



# Joint Henley and Harpsden Neighbourhood Development Plan

## Land Availability Assessment

May 2015

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**Appendix 1:** Site Location Plan

## 1.0 INTRODUCTION

- 1.1 This Joint Henley and Harpsden Neighbourhood Plan Land Availability Assessment (“the Assessment”) forms part of the evidence base for the Joint Henley and Harpsden Neighbourhood Plan (JHHNP), which will allocate land to meet the future development needs at Henley, as set out within the adopted South Oxfordshire District Core Strategy, over the period 2011 to 2026.
- 1.2 The primary role of the Land Availability Assessment (LAA) is to:
- identify sites with potential for development
  - assess their development potential, and
  - assess when they are likely to be developed.
- 1.3 Where possible this Assessment has drawn on the evidence base underpinning the South Oxfordshire Core Strategy, in particular the South Oxfordshire Strategic Housing Land Availability Assessment (SHLAA). The site assessment proforma used within this Assessment has broadly utilised the same proforma and therefore the site assessment methodology used within the SHLAA.
- 1.4 While the aim of the Assessment is to identify as many sites as possible with development potential in and around Henley, it does not determine whether a site should be allocated for development. It is a technical document which gives information to consider when determining possible development sites options in relation to development.
- 1.5 It is through the Neighbourhood Plan process as a whole that we will decide which sites to allocate for development. Just because a site has been assessed as potentially suitable in this Assessment does not mean the site will be allocated for development within the Neighbourhood Plan.
- 1.6 The Assessment does not take into account strategic environmental assessment or other sustainability appraisal elements or stakeholder representations on particular sites. This wider analysis and consideration will be done through the Neighbourhood Plan process.

## **2.0 IDENTIFIED SITES**

- 2.1 In total 25 sites have been identified as potentially being available and suitable for development. The location of each of these sites is shown within the site location plan within Appendix 1.
- 2.2 Accordingly site assessment proformas for each of these sites have been completed. The site assessment proforma methodology is set out within Section 3 and the completed proforma for each site are contained within Section 4 of the Assessment.

### 3.0 METHODOLOGY

- 3.1 The site assessment proforma completed for each site is set out below with a summary against each assessment elements of the information used to consider the sites suitability and deliverability to meet future development needs.

Assessment Element Description	Summary
<b>Site Details</b>	
Site Reference	The site reference used within the Neighbourhood Plan process e.g. Site A
Other Useful Reference	Any other site reference previously given to this site e.g. through the South Oxfordshire District Core Strategy process
Site Address	The postal address, where available, for the site
Planning History	Summary of any relevant planning history on the site
Site Size (hectares)	Approximate gross area of the site
Site description and current use	Summary of the current uses on the site
Site boundaries	Description of sites existing site boundaries
Surrounding land uses and character of the surrounding area	Summary description of the sites neighbouring uses and character of the sites immediate locality.
<b>Suitability for Development</b>	
Policy restrictions	Existing local and/or national planning policy designations or other designations that would influence the development potential of the site.
Landscape Capacity Study Summary	A summary of landscape designations and issues relevant to the site.
Traffic and Transport	A summary of any known traffic or transport issues relating to the site, or any transport related factors that may potentially limit the development potential of the site.
Heritage	Known international, national or local heritage or archaeology assets within or within close proximity of the site.
Flooding	The extent to which the site lies within Flood Risk Zone 1, 2, or 3. 1 being land with the least risk to flooding and 3 being high risk of flooding.
Other	Any other noteworthy comments that should be taken into consideration as part of the Neighbourhood Plan process
<b>Suitability Summary</b>	A summary of the site suitability for development
<b>Deliverable and Developable</b>	
Deliverable and Developable	The extent to which the site is deliverable and developable within the period covered by the Neighbourhood Plan
<b>Overall Assessment Summary</b>	A summary of the sites suitability and how developable the site is.

#### 4.0 SITE ASSESSMENT PROFORMAS

4.1 Within alphabetical site reference order the completed site assessment proformas are set out within the remainder of this section. The information within these proformas has informed the Neighbourhood Plan plan-making process.

Site Reference	Site A		
Other Useful Reference	SHLAA Site HEN13		
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 dwellings 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	
	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 Separated: Site A: 2.6ha Site A1: 1.1ha		
Site description and current use	<ul style="list-style-type: none"> <li>Overgrown scrubland in Eastern part of the site</li> <li>Grassland in the Western portion</li> </ul>		
Site boundaries	<ul style="list-style-type: none"> <li>Established hedges surrounding the Eastern portion of the site and running through the middle of the search area</li> <li>Mix of hedges and fences around the Western portion of the site</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>Residential to South East and to the North. One residential property interjects into the site from the North West</li> <li>Fair Mile (A4130) road to the East</li> <li>Agricultural fields to the South West</li> </ul>		
Actively Promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>The Chilterns AONB lies immediately adjacent to the site on two sides</li> <li>Listed Buildings adjacent to the South East edge of the site on the Fairmile</li> <li>TPOs on South West of Site</li> <li>The site lies partly within a Conservation Area to the north east</li> </ul>		

<p>Landscape Capacity Study Summary</p>	<ul style="list-style-type: none"> <li>• The Chilterns AONB lies adjacent to the site on two sides</li> <li>• The site is visible from two of Henley's key views identified through the Neighbourhood Plan process. Key views 3 and 4 intercept the site and are referred to in the Neighbourhood Plan.</li> </ul> <p>South Oxfordshire SHLAA's landscape capacity assessment of development on this site concluded that:</p> <p><b>Potential effects of development on the AONB and its setting</b>  <i>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.</i></p> <p><b>Opportunity for landscape enhancement</b>  <i>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.</i></p> <p><b>Potential capacity of the site</b>  <i>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.</i></p>
<p>Traffic and Transport</p>	<ul style="list-style-type: none"> <li>• Transport assessment to be completed, if appropriate. The principal point of access would be onto the Fair Mile. The sites access point onto the Fair Mile is likely to result in the loss of one significant tree on the Fair Mile frontage, as indicated by consultants works.</li> </ul> <p>South Oxfordshire SHLAA's transport assessment of development on this site concluded that:</p> <p><i>...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.</i></p>
<p>Heritage</p>	<ul style="list-style-type: none"> <li>• Listed Buildings adjacent to the South East edge of the site on the Fairmile</li> <li>• Around one third of the site lies within a Conservation Area</li> </ul> <p>South Oxfordshire SHLAA's heritage assessment of development on this site concluded that:</p> <p><i>...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</i></p>

	<i>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 semirural character. I feel comfortable with a 60 to 75 unit density.</i>
Flooding	<ul style="list-style-type: none"> <li>• The site lies wholly within Flood Risk Zone 1</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Site slopes steeply to the North East to South West</li> <li>• Legally protected slow worms present on the southern edge of the site</li> <li>• UK Biodiversity Action Plan registered on the site</li> </ul>
Suitability	This site is considered to be suitable in principle. Thames Properties Ltd has submitted evidence for how the site would mitigate Landscape, Biodiversity and Heritage impacts.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The site has been promoted for residential development through the Core Strategy process and is within the SODC SHLAA. The site has also been promoted for residential development through the Neighbourhood Plan process. Site is understood to have three owners: Thames Properties Ltd; Bilben Estates Ltd and Domus Development Ltd.
<b>Overall Assessment Summary</b>	The site is potentially suitable for development. The site is being actively promoted and is therefore considered to be deliverable and developable. The site is in multiple ownership. Any future development would need to give significant consideration to impacts on Listed Buildings and the Conservation Area.

