

Sites	Area (ha)	Green Belt (y/n)	inside AONB (y/n)
NET1	0.8	No	Yes
NET2	0.6		
NET3	1.3		
NET4	1.9		
NET5			

Environmental constraints

Landscape

Potential for harm so not taken forward to phase 2 of assessment

Potential for harm so not taken forward to phase 2 of assessment

Development potential subject to reduced site area

Potential for harm so not taken forward to phase 2

Landscape constraints exist, development not recommended

Landscape Capacity Assessment (no. of dwellings)	Water supply comments (Thames Water)
<p>Not taken forward to phase 2 of assessment so no capacity given</p> <p>Not taken forward to phase 2 of assessment so no capacity given</p> <p>15 dwellings</p> <p>Not taken forward to phase 2 of assessment so no capacity given</p>	<p>No infrastructure concerns regarding water supply capability</p>
<p>Conversion of existing building to dwellings, plus a small number in the grounds</p>	<p>Not assessed</p>

Waste water comments (Thames Water)	Listed Buildings	Conservation area	Archaeology
No infrastructure concerns regarding Waste Water capability	n/a	n/a	n/a
	n/a	n/a	n/a
	n/a	Joins conservation area on small part of eastern edge of site.	n/a
	n/a	Joins conservation area on eastern edge of site.	Archaeological constraints exist
Not assessed	Main building is listed.	Joins conservation area on small part of northern edge of site.	n/a

Education Comments and Pupil Place Plan information (Oxfordshire County Council)

Homes would not justify any change in the school's size but would strengthen the need for the temporary accommodation to be replaced by permanent accommodation.

Accessibility	
Vehicular accesses to public highways	Transport comment (County)
Access to B481 across common land	<p>Hourly bus service from Henley to Wallingford, which is financially supported. There is some risk that the frequency of this bus service may be reduced, to meet reduced financial resources.</p>
Direct access to B481	
Direct access to A4130	
Direct access to A4130	
Existing access to High Street	

Designated sites (SSSI)etc	Protected species/habitats observed or potential
None	Pony paddocks, Pond at north end (local GCN records) good hedgerows to NW and SW. Records for
None (Nettlebed Commons LWS adjacent)	Rough grassland, good hedgerows and trees. Potential for protected species.
None	Possible reptile habitat. New woodland planting, good hedgerows along the periphery, amenity and meadow grass.
None	Arable field
None	No comments as site withdrawn

Biodiversity comments
Capacity of the site is likely to be limited by ecological constraints (Dormice, great crested newts).
Hedgerows would need to be retained and full survey required to assess potential habitats
Further visit needed to assess the site
No ecological constraints
No comments as site withdrawn

Summary of Parish Council and residents' views
Negatives: Extension of village, distant from village centre, not sustainable. Difficult access. Impact on views. Some positive responses: good suitable site. Nettlebed PC: modification of NET01 site is worth considering
Negatives: Access could be a problem. Ancient Holloway and pollarded trees
Positives: proximity to village and services, least impact on rest of village, access ok
Positives: Access ok and plenty of room. Nettlebed PC: the access would be inappropriate and dangerous
No comments as site withdrawn