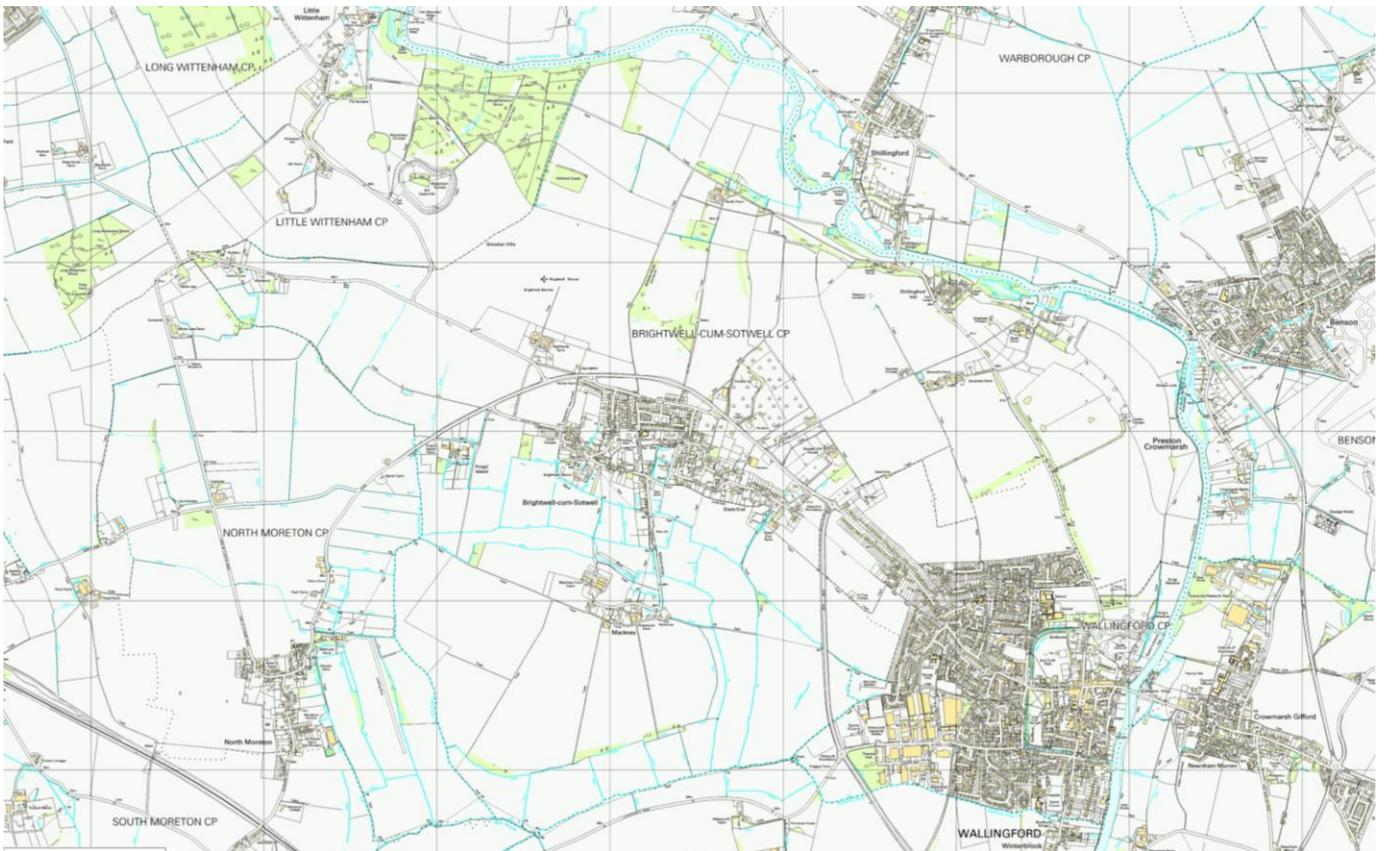


Brightwell cum Sotwell Neighbourhood Plan Site Assessment Report

**Brightwell cum Sotwell
Neighbourhood Plan**



November 2016



Introduction

The purpose of this report is to provide a summary of the housing site assessment work that has informed the selection of sites in the Brightwell cum Sotwell Neighbourhood Plan.

Brightwell cum Sotwell is currently classified by South Oxfordshire District Council (SODC) as a 'smaller village'. Until the recent past there was no allocation for housing within the village or parish. However, with the projected increase in housing numbers required within SODC their consultation 'South Oxfordshire Local Plan 2032 Preferred Options June 2016', the suggested policies highlight the need for an average of between 5% and 10% growth of housing stock for smaller and larger villages respectively.

Although the Neighbourhood Plan is very likely to be examined and made before the adoption of the new Local Plan, and it will therefore be tested against the strategic provisions of the existing development plan, it can still refer to the evidence of reasoning of emerging strategic policy. In this case, the indication is that the village may need to plan for approximately 50 – 60 homes over the plan period to 2032.

The Methodology

It is important to explain how the site assessment work fits with the process of preparing the Neighbourhood Plan and with the separate but closely related Sustainability Appraisal (SA/SEA) exercise.