Site Reference	Site B		
Other Useful Reference	SHLAA Site HEN3 (Land opposite Gillott's School)		
Site Address	Treetops		
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 use	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	<ul style="list-style-type: none"> <li>Trees on the East and South boundaries and fencing to the West.</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>Agricultural fields to South and West</li> <li>Residential to North</li> <li>School to West.</li> </ul>		
Actively Promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>AONB</li> <li>Several TPOs to the South East of the site</li> </ul>		
Landscape Capacity Study Summary	<p>South Oxfordshire SHLAA's landscape capacity assessment of development on this site concluded that:</p> <p><b>Potential effects of development on the AONB and its setting</b>  <i>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.</i></p> <p><b>Opportunity for landscape enhancement</b>  <i>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.</i></p> <p><b>Potential capacity of the site</b>  <i>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.</i>  <i>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 setting to the AONB is not compromised.</i></p>		

	The site is visible from one of Henley's key views identified through the Neighbourhood Plan process. Key view 16b intercepts the site and is referenced in the Neighbourhood Plan.
Traffic and Transport	South Oxfordshire SHLAA's transport assessment of development on this site concluded that:  <i>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.</i>
Heritage	South Oxfordshire SHLAA's heritage assessment of development on this site concluded that:  <b>HEN 1, 2 and 3</b> – <i>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.</i>
Flooding	The site lies wholly within Flood Risk Zone 1
Other	None
Suitability	The site is suitable for development, although impact on the AONB may significantly limit the development potential of this site.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The site is in a single ownership, the owner has confirmed their willingness to develop the site as soon as it is allocated.
<b>Overall Assessment Summary</b>	The site is suitable for development, although impact on the AONB may limit the development potential of this site. The site is deliverable.

<b>Site Reference</b>	<b>Site C</b>		
Other Useful Reference	SHLAA Site HEN2 (Playing fields at Gillott's School)		
Site Address	Gillotts School, Henley		
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 with 3.4ha being promoted for enabling residential development.		
Site description and current use	Gillott's School and playing fields		
Site boundaries	Mature trees and hedges		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Agricultural fields to South and East</li> <li>• Residential to North</li> <li>• Informal recreation to West.</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• Adjoins AONB to the south</li> <li>• The proposed site would be on the edge of Henley. Core Strategy Policy CSHEN1 outlines that development should be located in Henley on Thames.</li> <li>• Loss of playing fields</li> <li>• Core Strategy Policy CSHEN1 supports meeting the accommodation needs Gillotts School</li> <li>• TPOs at suggested access point</li> </ul>		
Landscape Capacity Study Summary	<p>South Oxfordshire SHLAA's landscape capacity assessment of development on this site made the following conclusions, although related to development on the existing school site rather than the area to the east now being promoted:</p> <p><b>Potential effects of development on the AONB and its setting</b>  <i>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.</i></p> <p><b>Potential capacity of the site</b>  <i>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</i></p>		

	<p><i>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.</i></p> <p>The site is visible from one of Henley's key views identified through the Neighbourhood Plan process. Key view 16c intercepts the site and is referred to in the Neighbourhood Plan.</p>
Traffic and Transport	<p>South Oxfordshire SHLAA's transport assessment of development on this site concluded that:</p> <p><i>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. 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 &amp; 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.</i></p>
Heritage	<p>South Oxfordshire SHLAA's archaeology and heritage assessment of development on this site concluded that:</p> <p><b><i>HEN 1, 2 and 3</i></b> – <i>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.</i></p>
Flooding	The site lies wholly within Flood Risk Zone 1
Other	<p>The comprehensive redevelopment of the school buildings is a local priority for Henley and is supported by the adopted South Oxfordshire Core Strategy. However, to fund the comprehensive redevelopment of the site, 3.4 hectares of the playing fields is being promoted by the school for residential development in the form of enabling development.</p> <p>Highway access would be through an area that includes trees covered by a TPO.</p>
Suitability	The comprehensive redevelopment of the school buildings is appropriate given the school currently exists on the site. The site is therefore suitable for redevelopment as a school, with some residential potential.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The site is being actively promoted by the school for comprehensive redevelopment of the school buildings with an element of residential development on the sites southern playing fields. However, the loss of playing fields would need the Secretary of State approval (a process

	<p>which the school confirms it is actively pursuing) and meet the requirements of NPPF in terms of loss of playing fields.</p>
<p><b>Overall Assessment Summary</b></p>	<p>The site is potentially suitable for comprehensive redevelopment as a school with some residential development, where appropriate. The site is deliverable subject to meeting NPPF requirements in terms of loss of playing fields.</p>

Site Reference	Site E		
Other Useful Reference	SHLAA Site HEN14		
Site Address	Empstead Works		
Planning History	P07/E1555	Mixed use redevelopment consisting of 23 open market residential, 14 affordable dwellings, and B1 (light industrial 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)	1		
Site description and current use	Industrial premises		
Site boundaries	Trees and fencing		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Henley College to the West</li> <li>• Commercial premises and residential to the North and South</li> <li>• Car park to the east.</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Mixed use development</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	The suitability of some housing on the site has been previously identified by SODC within the SHLAA 2013 (current site is larger than the site assessed by SODC)		
Landscape Capacity Study Summary	The site is located within the existing urban area of Henley.		
Traffic and Transport	<p>South Oxfordshire SHLAA's transport assessment of development on this site (current site is larger than the site assessed by SODC) concluded that:</p> <p><i>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.</i></p>		
Heritage	<p>South Oxfordshire SHLAA's archaeology and heritage assessment (current site is larger than the site assessed by SODC) of development on this site concluded that:</p> <p><i>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 burg age 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. 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 19<sup>th</sup> century expansion of Henley and are noted for their eclectic details which make a positive contribution to the street scene. The overall pattern of residential</i></p>		

	<p><i>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. The setting of the listed buildings along Gravel Hill should be considered in development proposals and particularly the established grain and pattern of historic development. The layout of the site to some extent replicates the northsouth 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. 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.</i></p>
Flooding	The site lies wholly within Flood Risk Zone 1
Other	The site is currently in employment use by the freeholder and a number of leaseholders.
Suitability	The site is considered suitable for development, particularly mixed-use development
<b>Deliverable and Developable</b>	
Deliverable and Developable	The site is in a single ownership and is being promoted by the landowner for at least 38 residential dwellings from 2020. Capacity studies indicate potential for residential development as well as town centre uses. A range of low density workshops and small businesses are active on the site with leases extending up to 2019.
<b>Overall Assessment Summary</b>	The site is considered suitable for development, particularly mixed-use development, replacing employment lost on site with higher density employment provision. The site is developable post 2020 as confirmed by the landowner.

<b>Site Reference</b>	<b>Site F</b>		
Site Address	Chilterns End, Greys Road, Henley on Thames RG9 1QR.		
Planning History	P08/E1001	Erection of a hobby room.	Permission Granted
	P92/S0600/CC	Construction of Extension to home, additional car parking spaces and landscaping	Permission Granted
	P83/S0249	Erection of detached double garage at southern end of existing car park.	Permission Granted
Site Size (hectares)	1		
Site description and current use	The site is an elderly care home, surrounded by residential properties and a primary school.		
Site boundaries	Mature trees and residential properties.		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Primary school located to the west.</li> <li>• Residential properties to the north, east and south.</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	None		
<b>Physical Problems or limitations</b>			
Landscape Capacity Study Summary	This site is located within the urban area of Henley.		
Traffic and Transport	Access to the site is currently from Chiltern End Close.		
Heritage	There are no known heritage assets on this site.		
Flooding	The site lies wholly within Flood Risk Zone 1.		
Other	Development on the site could result in the loss of an elderly care home. However, this existing care home is relocating to Townland's Hospital.		
Suitability	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated and the existing care home is relocated to the Townland's Hospital site, the planning permission for which includes a 68 bed care home. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	The site is available and is considered to be suitable in principle for development.		

