology	A	<ul style="list-style-type: none"> • The site has no international biodiversity designations. • A small part of the site comprises UK BAP woodland. • The Eastern part of the site has some partly overgrown scrubland which may have some local biodiversity value. • The remainder of the site comprises semi-improved grassland which is of low/moderate local value.
Flood	G	<ul style="list-style-type: none"> • The site lies wholly within Environment Agency Flood Risk Zone 1. • The Environment Agency Flood Risk Map previously showed that the site lies partly within Flood Risk Zone 2 and 3. However, it has recently been updated to show the whole area of the site covered under Flood Risk Zone 1.

Site Reference: Site B: Treetops

Site summary: Site B is located at Treetops on Gillott’s Lane to the South West of Henley. The proposed site is 2.5 hectares in size. The site currently has one house to the South of the site, dense trees to the North and South East and an open field to the North West. The surrounding uses include residential areas to the North of the site, agricultural fields to the South and West and Gillott’s school opposite the site.

Indicative Site Capacity: 15-25 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located away from key services and facilities in the town centre. The site is located outside the 1,500m zone of the town centre and the train station. The site is also outside the 500m zone of an existing primary school. The site is within 500m of Gillotts Secondary School.
Brownfield / Greenfield	R	<ul style="list-style-type: none"> This site is a Greenfield site within the AONB. The site abuts existing development along one side at Gillott’s Lane.
Traffic impact	A	<ul style="list-style-type: none"> The site is located outside the 1,500m reasonable walking and cycling zone of the town centre and the train station. The site is also outside the 500m zone to an existing primary school, but within 500m of Gillotts Secondary School.
Integration with Henley	R/A	<ul style="list-style-type: none"> 1 of the site’ 4 sides adjoins the existing urban edge of the town.
Benefit to the town	A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions (later proposals indicated potential care homes).</i>
Impact on landscape	R	<ul style="list-style-type: none"> The site is located within the AONB.
Impact on heritage	A/G	<ul style="list-style-type: none"> The site is not within close proximity to a Conservation Area. There are no known archaeology or heritage assets on the site. The site does have some archaeological potential.
Impact on ecology	A	<ul style="list-style-type: none"> The site has no international, national or local biodiversity designations. The amenity grass land within the site has little biodiversity value or potential. There are areas of woodland within the site and the presence of bats has been recorded within the wider Gillotts School site.

		<ul style="list-style-type: none">• There are several TPOs to the South-East of the site.
Flood	G	<ul style="list-style-type: none">• The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site C: Playing Fields at Gillott’s School

Site summary:

Site C is located at Gillott’s School playing fields, towards the South-West of Henley. The proposed site for development is 3.4 hectares in size. The site is currently used as a playing field and borders Gillott’s school. The surrounding uses include agricultural fields to the South and East, residential areas to the North and playing fields to the West of the site.

Indicative Site Capacity: 50 - 85 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> Part of the site (50%) is within a reasonable 1,500 walking and cycling distance to most key facilities and services. The site is partly (50%) within the 1,500m zone of the town centre and railway station. The site lies outside the 500m zone of an existing primary school, but within 500m of Gillotts Secondary School.
Brownfield / Greenfield	R	<ul style="list-style-type: none"> This site comprises school playing fields on Greenfield land.
Traffic impact	A	<ul style="list-style-type: none"> Part of the site (50%) is within a reasonable 1,500 walking and cycling distance to most key facilities and services. The site is partly (50%) within the 1,500m zone of the town centre and railway station. The site lies outside the 500m zone of an existing primary school, but within 500m of Gillotts Secondary School.
Integration with Henley	A	<ul style="list-style-type: none"> 2 of the site’s 4 sides adjoin the rear gardens of properties in Blandy Road or the school.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>The development of the site, whilst leading to the loss of playing fields, will provide the school with funds from enabling development creating an extraordinary benefit.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> Development on the site would result in the loss of open space. The site adjoins the AONB. The development would not undermine the landscape transition between the town and the AONB.
Impact on heritage	A/G	<ul style="list-style-type: none"> The site is not within close proximity to a Conservation Area. There are no known archaeology or heritage assets on the site.