The visioning and objective work that formed the basis of early community engagement activity on the Plan – and its predecessor the Community Led Parish Plan 2014 to 2024 – provided a clear preference for the spatial strategy that the Plan must adopt to growing the village in the future. This is explained further in the supporting text to Policy BCS1 of the Plan and in the Draft SA/SEA report, and will be outlined again in the Basic Conditions Statement in due course.

In essence, the outcome was that the spatial strategy must plan for growth in such a way that distributed smaller housing sites around the village that were each capable of being contained within its existing settlement form. This would ensure that the impact of growth would not be too great at any one location and that incursions of development could be avoided or at least minimised.

The parallel SA/SEA exercise has compared the resulting spatial strategy (that is now encapsulated in Policy BCS1) with three alternative strategies for growing the village and has concluded that it assesses favourably overall. The site assessment work was then used to identify those sites that were consistent with the proposed spatial strategy and to inform the development principles contained in the allocation policies BCS2 – BCS5.

In which case, this report does not seek to rank sites against set criteria – that has been the task of the Plan itself and the SA/SEA exercise. Its assessments simply comprise a view of the physical characteristics of each site and their context as matters of observable fact rather than opinion. In this regard, the approach shares some similarities with the methodology for strategic housing land availability assessment (SHLAA) documents outlined in the good practice document published by DCLG in 2007.

However, it gives greater primacy to the role of spatial planning, which is more possible and of greater value when operating at the smaller geographic scale of a neighbourhood plan. It also acknowledges the need for the Neighbourhood Plan to pass a referendum in order to be made (as and provided for by Planning Policy Guidance ID 3-005), the methodology makes provision for an assessment of the acceptability of a site to win majority support from the local community at referendum.

The Sites

The sites have been identified through a combination of those submitted to SODC for assessment in its SHLAA and those identified by the local community. Only those sites that lie within or adjoin the observable settlement boundary of Brightwell cum Sotwell - there is no boundary defined yet on the Policies Map of the development plan - have been assessed. Sites lying beyond the village are considered unsustainable by definition, as the village is the main established settlement containing the local services and hub of community life, on which the rationale for housing growth is based. Land at Mackney or elsewhere in the Parish, including the edge of Wallingford, has been excluded from this assessment.

All of the sites have been visited by the Neighbourhood Plan project team and their observations recorded. The observations relate to the current/past use of the land, its appearance, its location in relation to existing policy designations (e.g. Conservation Area), the nature of its surrounding land uses and to any expressed community opinions on its development potential (either through the planning history of past development proposals or the engagement activities undertaken so far, most recently at the village event on 6 October 2016). In addition, the potential of a housing development scheme to realise another community benefit has been identified, given the location of the site.

Summary Assessment

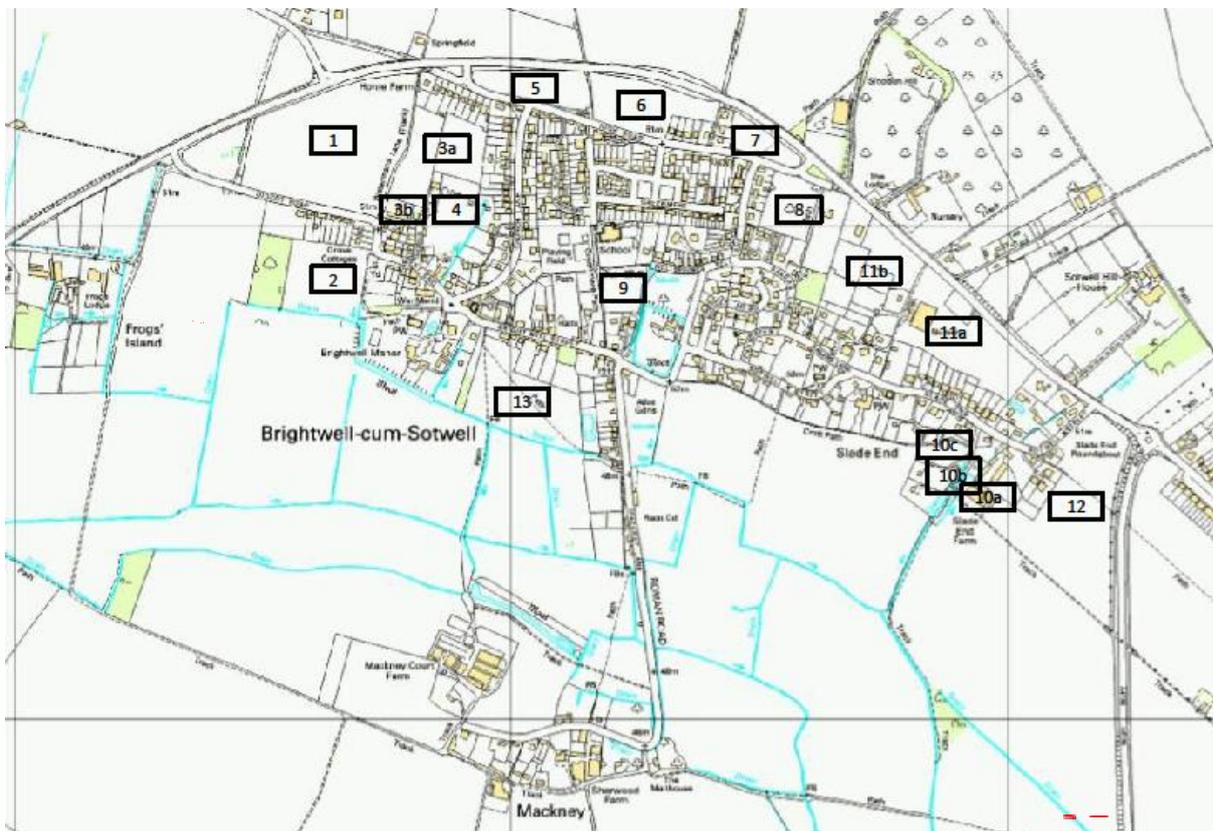
Set out in Table A below is a summary of the site assessment work, phrased as the 'pros' and 'cons' of each site. The sites are coded and are shown on Plan A below. A more detailed assessment of each site is contained in Annex A.