Site Reference	Site G		
Other Useful Reference	SHLAA Site HEN1		
Site Address	Lucy's Farm		
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 use	Grassland		
Site boundaries	Mature trees and hedgerows		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>Field and playing field to West</li> <li>Residential to North East and South.</li> </ul>		
Actively Promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>TPOs on Eastern border of site</li> </ul>		
Landscape Capacity Study Summary	<p>South Oxfordshire SHLAA's landscape assessment of development on this site concluded that:</p> <p><b>Potential effects of development on the AONB and its setting</b>  <i>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.</i></p> <p><b>Opportunity for landscape enhancement</b>  <i>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 Green Infrastructure should also be able to provide additional ecological and recreational benefits.</i></p> <p><b>Potential capacity of the site</b>  <i>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.</i></p>		

Traffic and Transport	<p>South Oxfordshire SHLAA's transport assessment of development on this site concluded that:</p> <p><i>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. 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 &amp; 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.</i></p>
Heritage	<p>South Oxfordshire SHLAA's heritage assessment of development on this site concluded that:</p> <p><b>HEN 1, 2 and 3</b> – <i>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.</i></p>
Flooding	The site lies wholly within Flood Risk Zone 1
Other	Highway access would be through an area that includes trees covered by a TPO.
Suitability	Site is considered suitable in principle as it has no overriding constraints.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues.
<b>Overall Assessment Summary</b>	The site is suitable for development and deliverable.

<b>Other Useful Ref</b>	<b>Site H</b>		
Site Address	Reading Road, Mill lane RG9 4HE		
Planning History	P00/S0734/O	Land off Mill Lane: Erection of building to provide car repair workshop.	Permission Granted
	P10/E0937/EX	MOT testing Centre. Extension of time to P07/E0585. (Erection of MOT testing station and auto centre).	Permission Granted
	P07/E1674	Steel Palisade pointed top fencing to enclose works/storage area, including 4m wide double gates.	Permission Granted
Site Size (hectares)	0.54		
Site description and current use	Partly in use as a jet petrol station and a tyre service bay. Part vacant body repair shop. Part overgrown commercial storage area.		
Site boundaries	<ul style="list-style-type: none"> <li>• Mill Lane to the north</li> <li>• Tesco to the east</li> <li>• Reading Road to the west</li> <li>• A small road leading to Tesco's to the south.</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is located in a mixed use area comprising retail, employment, community sports and housing.		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Mixed- use</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	None		
<b>Physical Problems or limitations</b>			
Landscape Capacity Study Summary	The site lies alongside an arterial route into Henley from Reading. Further along the Reading Road are a combination of open green spaces, waterside meadows, structure and amenity planting within the residential neighbourhoods and avenue tree planting. A notable gap in this mature greenery exists along the site frontage where highly unattractive and partially obsolete industrial buildings sit.		
Traffic and Transport	There are no known traffic and transport issues that would limit the development potential of this site.		
Heritage	There are no known heritage assets on this site.		
Flooding	The site falls wholly within Flood Risk Zone 1.		
Suitability	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	The site is available and is considered to be suitable in principle for development.		

<b>Site Reference</b>	<b>Site J</b>		
Site Address	357 Reading Road		
Planning History	P11/E2271/DIS	Demolition of 3 existing dwellings and erection of 12 flats. Discharge of conditions 4, 13 and 12	Fully discharged.
	P11/E1047/A	Proposed non illuminated signage to Click and Collect Facility.	Consent to display
	P10/E0641	Clubhouse refurbishment including replacing a window on the northern elevation of the club house with doorway.	Permission Granted.
Site Size (hectares)	0.5 ha		
Site description and current use	Sports facility (Hockey Club/Football Club facilities), hairdressers, private gym, recycling facility.		
Site boundaries	<ul style="list-style-type: none"> <li>The site is bordered by roads to the east and south</li> <li>Tesco to the north</li> <li>Site H to the west (partly in use as a jet petrol station and a tyre service bay. Part vacant body repair shop. Part overgrown commercial storage area)</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is located in a mixed use area comprising retail, employment, community sports and housing.		
Actively promoted for:	<ul style="list-style-type: none"> <li>Residential</li> <li>Mixed-use</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	Although no specific policy is supplied there is a presumption that the loss of a community centre would not be supported unless facilities of equal or improved standard were re-provided.		
<b>Physical Problems or limitations</b>			
Landscape Capacity Study Summary	The site is a previously developed site.		
Traffic and Transport	There are no known traffic and transport issues that would limit the development potential of this site.		
Heritage	There are no known heritage assets on this site.		
Flooding	The site falls wholly within Flood Risk Zone 1.		
Suitability	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues. Landowner has indicated willingness to re-provide existing sports facilities on land nearby also under their control.		
<b>Overall Assessment Summary</b>	The site is available and is considered to be suitable in principle for development.		

Site Reference	Site K		
Site Address	Land North of Parkside		
Planning History	Appeal APP/Q/3115/A/02/1094881	Detached dwelling and landscaping scheme	Appeal dismissed 31/07/2003
	PO2/S0323	Detached dwelling and landscaping scheme.	Appeal submitted against the non-determination
	Appeal APP/Q3115/A/89/131977/F8	Two detached houses with garage	Dismissed 08/06/1990
	P89/S0412	Two detached houses with garage	Refused
Site Size (hectares)	1.0		
Site description and current use	The site currently comprises woodland. (Wooded private garden area associated with No. 5 Parkside)		
Site boundaries	<ul style="list-style-type: none"> <li>Established hedges surrounding the northern and eastern boundaries.</li> <li>Access road to Parkside along south and western boundaries</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>Residential use to the south and east (Detached houses at Parkside and mixed housing at Pack and Prime lane).</li> <li>Gravel Hill road to the north</li> <li>Forest and Agricultural land to the west.</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	The Site as outlined in the recent appeal is located outside the built up area and therefore development would extend the built development into the countryside contrary to the development plan, although this could be overcome through the JHHNP allocation process. There is a blanket TPO covering the site.		
Landscape Capacity Study Summary	<p>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.</p> <p>The site is located 12m away from Friar Park; a Grade II registered park and garden.</p> <p>The site is not located within a Conservation Area but the northern edge adjoins a Conservation Area.</p>		
Traffic and Transport	Access to the site would be via Parkside. The junction to Parkside from Gravel Hill is challenging in terms of visibility to the east towards the town centre due to a bend in the road.		
Heritage	There are no known heritage assets on the site. However, there are some Grade II listed buildings located 12m away from the site; Middle Lodge in Friar Park and Friar Park. Grade II listed Upper Lodge in Friar Park is located 350m to the north-west of the site.		

Flooding	The land is wholly within Flood Risk Zone 1.
Suitability	The site is considered suitable in principle but the blanket TPO designation is a constraint and the access would need to be delivered to a suitable standard with mitigation measures undertaken.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues. The site is being promoted for a single building containing 15 apartments designed to minimise impact on views and existing trees.
<b>Overall Assessment Summary</b>	The site is available and is considered to be suitable in principle for development but has significant constraints surrounding landscape, ecology and policy restrictions.