		<ul style="list-style-type: none"> The site does have some archaeological potential.
Impact on ecology	A	<ul style="list-style-type: none"> The site currently has low biodiversity value due to the school playing fields. Trees surround the perimeter of the site.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site E: Empstead Works and Stuart Turner

Site summary:

Empstead Works is located in a central location in Henley towards the North of the town. The proposed site is 1 hectare in size. The site is used for light industrial purposes and is surrounded by residential uses to the North and South of the site and car parking to the East. Henley College is located to the West of the site.

Indicative Site Capacity: 25 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and nearest existing primary school. It is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillotts Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is Brownfield land within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. It is on the edge of the 1,500m zone of Gillotts Secondary School. The site is within walking distance of the town centre.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4 sides adjoin the existing urban area of the town.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>Development of the site would improve the aesthetic of the town centre and additional residents would support the town centre economy.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	A/G	<ul style="list-style-type: none"> The site abuts a Conservation Area but lies outside of the boundary. There are listed buildings to the North of the site on Gravel Hill but not within the site.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site F: Chilterns End

Site summary:

Chilterns End is located on Greys Road towards the South-West of the town. The proposed site is 0.9 hectares in size. The site is currently used for an elderly care home and is surrounded by residential properties to the North, East and South of the site and a primary school to the West.

Indicative Site Capacity: 27 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is located within a reasonable 1,500m walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre and within 500m from the nearest existing primary school. It is within 1,000m of Gillott's Secondary School. The majority of the site is within the 1,500m zone of the railway station.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is Brownfield land within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is located within a reasonable 1,500m walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre and within 500m from the nearest existing primary school. It is within 1,000m of Gillots Secondary School. The majority of the site is within the 1,500m zone of the railway station.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the sites 4 sides adjoin the existing urban area of the town.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>No benefits beyond the anticipated S106. Care home replaced and increased at Townlands Hospital.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site G: Drawback Hill (Lucy's Farm)

Site summary:

Site G is located on the North of Lucy's Farm, Drawback Hill towards the South-West of Henley. The proposed site is 8.2 hectares in size. The site is currently formed of grassland and surrounding uses include a field and a playing field to the West and residential areas to the North East and South of the site.

Indicative Site Capacity: 110-130 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance of most key facilities and services. The majority of the site (95%) is located within 1500m of the town centre and railway station. The site is not within 500m of an existing primary school, but is within the 1,000m zone of Gillotts Secondary School.
Brownfield / Greenfield	R	<ul style="list-style-type: none"> The site is on Greenfield land, but is surrounded by built form on two sides; residential properties in Blandy Road, Peppard Lane and Rotherfield Road.
Traffic impact	A	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance of most key facilities and services. The majority of the site is located within 1500m of the town centre and railway station. The site is not within 500m of an existing primary school, but is within the 1,000m zone of Gillotts Secondary School.
Integration with Henley	A	<ul style="list-style-type: none"> 2 of the site's 4 sides adjoin the existing built form.
Benefit to the town	A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Impact on an important local landscape.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> The site does not border the Chilterns AONB. Development would result in the loss of open space.
Impact on heritage	A/G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area. The site has some archaeological potential.

Impact on ecology	R/A	<ul style="list-style-type: none"> • The site has no international, national or local biodiversity designations. • In the wider area there a record of bats within Gillots School grounds. • There is a small area of woodland within the site and trees surround its perimeter. • The majority of the site comprises amenity grassland which has little biodiversity value or potential. • TPOs on Eastern border of the site.
Flood	G	<ul style="list-style-type: none"> • The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site H: Mill Lane, Reading Road

Site summary:

Site H is located on Reading Road and Mill Lane towards the South-East of Henley. The proposed site is 0.54 hectares in size. The site is still used for a Jet petrol station, a tyre service bay, a part vacant body repair shop and a partly overgrown commercial storage area. The site is located in a mixed use area comprising retail, employment, community sports and housing. The neighbouring Tesco supermarket store is to the east of the site. To the immediate south east of the site are single storey sports club houses, a large hair salon and further to the South Henley Town Playing Fields.

