

Brightwell-cum-Sotwell Neighbourhood Plan

Site Assessment Report

FEBRUARY 2017

Brightwell cum Sotwell
Neighbourhood Plan



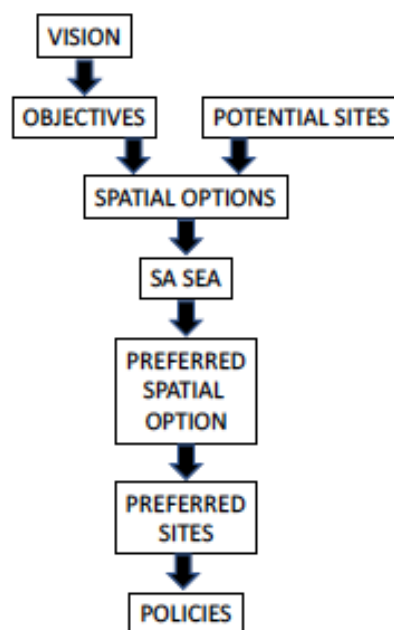
Introduction

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 (BCSNP). This report has informed the Sustainability Appraisal (SA/SEA) of the BCSNP, which has in turn informed the choice of its spatial strategy and of its specific site allocation policies.

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 SA/SEA exercise. The approach reflects the advice of the Planning Practice Guidance on the assessment of broad locations and sites for their housing and other development potential. A number of comments were received on this process at the Pre Submission stage indicating that it had not been explained well enough. In which case, this final version of the report goes into more detail.

As neighbourhood plans cover much smaller areas than Strategic Housing Land Availability Assessments, they are able to consider a variety of spatial options for place making that is not possible for every Parish at the District scale. This allows for more emphasis to be placed on defining and comparing spatial options before considering the role that an individual site may play in delivering one or more of those options. The flow diagram below explains this further.



The visioning and objective work that formed the basis of early community engagement activity on the Plan – and its predecessor 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. Essentially, the strategy focuses on avoiding incursions into the surrounding landscape and distributing growth using a mix of different types of site, leveraging community benefits wherever possible and reasonable to do so. At the same time, site assessments were undertaken by the neighbourhood planning team to ascertain the availability and simple capacity of land in and around the main village. Each site was identified as being part of one of five spatial options:

- Within the Village Envelope – defined as land contained within the observed settlement edge of the village

- West of the Village – defined as extending the village from its eastern boundary along Didcot Road to its west
- North of the Village – defined as extending the village from its northern boundary towards the by pass
- East of the Village – defined as extending the village from its eastern boundary towards Wallingford
- South of the Village – defined as extending the village from its southern boundary towards Mackney

The availability and capacity of the sites, drawn from the District Council's 'call for sites' exercises, indicated that each of these spatial options would comprise sufficient land to deliver a total quantum of housing development to meet the District Council's expectations in the emerging Local Plan. Of the other available sites, land that was beyond the main village was excluded at the outset of being contrary to a range of national and adopted Core Strategy policies.

These spatial options were tested during the preparation of the Draft SA SEA, with the first being identified as the preferred option and the others as Options A – D. As that report highlights, given the appraisal was of the spatial options, which contained all the relevant available sites, there was no need or value in appraising the individual sites. That exercise confirmed that the preferred option was most consistent with the framework of sustainability objectives when compared to the alternatives. As a result, the Pre Submission BCSNP proposed the four site allocation policies that were consistent with the preferred option. In addition, Policy BCSI of the NCSNP proposed to establish a new Village Boundary policy to contain growth to those sites and to suitable infill. Those sites that were located in one of the other spatial options were therefore not taken forward as site allocations as a) those options were not appraised as providing a more sustainable solution and b) there was no need to allocate any additional land.

This process and its outcome are explained further in the supporting text to Policy BCSI of the Plan, in the Final SA/SEA report, and in the Basic Conditions Statement.