<b>Site Reference</b>	<b>Site L</b>		
Site Address	Sheephouse Farmhouse, Reading Road, Henley on Thames RG9 4HF		
Planning History	P07/E1496	Single Storey Extension	Permission Granted
	P01/S0644	Construction of a double garage and store	Permission Granted
	P97/S0841	Alterations to existing garages and domestic staff accommodation	Permission Granted
Site Size (hectares)	1.0ha		
Site description and current use	Grassland / private tennis court		
Site boundaries	Mature trees and Hedgerows		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Fields to the north</li> <li>• Reading Road to the west</li> <li>• Tennis and fields court to the east</li> <li>• Agricultural facilities to the south</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	The site lies primarily within Flood Risk Zone 3b		
Landscape Capacity Study Summary	The site falls within Flat Floodplain pastures. Areas that fall within a flat floodplain pasture are generally medium is scale and have a moderate diversity. They are normally strong in structure and semi-enclosed. Flat Floodplain pastures have a high sensitivity to change; with intrusive influences being uncommon.		
Traffic and Transport	Access to the site would be via Read Road.		
Heritage	There are no known heritage assets on the site or within close proximity to the site.		
Flooding	The site lies almost primarily within Flood Risk Zone 3b.		
Suitability	Site is not well suited for most forms of development due to flood risk.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	Although the site is being actively promoted for development and is therefore available, the site is not considered well suited for most forms of development due to flood risk.		

Site Reference	Site M		
Other Useful Reference	SHLAA Site HEN5		
Site Address	Highlands Farm		
Planning History	P72/H0438	Erection of residential development (outline)	Withdrawn
	P72/H0438	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 of which 6.2ha is proposed for development		
Site description and current use	<ul style="list-style-type: none"> <li>• Original farm and associated fields and buildings.</li> <li>• Employment uses.</li> </ul>		
Site boundaries	Mixture of hedging and fencing		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Residential to the North East</li> <li>• Agriculture to the East, West and North and South</li> </ul>		
Actively promoted for	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Mixed Use</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• AONB</li> <li>• SSSI on site at Highlands Farm Pit (approx 0.6ha)</li> <li>• Scheduled Ancient Monument</li> </ul>		
Landscape Capacity Study Summary	<p>South Oxfordshire SHLAA's landscape assessment of development on this site concluded that:</p> <p><b>Potential effects of development on the AONB and its setting</b>  <i>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.</i></p>		

	<p><b>Opportunity for landscape enhancement</b>  <i>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.</i></p> <p><b>Potential capacity of the site</b>  <i>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.</i></p>
<p>Traffic and Transport</p>	<p>South Oxfordshire SHLAA's transport assessment of development on this site concluded the following in respect of a 220-245 dwelling assessment:</p> <p><i>Of all of the sites put forward, OCC Highways &amp; Transport officers feel this is in the least acceptable location for general housing. The main concerns are:</i></p> <ul style="list-style-type: none"> <li><i>• The distance to the town centre and its facilities and services</i></li> <li><i>• The distance to the train station and main bus route on the A4130</i></li> <li><i>• That traffic generated from the site will either route through an already congested town centre or through unsuitable rural roads and villages</i></li> <li><i>• That there are concerns over the immediate access to and from the site</i></li> </ul> <p><i>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.</i></p>
<p>Heritage</p>	<p>South Oxfordshire SHLAA's heritage assessment of development on this site concluded that:</p> <p><i>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</i></p>

	<i>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.</i>
Flooding	The site lies wholly within Flood Risk Zone 1
Other	The SODC SHLAA outlined that the site is currently in employment use.. The site has been identified as being of poor quality and the existing use is relatively low intensity. A 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. Issues of transport / accessibility would need to be addressed, potentially through a mixed use development. An archaeological field evaluation would need to be submitted with any planning application to ensure the scheduled ancient monument is protected.
<b>Deliverable and Developable</b>	
Deliverable and Developable	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.
<b>Overall Assessment Summary</b>	This site is considered to be suitable in principle. The site is being actively promoted and is therefore considered deliverable.

Site Reference	Site N		
Site Address	Thames Farm, East of A4155, Shiplake,		
Planning History	APP/Q3115/A/14/2217931	Outline Application for up to 110 dwellings	Inquiry 03/03/2015 No Decision issued
	P13/S2184/O	Outline Application for 110 dwellings	Application refused on 30/10/2013.
	P11/e2262/EX	Change of use from agriculture to employment B1	Granted
Site Size (hectares)	5.65		
Site description and current use	Agriculture land / grassland		
Site boundaries	Mature trees and Hedgerows		
Surrounding land uses and character of the surrounding area	To the north, 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.		
Actively promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	Policy CSR1 Housing in villages only permits small scale windfalls and infill development (sites of up to 0.2ha) within the Districts small villages. Lower Shiplake, the closest settlement to the site, is one such village. Policy CSHEN1 outlines that developments should be at Henley on Thames.		
<b>Physical Problems or limitations</b>			
Landscape Capacity Study Summary	The site currently falls within the designation of parkland and estates farmland. This means the site has complex diversity and strong structure. The site is semi-enclosed. The site is suitable under this designation for individual dwellings. The site falls within an area of Great Landscape Value as noted on SODC Landscape Assessment map and in past planning applications (P00/SO815).		
Traffic and Transport	The site is bounded to the east by the A4155 (Reading Road) and to the north by Upper Bolney Lane. Site access could be via both Reading Road and Upper Bolney Lane		
Heritage	There are no known heritage assets on the site.		
Flooding	The site falls wholly within Flood Zone 1.		
Suitability	The site is not considered suitable for residential development as development on this site would conflict with the South Oxfordshire Core Strategy settlement hierarchy growth distribution.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The developer has confirmed the site is available within years 0-5. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	Although deliverable the site is not considered suitable for development.		

Site Reference	Site P		
Site Address	Former Wyevale Garden Centre, Reading Road, Shiplake		
Planning History	P10/E1872	Redevelopment of existing garden centre with car parking and ancillary buildings including four units for uses associated with a garden centre	Withdrawn
	P10/E0498	Erection of a 3.048m high fence between the rear of the property known as Green Acres, and the property formerly known as Wyevale Garden Centre.	Permission Granted
	P09/E1212/RAD	Freestanding sign for the garden centre	Withdrawn
Site Size (hectares)	1.83		
Site description and current use	Former garden centre		
Site boundaries	Mature trees and hedgerows.		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Forest to the north</li> <li>• Bolney Lane to the south</li> <li>• A4155 to the east</li> <li>• Agricultural land to the west</li> </ul>		
Actively promoted for	<ul style="list-style-type: none"> <li>• Mixed Use</li> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	Policy CSR1 Housing in villages only permits small scale windfalls and infill development (sites of up to 0.2ha) within the Districts small villages. Lower Shiplake, the closest settlement to the site, is one such village. Policy HEN1 outlines that developments should be located in Henley on Thames		
Landscape Capacity Study Summary	The site is previously developed brownfield land. There is no landscape designations located on the Site.		
Traffic and Transport	Access to the site is via Reading Road.		
Heritage	There are no known heritage assets within the site.		
Flooding	The site lies wholly within Flood Risk Zone 1		
Suitability	The site is not considered suitable for residential development as development on this site would conflict with the South Oxfordshire Core Strategy settlement hierarchy growth distribution. As a former garden centre redevelopment comprising employment uses is considered suitable.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has confirmed their willingness to develop the land as soon as it is allocated. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	The site is not suitable for residential development given conflict with Policy CSR1. However, the site would be suitable for non-residential development. The site is deliverable.		