Indicative Site Capacity: 13-15 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1,500m of Gillott's Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is Brownfield land within the existing urban area of Henley.
Traffic impact	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1500m of Gillots Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4 sides adjoin the existing built form.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Potential to enhance a key gateway to the town.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.

Flood	G	<ul style="list-style-type: none">The site lies wholly within Environment Agency Flood Risk Zone 1.
-------	---	---

Site Reference: Site J: 357 Reading Road

Site summary:

Site J is located on Reading Road towards the South-East of Henley town. The proposed site is 0.5 hectares in size. The site is currently used as a sports facility and Hairdressers and is predominantly surrounded by residential dwellings to the West of the site and Tesco is located to the North of the site.

Indicative Site Capacity: 30-40 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1,500m of Gillott's Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is on Brownfield land within the existing urban area of Henley.
Traffic impact	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1500m of Gillots Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the sites 4 sides adjoin the existing built form.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>Potential to provide enhanced sports facilities through the sale of the site, when reprovided.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site K: Land north of Parkside

Site summary:

Site K is located on the land North of Parkside towards the West of the town. The proposed site is 1.0 hectare in size. The site currently comprises an area of treed land which is not publicly accessible on the western side of Henley. The surrounding uses are predominantly residential to the South and East of the site and forest and agricultural use to the West.

Indicative Site Capacity: 15 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance of most key facilities and services. The site is within the 1,000m zone of the town centre and within the 1,500m zone of the railway station. The site is within 500m of an existing primary school but is outside of the 1,500m zone of Gillotts Secondary School.
Brownfield / Greenfield	R/A	<ul style="list-style-type: none"> This site is a Greenfield site. However, the site abuts existing built form on three sides; Gravel Hill, residential properties on Parkside and Pack and Prime Lane.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is located within a reasonable walking and cycling distance of most key facilities and services. The site is within the 1,000m zone of the town centre and within the 1,500m zone of the railway station. The site is within 500m of an existing primary school but is outside of the 1,500m zone of Gillotts Secondary School.
Integration with Henley	A/G	<ul style="list-style-type: none"> 3 of the site's 4 sides adjoin the existing built form.
Benefit to the town	A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> Development would result in the loss of open space. The AONB abuts the site's North-Western boundary, however views into and out of the site are restricted due to a strong wooded boundary.
Impact on heritage	A/G	<ul style="list-style-type: none"> The site abuts a Conservation Area but is outside of the boundary area. The site has some archaeological potential.

Impact on ecology	R/A	<ul style="list-style-type: none"> • The site has no international, national or local biodiversity designations. • A blanket TPO covers the site • The wooded area will have some local biodiversity value. • The site is in close proximity to ancient woodland to the north.
Flood	G	<ul style="list-style-type: none"> • The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site L: Sheephouse Farm

Site summary:

Site L is located at Sheephouse Farm to the South-East of Henley. The proposed site is 1.0 hectare in size. The site is currently used as a private tennis court and grassland and is surrounded by fields to the North of the site, agricultural facilities to the South and tennis and field courts to the East.

Indicative Site Capacity: 25-30 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	R/A	<ul style="list-style-type: none"> The site lies outside the 1,500m reasonable walking and cycling distance to most key facilities and services. The site is within the 1,000m zone of the railway station, but outside the 1,500m zone of the town centre. It is not located within 500m from an existing primary school. The site is located outside the 1,500m zone of Gillotts Secondary School.
Brownfield / Greenfield	R/A	<ul style="list-style-type: none"> The majority of site is on Greenfield land.
Traffic impact	R/A	<ul style="list-style-type: none"> The site lies outside the 1,500m reasonable walking and cycling distance to most key facilities and services. The site is within the 1,000m zone of the railway station, but outside the 1,500m zone of the town centre. It is not located within 500m from an existing primary school. The site is located outside the 1,500m zone of Gillotts Secondary School.
Integration with Henley	R/A	<ul style="list-style-type: none"> 1 of the site's four sides adjoins the existing built form.
Benefit to the town	R/A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Extends the urban area of Henley towards Harpsden.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> The significant majority of the site is Greenfield land therefore the development would result in the loss of open space.
Impact on heritage	A/G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area. The site does have some archaeological potential.
Impact on ecology	G/A	<ul style="list-style-type: none"> The site has no international, national or local biodiversity designations. The site comprises grassland and private

		tennis courts which have low biodiversity value or potential.
Flood	R	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 2 and 3b.