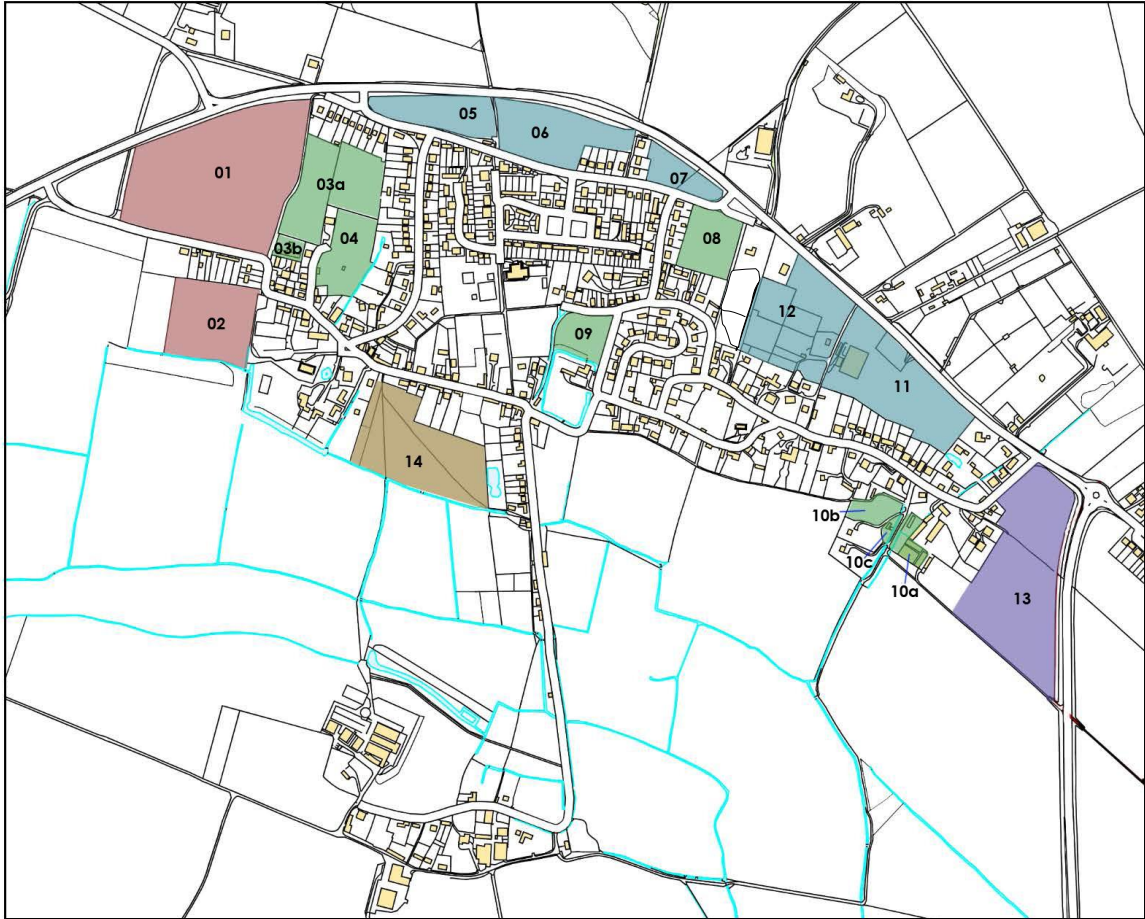
The Sites

All of the sites have been visited by the Neighbourhood Plan project team and their observations recorded. For each site, the observations relate to:

- its location in respect of the five spatial options
- its current/past use
- its location in relation to existing policy designations (e.g. Conservation Area),
- the nature of its surrounding land uses
- the legacy of 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)
- the potential, by way of its location, to realise another reasonable community benefit as part of a scheme.

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 shown on Plan A below. A more detailed assessment of each site is contained in Annex A.



Key

- Village Envelope
- West of Village
- East of Village
- North of Village
- South of Village

Plan A: Location of Sites Assessed

Site	Site Location & Spatial Option	Pros	Cons
BcSS 01	Martins Field Land to west of Waterman's Lane (Spatial Option: West of the Village)	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 north edge. Distance from school, pub and bus stop, recreation ground. Impact on views.
BcSS 02	Rectory Meadow Land to south of Grove Cottages and west of graveyard (Spatial Option: West of the Village)	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 setting of church and manor house. Restricted access. Distance from school, pub and bus stop.
BcSS 03a	Little Martins (Land to east of Waterman's Lane) (Spatial Option: Village Envelope)	Access on to Didcot Road Distance to shop/PO	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.
BcSS 03b	Home farm Barns (Land to east of Waterman's Lane) (Spatial Option: Village Envelope)	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 (Spatial Option: Village Envelope)	Reuse of redundant horticultural land. Adjacent to shop/PO and hall with potential to improve parking there. Potential to open up culverted watercourse.	Access is via Nursery Lane which is narrow and unmade. This will limit the number of properties that could be considered. Loss of 5 yr old scrub which could provide good habitats.
BcSS 05	Triangle Piece Land to north of High Road, western end. (Spatial Option: North of Village)	Proximity to school and bus stop	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Impact on views.
BcSS 06	Green Hill (south) Land to north of High Road, central section (Spatial Option: North of Village)	Reasonable access. Proximity to school and bus stop	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Impact on views.
BcSS 07	Land to north of High Road, eastern end (Spatial Option: North of Village)	Proximity to school and bus stop. Access difficult.	Located in AoNB. Extends village and outside settlement boundary. Distance from shop/PO. Access could be difficult. Impact on views.
BcSS 08	Bosleys Orchard (Spatial Option: Village Envelope)	Reuse of former orchard. Well related to village and bordered on three sides by housing. Access acceptable. Proximity to bus stop,	Located adjacent to AoNB. Potential loss of scrub. Red kite nest. Distance from shop/PO. Impact on views.