<b>Site Reference</b>	<b>Site Q</b>		
Site Address	Mount Ida, Reading Road, Shiplake		
Planning History	P11/S0103	Demolition of existing garage and outbuildings and construction of new detached garage.	Granted
	P02/S0582/O	Erection of two houses each with a single bedroomed annex and garaging with access.	Refused
Site Size (hectares)	0.78		
Site description and current use	The site comprises a residential dwelling with a large garden.		
Site boundaries	Residential fenestration		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Agricultural land to the north</li> <li>• Residential dwellings to the east and south</li> <li>• A4155 to the west</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	Policy CSR1 Housing in villages only permits small scale windfalls and infill development (sites of up to 0.2ha) within the Districts small villages. Lower Shiplake, the closest settlement to the site, is one such village. Policy HEN1 outlines that development should be located at Henley on Thames.		
Landscape Capacity Study Summary	The site is an enclosed residential garden.		
Traffic and Transport	The site would be accessed from the A4155 (Reading Road).		
Heritage	There are no known heritage designations on site.		
Flooding	The site lies wholly within Flood Risk Zone 1.		
Suitability	The site is not considered suitable for a strategic residential allocation as this would conflict with the South Oxfordshire Core Strategy settlement hierarchy growth distribution. Any future residential application for the site will be considered on its merits as infill, noting the site exceeds the threshold set in Policy CSR1.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The developer has confirmed the site is available in years 0-5. The land is in single ownership and there are no overriding delivery issues.		
<b>Overall Assessment Summary</b>	The site is suitable and deliverable. However, development on this site would conflict with Core Strategy Policy CSR1. This site is therefore not suitable for allocation within the Neighbourhood Plan.		

<b>Site Reference</b>	<b>Site R</b>		
Other Useful Ref	Watermans Spinney, Henley Town Council		
Site Address	Watermans Spinney		
Planning History	P86/S0490	Change of use for access, car parking, provision for sports pitches and public open space.	Withdrawn
	P67/H0751	Site for 24 dwellings houses with garages and access.	Refused
Site Size (hectares)	1.66		
Site description and current use	The site is currently wooded.		
Site boundaries	Hedgerows		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• To the east are allotments</li> <li>• To the south are agricultural fields</li> <li>• To the north are playing fields</li> <li>• To the west area residential properties</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	A TPO has been made by SODC for the mixed species woodland located to the South of Lawson Road and immediately to the West of the allotment gardens, covering the entirety of the site.		
Landscape Capacity Study Summary	<p>Comments by SODC Tree Officer:</p> <p><i>Waterman's Spinney is an early maturing woodland with the potential for many years of future continuous tree cover. The woodland consists of mixed broadleaf trees with some mature pine along the eastern boundary. The woodland is a very visible feature of the landscape, clearly visible from the main road and the surrounding properties to the north and west. It is also well used for recreational purposes.</i></p> <p><i>The woodland also provides general habitat opportunities for wildlife adjacent to the built-up area, carbon sequestration benefits produced by the local high traffic volume, flood prevention by intercepting rain fall and urban cooling through evapo-transpiration. It is protected by a tree preservation order ref: TPO-10S01. The order was served and confirmed in 2010.</i></p>		
Traffic and Transport	Access to the site could be gained from Nolbe Road / Lawson Road		
Heritage	There are no known heritage assets on the site.		
Flooding	The site is wholly within Flood Risk 1		
Suitability	The site is not considered suitable due to the policy restrictions of the TPO and the recreational value afforded to the site through its public access.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The Town Council agreed on 5 November 2013 that the site was available for development. However, there is a covenant on the site restricting the development potential of the site for residential development being of no more than one dwelling per acre (being approximately 4 acres).		
<b>Overall Assessment Summary</b>	The site is available to deliver some form of development. However, residential potential on this site would be significantly restricted by the covenant, TPO restrictions and loss of recreational value. There site is therefore not considered suitable.		



<b>Site Reference</b>	<b>Site U</b>		
Site Address	Wilkins, 9-11 Deansfield Avenue		
Planning History	P10/E1389	Change of use of building from class B1 to D1, to provide a facility for the training of learners on work-based learning programmes.	Approved
	P02/S0477	Demolition of existing warehouse and replacement with slightly larger warehouse.	Approved
	P88/S0608	New garage, drive and access for flat.	Approved
	P85/S0408	To provide new warehouse for furniture storage.	Approved
	P63/H0664	New storage buildings	Approved
Site Size (hectares)	0.33		
Site description and current use	Roughly triangular in shape and currently used for a furniture removal business		
Site boundaries	<ul style="list-style-type: none"> <li>• Deanfield Road to the east</li> <li>• Deanfield Avenue to the south</li> <li>• Rear gardens and residential properties to the north and west</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is located within a predominantly residential area. Henley college is in close proximity to the north east.		
Actively promoted for:	Residential		
<b>Suitability for Development</b>			
Policy restrictions	There are no policy restrictions relating to this site.		
Landscape Capacity Study Summary	The site is within the defined urban area of Henley and is not located within a Conservation Area.		
Traffic and Transport	Access to the site is via Deanfield Avenue.		
Heritage	There are no known archaeological or heritage assets within the site or within the near vicinity of the site.		
Flooding	The site is wholly within Flood Risk Zone 1.		
Suitability	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The Landowner has confirmed within a letter dated 13 November 2013 that the site is available for development.		
<b>Overall Assessment Summary</b>	The site is suitable for development and is developable.		

<b>Site Reference</b>	<b>Site V</b>		
Site Address	TA Centre, Friday Street		
Planning History	P93/S0180/G	Removal of lift up boom in entrance to site. Replacement with horizontally sliding gate. CIRCULAR 18/84.	No objection
	P92/S0155/G	Forming pitched roof over two storey administration block facing Friday Street.	No objection
	P91/S0441/G	Widen eastern entrance to site and close western entrance with railing on wall. Circular 18/84	No objection
	P91/S0395/G	Erection of a security fence at the edge of the flat roof to the miniature rifle range. CIRCULAR 18/84	Withdrawn
	P91/S0350/G	Erection of a security fence at the edge of the flat roof. Circular 18/84	No objection
Site Size (hectares)	0.16		
Site description and current use	Former Territorial Army Centre which continues to be used as a Cadet Unit.		
Site boundaries	<ul style="list-style-type: none"> <li>Residential properties to the east, south and west.</li> <li>Friday Street to the north</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is located within a predominantly residential area. A number of Listed Buildings surround the site. The site lies within the Henley Conservation Area.		
Actively promoted for:	Residential		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>The site is located within a Conservation Area</li> <li>The site is located within a Burgage Plot</li> </ul>		
Landscape Capacity Study Summary	The site is within the defined urban area of Henley.		
Traffic and Transport	Access to the site is via Friday Street		
Heritage	<ul style="list-style-type: none"> <li>The site is located within a Conservation Area</li> <li>The site is located within a Burgage Plot</li> <li>There are Listed Buildings abutting the site to the west and adjacent the site to the north</li> </ul>		
Flooding	The site is wholly within Flood Zone 1.		
Suitability	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The DIO Acquisitions & Disposals (landowner) has confirmed that the site is on a surplus list and will be made available for development, subject to relocation of on site cadets (planned to move to the Sea Cadet unit 2015/16).		
<b>Overall Assessment Summary</b>	The site is suitable and deliverable, subject to assessments outlined above.		