Site Reference: Site M: Highlands Farm

Site summary:

Site M is located at Highlands Farm to the South-West of Henley. The proposed site is 33.6 hectares in size of which 7.5 being brownfield, being considered for development. The site is currently used for an employment use and the original farm and associated fields and buildings. The surrounding uses include limited residential areas to the North-East and agriculture to the East, West, North and South of the site.

Indicative Site Capacity: 190 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	R/A	<ul style="list-style-type: none"> The site is located away from key services and facilities in the town centre. The site lies outside the 1,500m zone of the town centre and railway station. The site is not within 500m of an existing primary school but is located within 1000m of Gillotts Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site area which will be used for development is on Brownfield land.
Traffic impact	R/A	<ul style="list-style-type: none"> The site is located away from key services and facilities in the town centre. The site lies outside the 1,500m zone of the town centre and railway station. The site is not within 500m of an existing primary school but is located within 1000m of Gillotts Secondary School.
Integration with Henley	R	<ul style="list-style-type: none"> 1 of the sites 4 sides abuts existing development but is outside of the existing built form of Henley town.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>Developer indicated that the site is able to provide some on site amenity including community / retail hub.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> The site is located within the AONB. However, the site is located on previously developed land therefore has little landscape character.
Impact on heritage	R/A	<ul style="list-style-type: none"> The site is not within close proximity to a Conservation Area. However, there is a scheduled ancient monument within Highlands Farm.
Impact on ecology	A/G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential. There is a SSSI adjacent to the site.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site N: Thames Farm

Site summary:

Site N on Thames Farm is located to the East of the A4155 road to the North-West of Shiplake. The proposed site is 5.65 hectares in size. The site currently comprises grassland and agricultural land. To the North of the site, beyond Upper Bolney Lane is a bungalow and a vacant garden centre that were once connected with Thames Farm. On the other side of Reading Road is the main built up area of Lower Shiplake.

Indicative Site Capacity: 114 residential dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	R/A	<ul style="list-style-type: none"> The site is not located within a reasonable 1,500m walking and cycling distance of key community facilities and services. The site lies outside the 1,500m zone of Henley town centre. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school. The site is within the 1,000m zone of a railway station.
Brownfield / Greenfield	R	<ul style="list-style-type: none"> The site is on Greenfield land. The site abuts built form on two sides at Reading Road and a narrow lane.
Traffic impact	R/A	<ul style="list-style-type: none"> The site is not located within a reasonable 1,500m walking and cycling distance of key community facilities and services. The site lies outside the 1,500m zone of Henley town centre. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school. The site is within the 1,000m zone of a railway station.
Integration with Henley	R	<ul style="list-style-type: none"> The site is on the edge of Shiplake.
Benefit to the town	R/A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Extends Shiplake urban area towards Henley.</i>
Impact on landscape	R	<ul style="list-style-type: none"> Development would result in the loss of open space. The site falls within an area of Great Landscape Value which is a national designation.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.

Impact on ecology	A	<ul style="list-style-type: none"> • The site has no international, national or local biodiversity designations. • The majority of the site consists of poor, semi-improved grassland. • Existing biodiversity habitats within the site include wooded bands along the northern and eastern boundaries, in addition to the hedgerow along the western boundary. • None of these habitats are more notable than at a local/site level.
Flood	G	<ul style="list-style-type: none"> • The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site P: Former Wyevale Garden Centre

Site summary:

Site P is the former Wyevale Garden Centre on Reading Road towards the North-West of Shiplake. The proposed site is 1.83 hectares in size. The site was previously used for a garden centre and is surrounded by forest to the North and agricultural land to the West.