Site	Site Location	Pros	Cons
BcSS 01	Martins Field Land to west of Waterman's Lane	Access on to Didcot Road Distance to shop/PO.	Land in agricultural production - arable. Extends village and outside settlement boundary. Close to AoNB, abutting it on western edge and very close to north east corner. Distance from school, pub and bus stop, recreation ground. Impact on views. Would extend the built area to the A4130. Would change the character to the only entrance to the village that passes through open countryside
BcSS 02	Rectory Meadow Land to south of Grove Cottages and west of graveyard	Access on to Didcot Road Distance to shop/PO	Land in agricultural production - grazing. Extends village outside settlement boundary. Adjacent to Conservation area with impact on views and the setting of listed buildings – St Agatha's and Brightwell Manor. Land needed for growth of graveyard. Restricted access. Distance from bus stop.
BcSS 03a	Little Martins (Land to east of Waterman's Lane)	Access on to Didcot Road Distance to shop/PO. Does not extend the village envelope beyond Watermans Lane. Good access.	Land in agricultural production – grazing. Some sections scrubbed over producing potentially good habitats. Impact of access road on Watermans Lane. Distance from school and pub. Impacts on many houses that back onto the site. Impact on Watermans Lane
BcSS 03b	Home farm Barns (Land to east of Waterman's Lane)	Reuse of redundant agricultural barns. Distance to shop/PO	Impact on Waterman's Lane of access road. Distance from school and pub.
BcSS 04	Land at Thorne's Nursery	Reuse of redundant horticultural land.	Access is via Nursery Lane which is narrow and unmade. This will limit the number of properties

		Adjacent to shop/PO and hall with potential to improve parking there. Potential to open up culverted watercourse.	that could be considered. Loss of scrub which could provide good habitats.
BcSS 05	Land to north of High Road, western end.	Proximity to school and bus stop	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Impact on views. Would extend the settlement to the A4130. One of the only places in the village where views to open countryside are across a field rather than through a gap between the buildings.
BcSS 06	Land to north of High Road, central section	Reasonable access. Proximity to school and bus stop	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Impact on views. Would extend the settlement to the A4130. One of the only places in the village where views to open countryside are across a field rather than through a gap between the buildings.
BcSS 07	Land to north of High Road, eastern end	Proximity to school and bus stop	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Access could be difficult. Impact on views. Would extend the settlement to the A4130. One of the only places in the village where views to open countryside are across a field rather than through a gap between the buildings.
BcSS 08	Bosleys Orchard	Reuse of redundant orchard. Well related to village and bordered on three sides by housing. Access acceptable. Proximity to bus stop, school and pub.	Located adjacent to AoNB. Loss of scrub which could provide good habitats. Distance from shop/PO. Impact on views. Impact on public footpath.
BcSS 09	Elliot's Orchard Land to west of Well Springs	Proximity to village facilities.	Land has scrubbed over, lies in Conservation Area and forms part of Green Heart of village. Access would require widening a well used and cherished footpath across stream and impacting pond at Well Springs – all of which are proposed to be designated as Open Green Space. Loss of scrub which could provide good habitats.
BcSS 10a	Land at Slade End Green, Slade End Farm	Reuse of redundant farm buildings. Within settlement boundary. Good access. Opportunity to recreate one of earliest nuclei of the village when taken with other related sites.	Distance from village facilities. Loss of scrub which could provide good habitats. Surface water drainage issues will need to be resolved.
BcSS 10b	Land at Slade End Green Strange's Nursery,	Reuse of redundant nursery. Within settlement boundary. Good access. Opportunity to recreate one of earliest nuclei of the village when taken with other related sites.	Distance from village facilities. Loss of scrub which could provide good habitats. Surface water drainage issues will need to be resolved.
BcSS 10c	Land at Slade End Green,	Reuse of redundant nursery. Within settlement boundary. Good access.	Distance from village facilities. Loss of scrub which could provide good habitats. Surface water drainage issues will need to be resolved.