<b>Site Reference</b>	<b>Site W</b>		
Site Address	Henley Thames Station Car Park (south)		
Planning History	P00/S0136/DC	Improvement and extension of station car park including provision of coach park and lighting.	Granted permission 10/05/2000
Site Size (hectares)	0.2		
Site description and current use	Underutilised portion of Railway Station car park providing around 30 spaces.		
Site boundaries	<ul style="list-style-type: none"> <li>• Henley-on-Thames station car park to the north</li> <li>• Predominantly industrial uses to the west</li> <li>• Fence to the east bounding railway line</li> <li>• Scrubland to the south</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is predominantly surrounded by industrial uses to the west and south, with residential beyond to the north west. Henley-on-Thames station, rail line and car park is in close proximity to the site.		
Actively promoted for	<ul style="list-style-type: none"> <li>• Mixed Use / Hotel</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• None</li> </ul>		
Landscape Capacity Study Summary	The site is not located within a Conservation Area.		
Traffic and Transport	Access to the north via Henley-on-Thames station (Station Road) and to the South via Quebec Road.		
Heritage	<ul style="list-style-type: none"> <li>• The site is not located within a Conservation Area and has no listed buildings.</li> </ul>		
Flooding	The site is within flood zones 2 and 3.		
Suitability	The site is considered suitable in principle for employment uses; however the site has challenging constraints surrounding Flood Risk.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	Current lease (First Great Western) expires 2015. Network Rail has indicated the land may be surplus to car parking requirements.		
<b>Overall Assessment Summary</b>	Suitable for employment / non-residential development subject to flood mitigation.		

<b>Site Reference</b>	<b>Site X</b>		
Site Address	Henley Youth Centre, 1 Deanfield Avenue, Henley-on-Thames, RG9 1UE		
Planning History	<b>P62/H0340</b>	Erection of a youth centre with access	No decision issued
	<b>P62/H0287</b>	Youth centre with access	No decision issued
	<b>P62/H0185</b>	Site for erection of youth centre	No decision issued
Site Size (hectares)	0.33ha		
Site description and use	Roughly triangular in shape and currently used as a Youth Centre		
Site boundaries	<ul style="list-style-type: none"> <li>The site is bordered by Deanfield Avenue to the south-west and the north-east</li> <li>Site U (Wilkins) to the north-west</li> <li>Scrubland/ concrete floor/ trees to the south-west</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>Adjacent to Site U which is currently used for a furniture removal business</li> <li>Henley College is in close proximity to the north-west</li> <li>Predominantly residential to the south and west</li> <li>Pumping station to the north-east</li> <li>Scrubland to the south-west</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	SODC saved Local Plan Policy CF 1 restricts the loss of community facilities unless suitable alternative provision is made.		
Landscape Capacity Summary	The site is within the defined urban area of Henley but outside of the town centre boundary. The site is not located within a Conservation Area.		
Traffic and Transport	Access to the site is via Deanfield Avenue		
Heritage	There are no known archaeological or heritage assets within the site or within the near vicinity of the site.		
Flooding	The site is wholly within Flood Risk Zone 1		
<b>Suitability Summary</b>	The site is considered suitable in principle as it has no overriding constraints.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The Landowner has confirmed within a letter dated 23 <sup>rd</sup> June 2014 that the site is available for development and is suitable for residential development.		
<b>Overall Assessment</b>	The site is suitable for development and is developable, subject to meeting the requirements of SODC saved Local Plan Policy CF 1.		

<b>Summary</b>	
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<b>Site Reference</b>	<b>Site Z</b>		
Site Address	118 Greys Road, Henley on Thames, RG9 1QW		
Planning History	P08/E1041	Change of use from offices (B1a) to a physiotherapy clinic (D1)	Application Approved 2008
	P08/E1058	Construction of new warehouse building	Application Refused 23 <sup>rd</sup> April 2008
	P07/E1558	New Warehouse building	Application withdrawn
	P07/E0828	Erect 4 metal containers and alternation to the existing vehicular access	Application Withdrawn
Site Size (hectares)	0.20ha		
Site description and use	The site comprises a roughly L shaped site. The site is occupied by two commercial buildings offering 45% coverage with the rest of the site covered with tarmac and used as car parking.		
Site boundaries	<ul style="list-style-type: none"> <li>Fenced or planting with open access to road on the west and south sides.</li> <li>Adjoining the rear of retail servicing on the south with a boundary wall.</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>The site is predominately surrounded by residential properties to the North and East.</li> <li>To the South is a small retail or neighbourhood centre located at the junction of King James Way.</li> <li>The site is bordered to the West by King James Way which currently provides the access point.</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	There are no policy restrictions relating to this site. However paragraph 10.16 of the Core Strategy which provides supporting text for Policy CSHEN01 reinforces that South Oxfordshire Employment Land Review indicates that some more land is required for employment in South Oxfordshire as a whole, and that the area should not lose existing sites unless there is clear evidence that they are no longer required for employment.		
Landscape Capacity	The site is within the defined urban area of Henley but outside of the town		

Summary	centre boundary. The site is not located within a Conservation Area.
Traffic and Transport	Principle access to the site is known to be proposed from King James Way with a secondary access off Greys Road.  A Transport Assessment would be required with any planning application.
Heritage	The site is not located within a Conservation Zone
Flooding	The site is wholly within Flood Risk Zone 1
<b>Suitability Summary</b>	The site is considered suitable in principle as it has no overriding constraints.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The Landowner has confirmed that the site is developable with all three current leases expiring by the end of 2015/2016.
<b>Overall Assessment Summary</b>	The site is suitable for development and is deliverable.

<b>Site Reference</b>	<b>Site AA (SODC SHLAA Site 15)</b>		
Site Address	Henley College, Deanfield Avenue, Henley-on-Thames, RG9 1UE		
Recent Planning History	P11/E0606/LB	Undertake structural repairs to the D2 Building located on the Deanfield Campus	Listed building consent on 16 <sup>th</sup> June 2011
	P06/E0517	Provision of two disabled car parks	Planning permission on 2 <sup>nd</sup> August 2006
	P05/E1288	Improvements to Disabled access to the College's facilities and specifically for the construction of Disabled car parking spaces.	Refusal of planning permission 9 <sup>th</sup> March 2006
Site Size (hectares)	1.7 ha		
Site description and current use	The site currently comprises a number of buildings used for educational purposes		
Site boundaries	<ul style="list-style-type: none"> <li>• Deanfield Avenue to the west</li> <li>• Fences/trees/ Gravel Hill to the north</li> <li>• Fences/trees to the east</li> <li>• Fences/trees to the south</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Deanfield Avenue to the west</li> <li>• Residential to the north</li> <li>• Site E (Stuart Turner/Empstead Works) to the east</li> <li>• Industrial and residential uses to the south</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<p>The northern part of the site is located within the Henley Conservation Area.</p> <p>The loss of the college would not be supported under the Adopted South Oxfordshire Local Plan unless provision was made for alternative facilities elsewhere.</p> <p>Group TPOs on land adjacent to the North West of the site.</p>		
Landscape Capacity Study Summary	<p>The site is located within the existing urban area of Henley.</p> <p>The site currently comprises: 10% green space; 5% hard landscaping; and 85% built fabric</p>		
Traffic and Transport	<p>The site has 3 access points: Gravel Hill, Deanfield Avenue and Greys Road.</p> <p>Currently, there is a substantial traffic flow relating to the existing permitted development of the site between the two College sites. These include students, staff, deliveries, visitors, security, and maintenance contractors for example.</p> <p>A full transport assessment may be required to determine the traffic impact of any change of use.</p>		
Heritage	<p>Part of the site is located within the Henley Conservation Area in the north of the site. The rest of the site located outside the Henley Conservation Area (CA) still forms part of its setting. There are two Listed Buildings on the site and the church at the Gravel Hill site entrance is also listed.</p> <p>South Oxfordshire SHLAA's archaeology and heritage assessment of development for Site E (Empstead Works) makes some relevant points as Site E is adjacent to the site.</p>		