Indicative Site Capacity: 50-75 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	R/A	<ul style="list-style-type: none"> The site is not located within a reasonable 1,500m walking and cycling distance of key community facilities and services. The site lies outside the 1,500m zone of Henley town centre. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school. The site is within the 1,000m zone of a railway station.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> This site is currently derelict Brownfield land.
Traffic impact	R/A	<ul style="list-style-type: none"> The site is not located within a reasonable 1,500m walking and cycling distance of key community facilities and services. The site lies outside the 1,500m zone of Henley town centre. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school. The site is within the 1,000m zone of a railway station.
Integration with Henley	R	<ul style="list-style-type: none"> The site is on the edge of Shiplake.
Benefit to the town	R/A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	A/G	<ul style="list-style-type: none"> The site does not have any international, national or local biodiversity designations. As a previously developed land the site has low biodiversity value. However, the dilapidated buildings could have some local biodiversity value.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site Q: Mount Ida

Site summary:

Site Q is located at Mount Ida on Reading Road towards the North of Shiplake. The proposed site is 0.78 hectares in size. The site comprises a residential dwelling with a large garden and surrounding uses include residential dwellings to the East and South and agricultural land to the North of the site.

Indicative Site Capacity: 15-25 homes

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	R/A	<ul style="list-style-type: none"> The site is not located within a reasonable 1,500m walking and cycling distance of key community facilities and services. The site lies outside the 1,500m zone of Henley town centre. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school. The site is within the 1,000m zone of a railway station.
Brownfield / Greenfield	R/A	<ul style="list-style-type: none"> The site includes a residential garden on Greenfield land and a residential dwelling on Brownfield land.
Traffic impact	R/A	<ul style="list-style-type: none"> The site is within the 1,000m zone of a railway station However, the site does not have good walking and cycling accessibility to Henley town centre or other key local services and facilities. The site is not within 500m of an existing primary school and is not within 1,500m of a secondary school.
Integration with Henley	R	<ul style="list-style-type: none"> The site is on the edge of Shiplake.
Benefit to the town	R/A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions.</i>
Impact on landscape	A	<ul style="list-style-type: none"> The site is a residential garden therefore development would result in the loss of open space. The site falls within an area of Great Landscape Value which is a national designation. However, part of the site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.

Impact on ecology	A/G	<ul style="list-style-type: none"> • The site does not have any international, national or local biodiversity designations. • The residential garden is likely to have some local biodiversity value.
Flood	G	<ul style="list-style-type: none"> • The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site R: Waterman’s Spinney

Site summary:

Site R is located towards the South-East of Henley. The proposed site is 1.66 hectares in size. The site is currently wooded and surrounding uses include allotments to the East, agricultural fields to the South, residential properties to the West and playing fields to the North.

Indicative Site Capacity: 40-55 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1500m of Gillots Secondary School.
Brownfield / Greenfield	R	<ul style="list-style-type: none"> The site is on Greenfield land. The site abuts existing built form on one side on the residential properties along Harpsden Way.
Traffic impact	A	<ul style="list-style-type: none"> The site is located within reasonable walking and cycling distance to most key facilities and services. The site is located within 1,500m of the town centre. The site is within 1,000m of the train station. The site is not within 500m of the nearest existing primary school and is not within 1500m of Gillots Secondary School.
Integration with Henley	R/A	<ul style="list-style-type: none"> 1 of the site's 4 sides adjoins the existing built form.
Benefit to the town	A	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions. Loss of amenity for residents who visit the site.</i>
Impact on landscape	R/A	<ul style="list-style-type: none"> The site is Greenfield and development would result in the loss of an area of woodland which is informally used as open space.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	R/A	<ul style="list-style-type: none"> The site does not have any international, national or local biodiversity designations. However, the site is extensively covered

		<p>by dense and mature woodland.</p> <ul style="list-style-type: none"> The site has significant local biodiversity value.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site U: Wilkins Removals

Site summary:

Site U is located at 9-11 Deansfield Avenue in the centre of Henley. The proposed site is 0.33 hectares in size. The site is currently used for a furniture removal business and is surrounded by residential properties and rear gardens to the North and West of the site. Henley College is in close proximity to the North-East of the site.