		school and pub.	
BcSS 09	Elliot's Orchard Land to west of Well Springs (Spatial Option: Village Envelope)	Proximity to village facilities.	Access is not possible without requiring unacceptable footpath widening across stream and pond at Well Springs. Land has scrubbed over, lies in Conservation Area and forms part of Green Heart of village. Loss of scrub which could provide good habitats. Impact on views.
BcSS 10a	Land at Slade End Green, Slade End Farm (Spatial Option: Village Envelope)	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 (Slade End) Nursery (Spatial Option: Village Envelope)	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, (Spatial Option: Village Envelope)	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 11	Sotwell Manor Fruit Farm (Spatial Option: North of Village)	Footpath to village.	Distance from village facilities. Land currently in use as nursery. Poor access (A4130 only - separating estate from village for vehicles). Adjacent to AoNB, impact on views.
BcSS 12	Five and Half Acres (Spatial Option: North of Village)	Footpath to village	Distance from village facilities. Land currently in use as paddocks with some scrub. Poor access (A4130 only - separating estate from village for vehicles). Adjacent to AoNB, impact on views.
BcSS 13	Slade End Fields Land to east of village by Wallingford Bypass (Spatial Option: East of Village)	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 14	The Haycroft Land to the south of The Street (opposite garage) (Spatial Option: South of Village)	Proximity to village facilities.	Open land used for occasional car parking and occasional village events. Outside main settlement. Partly within Conservation Area. Crossed by footpath. Impact on key views from village and setting of conservation area and listed buildings. Access poor..

Table A: Summary Site Assessments

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 7.2 hectares

Current use: Agriculture – arable

Availability – yes (SHLAA 069)

Factor / NP Objective		Notes
1	Rural Character	This is a large arable site that sits outside the settlement boundary. 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 abuts the AoNB the north and west. 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 would be significant.
3	Land Use Including biodiversity	The land is green field so does not regenerate redundant land Low biodiversity value
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.

BCSNP Assessment / Suitability

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.

BcSS 02 Rectory Meadows - Land to South of Grove Cottages and West of graveyard

Site Area: 2 hectares

Current Use: Agricultural grazing

Availability: Yes. There is a current planning application for the site.

Factor / NP Objective		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 Including biodiversity	The land is green field so does not regenerate redundant land. To the south and west of the land is woodland and thick hedgerow. A stream rises to the east of the site.
4	Conservation Area and heritage	The land is adjacent to the conservation area and is within the setting of two listed buildings.. 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.

There is a current planning application with SODC for this site. 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.

BCSNP Assessment / Suitability

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.

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 2.5 hectares

Land use mainly agricultural, grazing and redundant barns

|Availability: yes (SHLAA 069)

Factor / NP Objective		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 being separated by a row of houses.
3	Land Use Including biodiversity	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. There is a current application for 30 houses on the site. The land owner made contact with the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

BcSS 4 Land at Thorne's Nursery

Site area 0.7 hectare

Land use: redundant nursery

Availability: yes (SHLAA 004)

Factor / NP Objective		Notes
1	Rural Character	This is a site 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 no more than 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 Including biodiversity	The change of use would regenerate a redundant nursery. Although cleared 5 years ago, scrub has grown. A thick growth of trees has grown on the eastern side.
4	Conservation Area and heritage	The land is within the CA being part of the ancient curtilage of the village. The formalisation of Nursery lane would affect the setting of listed buildings in the Lane??
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.

Planning history

There is a long history of planning application for this site with several applications having been refused due to access. A key consideration is that all the site is developed. The land owner made contact with the PC during preparation of the plan.

BCSNP Assessment / Suitability

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. This could include a small garden space. Care would be required in designing the access along Nursery Lane to minimize any impacts. As such the site is considered suitable for development.