	<p><i>Listed buildings fronting onto Gravel Hill that lie within the medieval historic core (as represented by the survival of burg age plots) of Henley are located to the north.</i></p> <p><i>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 19<sup>th</sup> century expansion of Henley and are noted for their eclectic details which make a positive contribution to the street scene.</i></p> <p><i>The setting of the listed buildings along Gravel Hill should be considered in development proposals and particularly the established grain and pattern of historic development.</i></p>
Flooding	The site lies wholly within Flood Risk Zone 1
Suitability	The site is considered suitable in principle, although impact on the Conservation Area and Listed buildings may limit development on the site.
<b>Deliverable and Developable</b>	
Deliverable and Developable	Henley College are currently promoting the site for residential use in order to provide a single site solution for its educational services on the Rotherfield site. The College has indicated the site is developable but will not commence until after the delivery of the new educational facility intended for the playing field section of the Rotherfield site. The Henley College plan envisages residential construction work on the Deanfield site commencing in 2017.
<b>Overall Assessment Summary</b>	The site is potentially suitable for residential development and the site is developable subject to the delivery of the new educational facility on Rotherfield site's playing fields. Any future development would need to give significant consideration to impact on Listed buildings and Henley Conservation Area in the north of the site.

Site Reference	Site AB (SODC SHLAA Site 15)		
Site Address	Henley College, Pack and Prime Lane, Henley-on-Thames		
Planning History	P11/E1811/DIS	Part demolition and new build extension to existing sports hall to create new changing rooms, fitness suites and storage Discharge of conditions 4, 5, 8 & 9 on P11/E1049 Further information on condition 10 received 11-11-2011. Minor amendments to approved scheme received 2 February 2012	Fully discharged on 12 <sup>th</sup> October 2012
	P11/E1049	Part demolition and new build extension to existing sports hall to create new changing rooms, fitness suites and storage	Planning permission on 26 <sup>th</sup> August 2011
	P09/E0404	Replace cladding & windows to the south west elevation.	Planning permission on 29 <sup>th</sup> June 2009
	P06/E0045	Removal of entry lobby structure and the construction of an entrance porch.	Planning Permission on 6 <sup>th</sup> March 2006
	P04/E0688	Improvements to disabled access including provision of access ramps, automatic doors, disabled car parking spaces.	Planning Permission on 3 <sup>rd</sup> August 2004
	P00/S0942	Construction of structure to hold passenger lift	Planning Permission on 20 <sup>th</sup> December 2000
	P99/S0215	Alteration to existing elevations of sports hall i.e. replacement of existing translucent cladding at high level to two elevations.	Planning Permission on 4 <sup>th</sup> May 1999
	P97/S0229	Demolition of shed and construction of new teaching building	Planning Permission on 12 <sup>th</sup> August 1998
	P96/S0352/OR	Demolition of sports hall and construction of new teaching block. Construction of extension to canteen and new car park. Removal of temporary buildings. (Renewal of planning permission P92/S0475/O).	Outline Planning Permission on 4 <sup>th</sup> October 1996
	P94/S0197	Alterations and extensions to courtyard to form covered art studio.	Planning Permission on 2 <sup>nd</sup> June 1994

Site Size (hectares)	2.3 ha
Site description and current use	The site currently comprises a number of buildings used for educational purposes. There is a car park and small areas of open space.
Site boundaries	<ul style="list-style-type: none"> <li>• Woodland/trees</li> <li>• Pack and Prime Lane to the north</li> </ul>
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Pack and Prime Lane and residential development to the north</li> <li>• Residential to the east</li> <li>• Woodland and residential development to the south</li> <li>• Woodland to the west</li> </ul>
Actively promoted for:	<ul style="list-style-type: none"> <li>• Residential</li> </ul>
<b>Suitability for Development</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Close proximity to the AONB</li> <li>• Policy HEN1 outlines that proposed developments will support Henley College in meeting their accommodation needs.</li> <li>•</li> </ul>
Landscape Capacity Study Summary	<ul style="list-style-type: none"> <li>• The AONB is in close proximity to the site, however views into and out of the site area are restricted due to a strong wooded boundary.</li> <li>• There are a number of TPOs on the site and would therefore need to be considered and mitigated in any development proposal.</li> </ul>
Traffic and Transport	<p>The site can be accessed via Pack and Prime Lane in the north and Paradise Road from the south.</p> <p>Currently, there is a traffic flow relating to the existing permitted development of the site between the two College sites. These include students, staff, deliveries, visitors, security, and maintenance contractors for example.</p> <p>A full transport assessment may be required to determine the traffic impact of any change of use.</p>
Heritage	There are no known heritage assets on this site however; there is a Listed building on Paradise Road.
Flooding	The site lies wholly within Flood Risk Zone 1
Suitability	The site is considered suitable in principle, although impact on the AONB and TPOs may limit the development potential of the site.
<b>Deliverable and Developable</b>	
Deliverable and Developable	Henley College are currently promoting the site for residential use in order to provide a single site solution for its educational services on the Rotherfield site. The College has indicated the site is developable but will not commence until after the delivery of the new educational facility intended for the playing field section of the Rotherfield site. The Henley College plan envisages residential construction work on the Deanfield site commencing in 2017.
<b>Overall Assessment Summary</b>	The site is potentially suitable for residential development and the site is developable subject to the delivery of the new educational facility on Rotherfield site playing fields. Any future development would need to consider the potential impact on the AONB.

Site Reference	Site AC		
Site Address	Henley College Playing Fields, Tilebarn Close, Henley-on-Thames, RG9 1UE		
Recent Planning History	P11/E2016 (Henley Tennis Club)	New tennis club house.	Planning Permission on 7th February 2012
	P10/E1384	Proposed construction of a new sports facility with changing rooms, classrooms, storage and other ancillary accommodation. 3 disabled parking spaces and a 10 cycle storage rack.	Refusal of Planning Permission on 21 <sup>st</sup> March 2011
	P72/H1160 (Henley Grammar School)	Provision of three hard tennis courts	No decision issued
Site Size (hectares)	3.55 ha		
Site description and current use	The site currently comprises sport pitches, tennis courts and a car park which has a student allocation. It is also used by the tennis club who have a lease on some of the tennis courts.		
Site boundaries	<ul style="list-style-type: none"> <li>• Woodland to the north and east</li> <li>• Trees to the west</li> <li>• Trees/fences/gates/Tilebarn Close to the south</li> </ul>		
Surrounding land uses and character of the surrounding area	<ul style="list-style-type: none"> <li>• Woodland to the north</li> <li>• Woodland/ Henley College educational buildings to the east</li> <li>• Residential to the south</li> <li>• Fields to the west</li> </ul>		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Education</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• Site adjoins AONB</li> <li>• Greenfield land outside of built up area</li> <li>• Playing fields</li> </ul> <p>A landscape assessment may be required to determine the visual impact of any development.</p> <p><b>Loss of playing fields</b></p> <p>The National Planning Policy Framework states under Paragraph 74,  <i>“Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</i></p> <ul style="list-style-type: none"> <li>• <i>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</i></li> <li>• <i>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</i></li> <li>• <i>the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”</i></li> </ul>		