		Opportunity to recreate one of earliest nuclei of the village when taken with other related sites.	
BcSS 11a	Sotwell Manor Fruitt Farm		Distance from village facilities. Land currently in use as fruit farm. Poor access – it is from the A4130 only so would cut the development off from the village. Adjacent to AoNB, impact on views. Would extend the settlement to the A4130.
BcSS 11b	Five and Half Acres	Reuse of redundant nursery	Distance from village facilities. Adjacent to AoNB, impact on views. Poor access – it is from the A4130 only so would cut the development off from the village. Adjacent to AoNB, impact on views. Would extend the settlement to the A4130.
BcSS 12	Land to east of village by Wallingford Bypass	Access possible on to The Street.	Land in agricultural crop production. Outside settlement boundary and adjacent to Conservation area. Remote from village centre, extends village in to the Slade End gap giving rise to coalescence with Wallingford. Adjacent to AoNB with impact on views. Footpath across site.
BcSS 13	The Haycroft Land to the south of The Street	Proximity to village facilities. Access from opposite the garage is a very well used part of the village with poor visibility	Open and in agricultural production – grazing forming important open space with section used for occasional car parking. Outside main settlement. Partly within Conservation Area. Impact on the Mackney Gap and Village Green Heart. Impact on listed buildings along the Street. Crossed by two footpaths. Impact on key views from village. The field including the access area is used for informal recreational activities such as walking

Table A: Summary Site Assessments



Plan A: Location of Sites Assessed

ANNEX A

DETAILED SITE ASSESSMENTS

Note: All areas and boundaries are approximations only and are there to give an indication of the location and size of the site.

BcSS 01 Martins Field - Land to west of Watermans Lane

Site Area 6.7 hectares

Current use: Agriculture – arable

Availability – yes (SHLAA 069)

Factor		Notes
1	Rural Character	This is a large arable site that sits outside the settlement boundary. It comprises the only entrance to the village where fields are found between the A4130 and the built area. Its development would adversely impact on the character of the village
2	Landscape Setting	The AoNB lies close to the northern and western boundaries and effectively abuts the site on its western side (the redundant section of road) which itself abuts the publicly accessible Millennium Wood. It also lies very close to the AoNB on its north east corner. The eastern boundary comprises Waterman's Lane which is an unmade bridleway while, to the south is the Didcot Road and to the north, the A4130. Although the boundaries are vegetated with trees and shrubs, they are permeable on the east and south, whilst denser to the north and west. The impact on views from the AONB would be significant. It would also necessitate building to the A4130.
3	Land Use	The land is green field so does not regenerate redundant land
4	Conservation Area and heritage	The land lies just outside the conservation area and does not affect any listed buildings
5	Core facilities	The land is reasonably close to the shop/PO and village hall but remote from the school, pub and recreation areas.
6	Community Profile	Could help with downsizing but distance from school makes it less suitable for young families.

Planning History

An application for housing was refused in 1973 on several grounds including access, being outside the village and impact on rural character.

BNPSG Assessment

The site would extend the village beyond the existing settlement and its size and location close to the AoNB would have an adverse effect on the rural character as well as views to and from the AoNB and from the adjacent rights of way. It would also necessitate building to the A4130.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 02 Rectory Meadows

Site Area: 2 hectares

Current Use: Agricultural grazing

Availability: Yes

Factor		Notes
1	Rural Character	This is a large agricultural site that, although to the rear of Grove Cottages, sits outside the settlement boundary. Its development would adversely impact on the rural character of the village.
2	Landscape Setting	The open grass land provides key views from the graveyard within the Conservation area.
3	Land Use	The land is green field so does not regenerate redundant land. It is considered that the field would be needed in future to extend the graveyard.
4	Conservation Area and heritage	The importance of the field in helping to shape the western edge of the village conservation area is given considerable weight in the BCS Conservation Area Character Appraisal. It also defines the western setting of the listed St Agatha's Church and Brightwell Manor. In addition to the impact on key views, development would impact on the peaceful setting of the graveyard. There is a restricted entrance to the site from a sharp corner of the Didcot Road which again would adversely affect the views.
5	Core facilities	The land is reasonably close to the shop/PO and village hall but remote from the school, pub, recreation areas and bus stop.
6	Community Profile	Could help with downsizing but distance from school makes it less suitable for young families.

Planning History

An application for housing was refused in 1957 due to excessive extension of the village and loss of agricultural land.

No recent applications are recorded for this site although it is understood that a developer has been in contact with SODC to put forward the site for consideration and is considering making an application. The developer wrote to residents of Grove Cottages in the summer of 2016 offering to purchase a property to provide an additional access to the site.

BNPSG Assessment

The site would extend the village beyond the existing settlement and its size and location close to the Conservation Area would have an adverse effect on the rural character as well as views to and from the Conservation Area.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 03a Little Martins (Land to east of Waterman's Lane)

BcSS 03b Home Farm Barns (Land to east of Waterman's Lane)

These sites are considered jointly.