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

Site Area: 1.3 hectares

Current Use: Agricultural production - grazing

Availability: yes

Factor / NP Objective		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
3	Land Use Including biodiversity	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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

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

Site Area: 2.9 hectares

Current Use: Agricultural: grass

Availability: yes (SHLAA 342)

Factor	/ NP Objective	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 footpath (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. A key view extends across the site.
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.
3	Land Use Including biodiversity	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, is also listed 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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

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

Site Area: 0.5 hectares

Current Use: Agricultural: grass

Availability: yes (SHLAA 342)

Factor / NP Objective		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.
3	Land Use Including biodiversity	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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

BcSS 08 Bosleys Orchard

Site Area: 1.2 hectares

Current Use: redundant orchard

Availability: Yes (SHLAA 011)

Factor / NP Objective		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 near to a sharp bend restricting the number of houses that could be built. .
2	Landscape Setting	The land is outside the AoNB with the boundary running alongside the stub end section of the High Road.
3	Land Use Including biodiversity	The change of use would regenerate a redundant orchard. The majority of fruit trees were scrubbed out a couple of years ago although there is some scrub to the rear of properties along the western edge. A row of mature trees to the south includes red kite and buzzard nests. The hedgerow to the east of the site is of considerable value.
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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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

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

Site Area: 0.8 hectares

Current Use: Scrubbed over Green Space

Availability: yes

Factor / NP Objective		Notes
1	Rural Character	This comprise a large area of land within a sequence of green spaces in 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. Access was considered from the north which also restricted use of the site. 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. Any development would have a significant impact on the local landscape and also lead to the loss of habitat.
3	Land Use Including biodiversity	The land would regenerate previously used land. The site includes a number of different habitats and is an important wildlife area at teh centre of the village.
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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

Although being identified within the Village Envelope spatial option, the land is not considered suitable for development due to it being a key part of a sequence of important green spaces in the village (and now included as part of the Green Heart policy in the BCSNP), the adverse impact on the Conservation area and poor access.

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: 0.5 hectares

Current Use Redundant farm buildings

Availability: yes

Factor / NP Objective		Notes
1	Rural Character	This site is a former farmyard, now given over to derelict cow and chicken 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. Access needs to be considered.
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 a derelict cottages. The site lies outside the AoNB but within the existing settlement boundary.
3	Land Use Including biodiversity	The land contains redundant barns and outbuildings which would be regenerated through development. There is scrub.
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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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 and access issues.

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

Site Area: 0.4 hectares

Current Use: Redundant nursery

Availability: Yes

Factor / NP Objective		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
3	Land Use Including biodiversity	Development would bring back to use redundant land. Extensive and mature scrub associated with the derelict greenhouses.
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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

See BcSS 10a above.

BcSS 10c Land at Slade End Green

Site Area: 0.1 hectares

Current Use: Redundant nursery

Availability: yes

Factor / NP Objective		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
3	Land Use Including biodiversity	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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

See BcSS 10a above.

BcSS II Sotwell Manor Fruit Farm

Site Area: 2.8 hectares

Current Use: Soft fruit farm and nursery

Availability: yes (SHLAA 178)

Factor / NP Objective		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 whilst cutting the site off from the rest of the village for vehicles.
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 poor and is adjacent to the AoNB. 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.
3	Land Use Including biodiversity	A change of use to residential housing would mean the loss of one of the few commercial undertakings in the area and a popular local business.
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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

BcSS 12 Five and Half Acres

Site Area: 1.6 hectares

Current Use: Former nursery now given over to paddocks and some scrub.

Availability:

Factor / NP Objective		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.
3	Land Use Including biodiversity	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. The land owner contacted the PC during preparation of the plan.

BCSNP Assessment / Suitability

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.

BcSS 13 Slade End Field Land to east of village by Wallingford Bypass

Site Area: up to 4.9 hectares

Current Use: Agricultural - arable

Availability: no

Factor	/ NP Objective	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.
3	Land Use Including biodiversity	The area is green field and so would not reuse redundant land. Poor biodiversity value.
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.

BCSNP Assessment / Suitability

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.

BcSS 14 The Hay croft Land to the south of The Street (opposite garage)

Site Area: 4.6 hectares

Current Use: Open land used for grazing and occasional parking

Availability: unsure

Deliverable -

Factor / NP Objective		Notes
1	Rural Character	The northern and eastern boundaries to domestic gardens are mainly vegetated. To the south lies open agricultural land and to the west the open land of BcSS 13a. The land is crossed by two well used footpaths which connect to the recreation ground and Mackney. This is a large open field which forms part of an important open green space and very much helps give the village its rural character which would be significantly impacted if development took place. Access is restricted and off a narrow and well used bend in The Street.
2	Landscape Setting	The views of the open land from a gap in The Street are very important and although outside the AoNB the key views would be significantly impacted if development took place.
3	Land Use Including biodiversity	Occasional car parking and grazing. The field includes a stream and water course to the south.
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.

BCSNP Assessment / Suitability

This large area of green field land is not considered suitable for development as it would have a major impact on the rural character of the village, conservation area and setting of listed buildings as well as cause the loss of important views.

Brightwell cum Sotwell

Neighbourhood Plan

Site Assessment Report

The Clerk

Brightwell cum Sotwell Parish Council

The Parish Office

Village Hall

Brightwell cum Sotwell