<p>Landscape Capacity Study Summary</p>	<p>The AONB adjoins the site however, the north and east of the site are screened by woodland and the south and west of the site are lined with trees. However, development may not be entirely screened from the west due to possible gaps between the trees/vegetation. This could have potential impact on the AONB as the western boundary is adjacent to it.</p> <p>The Decision Notice from planning application P10/E1384 states that the proposal was refused due to the size of the building in relation to its surroundings adjacent to the AONB.</p> <p>A landscape assessment may be required to determine the visual impact of any development.</p>
<p>Traffic and Transport</p>	<p>Access from Tilebarn Close</p> <p>The Henley College Neighbourhood Plan Response provides relevant information on transport:</p> <p><i>Across all sites the College currently offers the parking facility for parking of 224 vehicles. This includes parking for staff, visitors, mini buses, ambulances and a small allocation for students.</i></p> <p><i>The College currently has 124 full time staff and 85 part-time staff. The main body of the staff driving to the College arrive between 7.00am and 8.30am. There is a significant number of part-time staff which reduces the number of car movements at 'peak' times.</i></p> <p><i>The College teaching day finishes at 4.00pm</i></p> <p>The Decision Notice from Planning Application P10/E1384 states that the proposal was refused as development would be likely to result in increased car usage and would put an additional strain on the local highway network. However, the proposal did not provide adequate cycle parking provision and it was noted that the existing car park is fully utilised.</p> <p>A full transport assessment may be required to determine the traffic impact of any change of use.</p>
<p>Heritage</p>	<p>There are no known heritage assets on this site</p>
<p>Flooding</p>	<p>The site lies wholly within Flood Risk Zone 1</p>
<p>Suitability</p>	<p>The site is considered suitable in principle, although impact on the AONB and the loss of playing fields may limit the development potential of the site, as well as suitability of proposed access road.</p>
<p><b>Deliverable and Developable</b></p>	
<p>Deliverable and Developable</p>	<p>Henley College are promoting the site for a new educational facility subject to the release of part of the Rotherfield site and the entirety of the Deanfield site for residential development. The site is expected to commence in 2016. However, the loss of some of the playing fields would need to meet the requirements of Sport England and Paragraph 74 of the NPPF.</p>
<p><b>Overall Assessment Summary</b></p>	<p>The site is potentially suitable for educational uses and deliverable subject to necessary approvals relating to loss of playing fields. Any future development would need to mitigate the potential impact on the AONB and provide a transport/traffic assessment and a landscape capacity study.</p>

Site Reference	Site AD		
Site Address	16-18 Hart St, RG9 2AU		
Planning History	P13/S1986/LB	Modification to make safe the beam support in the cellar.	Withdrawn prior to determination on 15/08/13
	P12/S1139/RLB	Stripping out works (items in connection with previous use as bar, restaurant and nightclub) to include floor coverings, external timber decking and lean-to entrance canopy and opening up works to include removal of dry lining to external walls and ceilings and removal of timber partitions all to ascertain historical significance in connection with production of Historic Building Assessment	Listed building consent granted on 20/08/12.
	P07/E0260/LB	Installation of new signage lettering to existing fascia.	Listed Building Consent on 04/06/07.
	P07/E0177/A	Installation of new signage lettering to existing fascia.	Consent to Display an Advertisement on 05/06/2007.
	P07/E0176/LB	Interior refurbishment, removal of internal wall & re-building of service rooms & access. New floor covering and wall cladding.	Listed Building Consent on 23/04/2007.
	P03/S0146/LB	Projecting sign.	Listed Building Consent on 24/04/2003.
	P03/E0682/RLB	Retention of Polycarb sheet to covered area to the rear of the yard. Alterations to the cladding of the entrance gates. Renewal of fascia panel.	Listed Building Consent 22/03/2006.
	P03/E0108/A	Black painted fascia with gold painted signage c/w 2 external spotlights.	Consent to Display an Advertisement on 22/03/2006
	P03/E0107/RET	Retention of covered yard used as restaurant and bar area	Planning permission on 22/03/2006.
Site Size (hectares)	0.28ha		
Site description and current use	Building and yard to the rear of Hart St. former Latino's night club, not currently in use.		
Site boundaries	<ul style="list-style-type: none"> <li>• Hart Street to the North</li> <li>• Friday Street and rear gardens to the South</li> <li>• Adjoining properties to East and West (commercial / retail premises)</li> </ul>		
Surrounding land uses and character of the surrounding area	The site is located within the town centre with predominantly retail, commercial and restaurant activities. A number of Listed Buildings surround the site. The site lies within the Henley Conservation Area.		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Retail</li> </ul>		

<b>Suitability for Development</b>	
Policy restrictions	<ul style="list-style-type: none"> <li>• Listed building (16 is Grade II listed, 18 is Grade II* listed)</li> <li>• Henley Main Area Conservation Area</li> </ul>
Landscape Capacity Study Summary	The site is within the defined urban area of Henley.
Traffic and Transport	Access to the site is onto Hart Street via vehicle accessible passage.
Heritage	<ul style="list-style-type: none"> <li>• Henley Conservation Area</li> <li>• Listed buildings (Grade II and II*)</li> <li>• Burgage plot</li> <li>• Area of archaeological restraint</li> </ul>
Flooding	The site is wholly within Flood Zone 1.
Suitability	The site is suitable to be brought forward for town centre uses that can be shown to accord with the listed building.
<b>Deliverable and Developable</b>	
Deliverable and Developable	The landowner has indicated a preference to bring the site back into use. The land is in single ownership and there are no overriding delivery issues.
<b>Overall Assessment Summary</b>	Suitable for town centre uses that support the primary retail frontage and main shopping area.

<b>Site Reference</b>	<b>Site AE</b>		
Site Address	Spring Grove, Newtown Road		
Planning History	P11/E1864/EX	Extension of time on P08/E1096/O	Withdrawn prior to determination on 21/12/2012
	P08/E1096/O	Outline application for construction of 8 x B1a Office units, parking and access.	Outline Planning Permission on 13/11/2008 (expired)
Site Size (hectares)	0.25		
Site description and current use	Vacant plot.		
Site boundaries	<ul style="list-style-type: none"> <li>• Newtown Road to the East</li> <li>• Industrial/Office uses to the North and South</li> <li>• Trees/scrubs to the West</li> </ul>		
Surrounding land uses and character of the surrounding area	The surrounding uses are predominantly industrial and some residential to the West of the site.		
Actively promoted for:	<ul style="list-style-type: none"> <li>• Mixed use: employment with residential</li> </ul>		
<b>Suitability for Development</b>			
Policy restrictions	<ul style="list-style-type: none"> <li>• The site is designated within an employment site area (Policy HEN3).</li> </ul>		
Landscape Capacity Study Summary	The site is not within a Conservation Area.		
Traffic and Transport	Access to the East from Newtown Road		
Heritage	<ul style="list-style-type: none"> <li>• No listed buildings</li> <li>• The site is not within a Conservation Area.</li> </ul>		
Flooding	The site is wholly within Flood Zone 1.		
Suitability	The site is suitable for employment uses. The principle of employment use has been established by the authority under the expired application.		
<b>Deliverable and Developable</b>			
Deliverable and Developable	The landowner has indicated that the site will be brought forward for employment development.		
<b>Overall Assessment Summary</b>	Suitable for employment use.		

Appendix 1: Site Location Plan

Site	Name
A	Fairmile
A1	Fairmile Reserve Site
B	Treetops
C	Gillotts School Playing Fields
E	Empstead Works
F	Chiltern's End
G	Lucy's Farm
H	Mill Lane former Jet Garage
J	357 Reading Road
K	Land north of 5 Parkside
L	Sheephouse Farm
M	Highlands Farm
M1	Highlands Farm Reserve Site
N	Thames Farm
P	Wyvevale Garden Centre
Q	Mount Ida
R	Waterman's Spinney
U	Wilkins Removals
V	TA Centre
X	Youth Centre
Z	118 Greys Road
AA	Henley College – Deanfield (college)
AB	Henley College – Rotherfield (pitches)
AC	Henley College – Rotherfield (college)