Site area 2.1 hectares

Land use mainly agricultural, grazing and redundant barns

| Availability: yes (SHLAA 069)

Factor		Notes
1	Rural Character	This is a large site that that is flanked by development on its northern and southern boundaries and for part of its eastern boundary. To the west lies Waterman's Lane which is an unmade bridleway which is separated from the site by a permeable tree/ shrub border. Future development and its access along the lower section of Waterman's Lane would adversely affect the rural character.
2	Landscape Setting	The open grass land provides key views from Waterman's Lane. It is not visible from the AoNB.
3	Land Use	The open land is green field so does not regenerate redundant land but the redundant barns could be regenerated.
4	Conservation Area and heritage	The land lies to the north of the CA but cannot be directly seen from it. However, the entrance to the site, from a sharp corner of the Didcot Road, would be visible and adversely affect the views, albeit only from a very small section of the CA.
5	Core facilities	The land is close to the shop/PO and village hall but some distance from the school, pub and recreation areas. It is reasonably close to a bus stop.
6	Community Profile	Could help with downsizing but distance from school makes it less suitable for young families.

Planning history

There were applications in the early 1970s for residential use but refused for variety of reasons including access and being outside the village envelope.

The sites are in the same ownership. In 2016 there was confirmation for change of use to residential for Home Farm barns.

BNPSG Assessment

Although on the edge of the village the joint sites, are flanked on three sides by existing housing and are considered suitable for development as homes. Access would be shared by local widening of the lower section of Waterman's lane. Jointly the land could be suitable for up to 30 dwellings with suitable buffer zones.

They are therefore consistent with the preferred spatial strategy for growing the village.

BcSS 04 Land at Thorne's Nursery

Site area 1.1 hectare

Land use: redundant nursery

Availability: yes (SHLAA 004)

Factor		Notes
1	Rural Character	This is a site that that is flanked by development on its western, eastern and southern boundaries, which are generally heavily vegetated with mature trees. To the north lies grazing land associated with site BcSS 03. The restricted access limits the number of buildings on the site to five and while the secluded setting would reduce the impact of development on the rural character of the village the formalisation of Old Nursery Lane would affect it.
2	Landscape Setting	The area is not visible from the AoNB and is not readily visible other than from the site entrance up Old Nursery Lane. The land has been left to scrub over which may have produced some good habitats.
3	Land Use	The change of use would regenerate a redundant nursery.
4	Conservation Area and heritage	The land is within the CA. The formalisation of Nursery lane would affect the setting of listed buildings in the Lane and their setting particularly to Woodleys needs to be considered.
5	Core facilities	The land is adjacent to the shop/PO and village hall but some distance from the school, pub, recreation areas and bus stop.
6	Community Profile	The site has the ability of providing additional parking for the shop/PO and village hall. It would be suitable for downsizing but less so for young families.

Planning history

There is a long history of planning application for this site with several applications having been refused due to access.

BPNPSG Assessment

The site is considered suitable for no more than five houses and discussions with the landowner indicate that additional parking could be made available for the shop/PO and village hall. Care would be required in designing the access along Old Nursery Lane to minimize any impacts.

It is therefore consistent with the preferred spatial strategy for growing the village.

BcSS 05 Land to north of High Road (western section)

Site Area: 1.3 hectares

Current Use: Agricultural production - grazing

Availability: unsure

Factor		Notes
1	Rural Character	The land is largely surrounded by tree and shrub vegetation with a public footpath (along the route of the Roman Road) running along its eastern boundary. It is part of the rural setting outside the northern fringe of the existing settlement boundary. Any development would significantly affect the rural character of the village. Access would be difficult to the High Road given the short distance between the bend from the A4130 and the adjoining thatched cottage's property boundary.
2	Landscape Setting	The land is within the AoNB and is on rising ground leading towards the ridge which includes Brightwell Barrow. Any development would significantly affect the views to and from the AoNB and the way that the settlement sits invisibly in the landscape. Development would affect the gap between settlement and the A4130.
3	Land Use	Being used for grazing, the land is green field and offers no reuse of redundant land.
4	Conservation Area and heritage	Although outside the CA there is a thatched cottage located in the south east corner, adjacent to the High Road.
5	Core facilities	The site is not close to the shop/PO, pub but is reasonably close to the school and adjacent to a bus stop.
6	Community Profile	Could be suitable for young families but distance from other facilities makes it less suitable for downsizing.

Planning history

An application was made in 1974 for residential but refused for variety of reasons including being contrary to Village and Local Plans.

BNPSG Assessment

The land lies within the AoNB with no ability to mitigate the harmful effects of development on its intrinsic and special landscape beauty and no exceptional circumstances to otherwise justify its development.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 06 Land to north of High Road (central section)

Site Area: 2.1 hectares

Current Use: Agricultural: grass

Availability: yes (SHLAA 342)

Factor		Notes
1	Rural Character	The land is open to the High Road for much of its southern boundary, the remainder of that boundary backs on to existing domestic gardens. Domestic gardens also form the eastern boundary. A tree belt lies between the land and the A4130 on its northern boundary. A public bridleway (along the route of the Roman Road) passes along its western boundary which has some hedge cover. It is part of the rural setting outside the northern fringe of the existing settlement boundary. Any development would significantly affect the rural character of the village. Access would be possible from the High Road.
2	Landscape Setting	The land is within the AoNB and is on rising ground leading towards the ridge which includes Brightwell Barrow. Any development would significantly affect the views to and from the AoNB and also from the High Road. The field provides a valuable gap in the settlement to the north of the village with views to the hills to the north. Development would affect the gap between settlement and the A4130.
3	Land Use	The land is green field and offers no reuse of redundant land.
4	Conservation Area and heritage	Although outside the CA there is a thatched cottage located on the High Road adjacent to the south west corner. A milestone from the days the High Road was a turnpike and located in the verge adjacent to the southern boundary.
5	Core facilities	The site is not close to the shop/PO, pub but is reasonably close to the school and adjacent to a bus stop.
6	Community Profile	The land is frequently used by dog walkers. It could be suitable for young families but distance from other facilities makes it less suitable for downsizing.