Indicative Site Capacity: 10-17 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillots Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is on Brownfield land located within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillots Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4 sides adjoin the existing built form.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeology or heritage assets on the site. The site is not within close proximity to a Conservation Area.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site V: TA Centre

Site summary:

Site V is located on Friday Street towards the East of Henley town. The proposed site is 0.161 hectares in size. The site was previously used as a TA Centre which continues to be used as a Cadet Unit. The surrounding uses consist of predominantly residential properties to the East, South and West of the site.

Indicative Site Capacity: 4-8 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillots Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is on Brownfield land located within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillots Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4 sides adjoin the existing built form.
Benefit to the town	A/G	<ul style="list-style-type: none"> <i>No obvious benefits to the town beyond standard S106 contributions.</i>
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	A	<ul style="list-style-type: none"> The site is located within a Conservation Area and is located within a Burgage Plot. There are Listed Buildings abutting the site to the West and adjacent the site to the North.
Impact on ecology	G	<ul style="list-style-type: none"> This site is a brownfield site and therefore low existing biodiversity.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site X: Henley Youth Centre

Site summary:

Henley Youth Centre is located in a central location in Henley towards the north of the town. The proposed site is 0.33 hectares in size. The site comprises a Youth Centre, a concrete raft which is remaining from a previous educational building, and open land to the rear. The site is surrounded by Wilkins Removals to the north, Henley College to the east, Thames Water functional property to the west, and a bridleway to the south-west.

Indicative Site Capacity: 31 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is well located for walking and cycling to most key facilities and services. The site is located within the 500m zone of the town centre and within 500m of two primary schools. It is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillotts Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is Brownfield land within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is within walking distance of the town centre. The site is located within the 500m zone of the town centre and nearest existing primary school. The site is also within the 1,000m zone of the railway station. The site is located outside of the 1,500m zone of Gillotts Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4 sides adjoin the existing urban area of the town.
Benefit to the town	G	<ul style="list-style-type: none"> N/A
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeological or heritage assets within the site or within the near vicinity of the site. The site is not within the Conservation Area
Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

Site Reference: Site Z: 118 Greys Road

Site summary:

The site is located along Greys Road in Henley towards the south-west of the town. The proposed site is 0.2 hectares in size. The site comprises two commercial buildings and is predominantly surrounded by residential development. However, there is a small neighbourhood centre located at the junction of King James Way and Greys Road. This includes small scale retail and takeaway shops.

Indicative Site Capacity: 26 dwellings

Assessment Criteria	Assessment Outcome	Score Commentary
Proximity and access to services	A/G	<ul style="list-style-type: none"> The site is fairly well located for walking and cycling to most key facilities and services. The site is within the 1,500m zone of the town centre The site is located within the 500m zone of the nearest existing primary school. It is also within the 1,500m zone of the railway station. The site is located within 1,000m from Gillotts Secondary School.
Brownfield / Greenfield	G	<ul style="list-style-type: none"> The site is Brownfield land within the existing urban area of Henley.
Traffic impact	A/G	<ul style="list-style-type: none"> The site is fairly well located for walking and cycling to most key facilities and services. The site is within the 1,500m zone of the town centre The site is located within the 500m zone of the nearest existing primary school. It is also within the 1,500m zone of the railway station. The site is located within 1,000m from Gillotts Secondary School.
Integration with Henley	G	<ul style="list-style-type: none"> 4 of the site's 4sides adjoin the existing urban area of the town.
Benefit to the Town	G	<ul style="list-style-type: none"> N/A
Impact on landscape	G	<ul style="list-style-type: none"> The site is located on previously developed land therefore has little landscape character.
Impact on heritage	G	<ul style="list-style-type: none"> There are no known archaeological or heritage assets within the site or within the near vicinity of the site. The site is not within the Conservation Area.

Impact on ecology	G	<ul style="list-style-type: none"> This site is a Brownfield site and therefore has low existing biodiversity value or potential.
Flood	G	<ul style="list-style-type: none"> The site lies wholly within Environment Agency Flood Risk Zone 1.