Planning history

An application was made in 1974 for residential but refused for variety of reasons including being contrary to Village and Local Plans.

BPNPSG Assessment

The land lies within the AoNB with no ability to mitigate the harmful effects of development on its intrinsic and special landscape beauty and no exceptional circumstances to otherwise justify its development.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 07 Land to north of High Road (eastern section)

Site Area: 0.6 hectares

Current Use: Agricultural: grass

Availability: yes (SHLAA 342)

Factor		Notes
1	Rural Character	The land is largely surrounded by tree and shrub vegetation with a public footpath roughly bisecting the site. Domestic gardens form the western boundary with the A4130 to the north and High Road to the south. It is part of the rural setting outside the northern fringe of the existing settlement boundary. Any development would significantly affect the rural character of the village. Access would be difficult to the High Road given the presence of the bend from the A4130 and the difference in land levels (the site is some 2 metres above the High Road).
2	Landscape Setting	The land is within the AoNB and is on rising ground leading towards the ridge which includes Brightwell Barrow. Any development would significantly affect the views to and from the AoNB and also from the High Road. Development would affect the gap between settlement and the A4130.
3	Land Use	The land is green field and offers no reuse of redundant land.
4	Conservation Area and heritage	The land is outside the CA there is listed buildings opposite on the corner of Bell Lane.
5	Core facilities	The site is not close to the shop/PO or pub but is reasonably close to the school and adjacent to a bus stop.
6	Community Profile	Could be suitable for young families but distance from other facilities makes it less suitable for downsizing.

Planning history

There is no recorded planning history

BNPSG Assessment

The land lies within the AoNB with no ability to mitigate the harmful effects of development on its intrinsic and special landscape beauty and no exceptional circumstances to otherwise justify its development.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 08 Bosleys Orchard

Site Area: 1.1 hectares

Current Use: redundant orchard

Availability: Yes (SHLAA 011)

Factor		Notes
1	Rural Character	It is a former orchard with borders to the High Road to the north, existing village development to the south and west and a public footpath to the east. Most of the fruit trees have been cut by the landowner in recent years although there is diverse hedge line to the north and east of the site alongside the public footpath and a row of mature trees to the south of the site that provide a valuable contribution to the townscape and a nesting site for buzzards and red kites. The land is now considered to be within the settlement boundary of the village. It is located by one of the entry points to the village and development of the land would affect the rural character. Access would be from the High Road.
2	Landscape Setting	The land is outside the AoNB with the boundary running alongside the stub end section of the High Road. The rural setting of the public footpath is important.
3	Land Use	The change of use would regenerate a redundant orchard.
4	Conservation Area and heritage	The land is outside the CA and there are no listed buildings
5	Core facilities	The site is not close to the shop/PO or pub but is reasonably close to the school and adjacent to a bus stop
6	Community Profile	Could be suitable for young families but distance from other facilities makes it less suitable for downsizing.

Planning history

Several applications have been submitted that have all been refused due to impact on rural character, access and consideration that the site is outside the established line of settlement. However, the principle of access to High Road is now agreed for at least ten houses and if mitigating measures are delivered under s278 up to a maximum of 20 houses would be acceptable.

BNPSG Assessment

The site is considered suitable for up to 20 homes provided buffer zones and mitigation is incorporated.

It is therefore consistent with the preferred spatial strategy for growing the village.

BcSS 09 Elliot's Orchard Land to west of Well Springs

Site Area: 0.6 hectares

Current Use: Scrubbed over Green Space

Availability: yes

Factor		Notes
1	Rural Character	This comprise a large area of land within the Green Heart of the village. Footpaths form the northern and eastern boundaries. There is currently no vehicular access and so one would be required which would necessitate coming along the unmade track and crossing the stream and pond at Well Springs. Any development would have a major negative impact on the rural character of the village and cause the loss of an important green space.
2	Landscape Setting	The land contains many mature trees and is generally heavily vegetated. Any development would have a significant impact on the local landscape and also lead to the loss of habitat. The adjacent Wellsprings footpath is proposed as Local Green Space. Access to the site is very limited – currently along the well used Wellsprings footpath. There is little scope to improve this without considerable damage to the character of the conservation area.
3	Land Use	The land would not regenerate previously used land.
4	Conservation Area and heritage	The land lies within the CA and is close to listed buildings. Development would adversely affect their setting.
5	Core facilities	The land is central and is well located to the school and pub. It is some distance from the shop/PO, village hall and bus stop.
6	Community Profile	The central location means it could be suitable for downsizing and young families

Planning history

Application for houses refused in 1974 due to loss of open space, impact on village character and access.

BNPSG Assessment

The land is not considered suitable for development due to it being a key part of the Green Heart of the village, the adverse impact on the Conservation area and poor access.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 10a Land at Slade End Green, Slade End Farm

The site is considered both individually and also in conjunction with two adjacent neglected areas of land (see also BcSS 10b and 10c.)

Site Area: 0.7 hectares

Current Use Redundant farm buildings

Availability: yes

Factor		Notes
1	Rural Character	This site is a former farmyard, now given over to derelict cow and turkey sheds with a strip of scrubland alongside Green Lane that contains the ruins of two former cottages. It forms part of the larger Slade End House site and includes two redundant but Grade II listed, 18th Century stone and timber barns. The owner wishes to restore the listed barns and reinstate the enclosure of the old farmyard for the private use of Slade End House which will be accessed from the existing private access off Slade End. Careful re-development could retain and enhance the rural character and help re-establish a local village nucleus.
2	Landscape Setting	The setting is a former farm belonging to Slade End House. A strip of land between the redundant farm yard and Slade End Green includes scrub and several derelict cottages. The site lies outside the AoNB but within the existing settlement boundary. Access is difficult to the site although there are two separate roads that could be used
3	Land Use	The land contains redundant barns and outbuildings which would be regenerated through development.
4	Conservation Area and heritage	The land lies within the CA. Redevelopment has the opportunity to enhance the appearance of the Conservation Area by removing the remaining derelict structures that currently detract from its character. In doing so, it sets out the principles for a small development scheme consistent with the published guidance of English Heritage/Historic England. In addition to Slade End House there are two other listed buildings in close proximity to the site.
5	Core facilities	The land is not close to the village facilities but redevelopment will allow for some business use to support tourism.
6	Community Profile	Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

There is a long history of applications affecting the house and barns.

BNPSG Assessment

It is considered that the three related sites are suitable for housing and business development at Slade End, the combination of which is intended to recreate one of the earliest parts of the village. Slade End Green; one of the original nucleus of settlements in the village. The Green

formed a small medieval hamlet distinct from the rest of the village known as Bishop's Sotwell or East Brightwell. The hamlet was focused on the manor house and farm with a number of small cottages (most now lost and replaced by more modern developments or left undeveloped). The sites are in three separate ownerships and it is the intention to bring these together under one holistic vision.

The vision for the land is to bring back the idea of Slade End Green by designing any development around a central area located on Green Lane. With the development following the historic grain of the site, including footpaths, with some buildings having a traditional rural terrace appearance, any harmful effects on the sensitive setting to the village from the south will be avoided. Any design will need to address the local surface water drainage issues.

It is therefore consistent with the preferred spatial strategy for growing the village.

BcSS 10b Land at Slade End Green, Strange's Nursery

Site Area: 0.4 hectares

Current Use: Redundant nursery

Availability: Yes

Factor		Notes
1	Rural Character	This is a former nursery site now derelict and overgrown with scrub. The rural character could be enhanced by sensitive development in conjunction with the other two sites.
2	Landscape Setting	The land lies outside the AoNB but within the existing settlement boundary. Access is difficult to the site although there are two separate roads that could be used.
3	Land Use	Development would bring back to use redundant land.
4	Conservation Area and heritage	The land lies adjacent to the conservation area and close to listed buildings. The current derelict nature of the land detracts from the CA and hence there is scope to improve the setting through sensitive development.
5	Core facilities	The land is not close to the village facilities
6	Community Profile	Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

There have been several planning applications made since at least 1982 for housing which were refused for reasons including, in an appeal of 2003, impact on the rural character, extension of development in to the countryside and impact on the conservation area.

BNPSG Assessment

See BcSS 10a above.

It is therefore consistent with the preferred spatial strategy for growing the village.

BcSS 10c Land at Slade End Green, To the West of Green Lane

Site Area: 0.1 hectares

Current Use: Redundant nursery

Availability: yes

Factor		Notes
1	Rural Character	This is small triangular plot of land is derelict but adjoins an active electricity substation and water pumping station.
2	Landscape Setting	The site lies outside the AoNB but within the existing settlement boundary. Access is difficult to the site although there are two separate roads that could be used.
3	Land Use	Development would bring back to use derelict land.
4	Conservation Area and heritage	The land lies adjacent to the conservation area and close to listed buildings. The current derelict nature of the land detracts from the CA and hence there is scope to improve the setting through sensitive development.
5	Core facilities	The land is not close to the village facilities
6	Community Profile	Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

A planning application was made for one bungalow in 2013 which was refused at appeal for reasons including impact on the character and appearance of the area, including the setting of the adjacent Conservation Area.

BNPSG Assessment

See BcSS 10a above.

It is therefore consistent with the preferred spatial strategy for growing the village.

BcSS 11a Sotwell Manor Fruit Farm

Site Area 3.3 hectares

Current Use: Soft fruit farm and nursery

Availability: yes (SHLAA 178)

Factor		Notes
1	Rural Character	This is a large site that is currently used as a soft fruit farm including PYO. It sits outside the existing edge of settlement and its development would adversely impact on the character of the village. The land is accessed from the A4130 which would be a significant constraint on any development proposals. An alternative access to Bakers Lane is unmade and narrow which would also constrain any development proposals.
2	Landscape Setting	The site is set on locally high land such that it sits around two to three metres above the A4130. The boundary to the road is shrubbed and is adjacent to the AoNB although could be considerably improved. The southern and eastern boundaries comprise vegetated garden borders while an unmade track marks the western extent. Development would have an adverse impact on the AoNB. The site borders the A4130, close to the boundary with Wallingford – development would emphasise the coalescence between Wallingford and the village.
3	Land Use	A change of use to residential housing would mean the loss of one of the few commercial undertakings in the area
4	Conservation Area and heritage	The land lies outside the CA and is not close to any listed buildings.
5	Core facilities	The land does not relate well to the village and is some distance from village facilities.
6	Community Profile	There would be a loss of a local business and loss of a PYO facility. Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

Various applications have been made for this and the adjoining nursery site including some for individual dwellings. Access has always been a significant concern whether on to the A4130 or Bakers Lane.

BPNPSG Assessment

The land is not considered suitable for development due to its size, poor relationship to the village, impact on the AoNB and loss of a local commercial asset. Access would also be a significant constraint.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 11b Five and Half Acres

Site Area: 2.1 hectares

Current Use: Redundant nursery

Availability: The owner indicated a desire to build in October 2016

Factor		Notes
1	Rural Character	This is a large site that once comprised a soft fruit farm and nursery. It sits outside the existing edge of settlement and its development would adversely impact on the character of the village. The land is mainly accessed from the A4130 which would be a significant constraint on any development proposals. An alternative access to Bakers Lane is unmade and narrow which would also constrain any development proposals.
2	Landscape Setting	The site is set on locally high land. The boundary to the road is shrubbed and is adjacent to the AoNB. The southern boundary comprises vegetated garden borders while an unmade track marks the eastern extent. Open land comprising a former nursery, now rough grass, and a domestic garden lies to the west. Development would have an adverse impact on the AoNB. The site borders the A4130, close to the boundary with Wallingford – development would emphasise the coalescence between Wallingford and the village.
3	Land Use	A change in use to residential would bring back in to use redundant nursery/ farm land
4	Conservation Area and heritage	The land lies outside the CA and is not close to any listed buildings.
5	Core facilities	The land does not relate well to the village and is some distance from village facilities.
6	Community Profile	Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

There is a history of various applications having been made for this and the adjoining nursery site over including some for individual dwellings. Access has always been a significant concern whether on to the A4130 or Bakers Lane.

BNPSG Assessment

The land is not considered suitable for development due to its size, poor relationship to the village, impact on the AoNB. Access would also be a significant constraint.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 12 Land to east of village by Wallingford Bypass

Site Area: up to 4.9 hectares

Current Use: Agricultural - arable

Availability: unsure

Factor		Notes
1	Rural Character	The land lies outside the current edge of settlement in the important Slade End Gap located between the village and Wallingford. Its loss as open green field would have a major adverse impact on the rural character of the village with any development causing coalescence of the two settlements. A footpath crosses the site.
2	Landscape Setting	The land has hedges on its northern boundary with the A4130 and on the eastern one with Slade End. A tree belt screens the land from the A4130 Wallingford bypass. Arable land lies to the south. It is adjacent to the AoNB which faces the northern boundary. Any development would have significant impacts on the local views including from the AoNB. The site borders the A4130, close to the boundary with Wallingford – development would emphasise the coalescence between Wallingford and the village.
3	Land Use	The area is green field and so would not reuse redundant land
4	Conservation Area and heritage	The land is adjacent to the CA and close to several listed buildings. Any development would have an adverse impact.
5	Core facilities	The land is remote from the village facilities
6	Community Profile	Distance from facilities means it would be less suitable for downsizing or young families.

Planning history

Applications were made in the 1960s for housing but were refused for reasons including the extension of built up areas.

BNPSG Assessment

The land is not considered suitable for development as it would cause coalescence with Wallingford, have a major impact on the rural character of the village as well as on the AoNB.

It is therefore not consistent with the preferred spatial strategy for growing the village.

BcSS 13 Haycroft

Site Area: Up to 3.2 hectares

Current Use: Agricultural - grazing land with small area used for occasional parking

Availability: unsure

Factor		Notes
1	Rural Character	The western, northern and eastern boundaries mainly comprise residential gardens with the southern being open fields. The land is crossed by two well used footpaths which connect to the recreation ground and Mackney. It is an important open green space which very much helps give the village its rural character which would be significantly impacted if developed. Access is from Sotwell Street.
2	Landscape Setting	The views of the open land from Sotwell Street are very important and although outside the AoNB the key views would be significantly impacted if development took place.
3	Land Use	The land is green field so does not regenerate redundant land. There would be a loss of occasional car parking.
4	Conservation Area and heritage	The land is partly in the CA and is close to listed buildings. Any development would adversely affect their setting.
5	Core facilities	The land is well situated for local facilities other than the bus stop.
6	Community Profile	Distance from facilities means it would be suitable for downsizing and young families.

Planning history

There are no recorded planning applications.

BNPSG Assessment

The land is not considered suitable for development as it would have a major impact on the rural character of the village and cause the loss of important views.

It is therefore not consistent with the preferred spatial strategy for growing the village.

**Brightwell cum Sotwell
Neighbourhood Plan**

Site Assessment Report

The Clerk

Brightwell cum Sotwell Parish Council