



Listening Learning Leading

South Oxfordshire Strategic Housing Land Availability Assessment

Appendix 11: Nettlebed

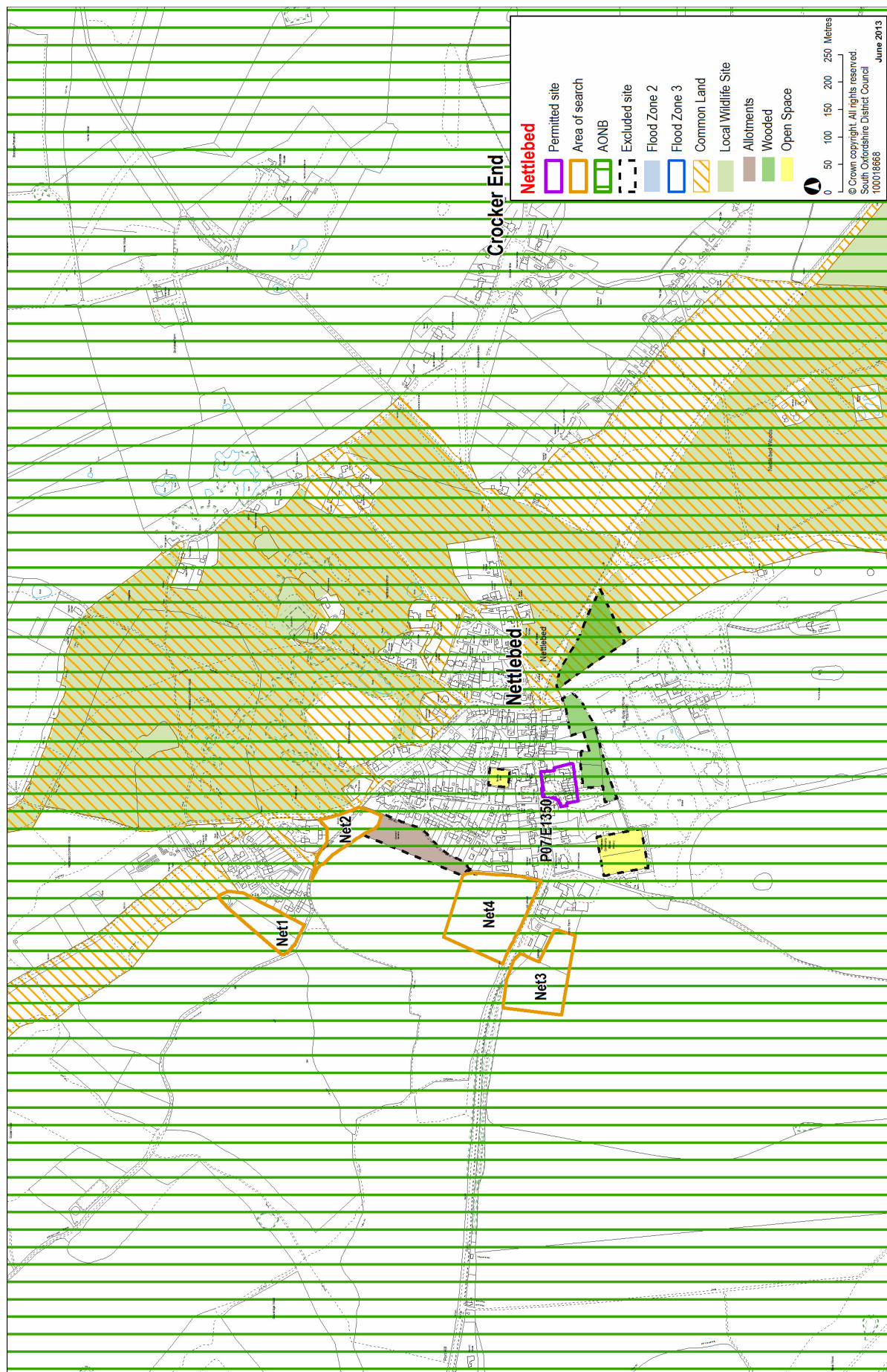
July 2013

Settlement	Nettlebed		
Site Ref	NET1		
Other useful refs	Site Submission 286		
Site address	Field to the rear of Priest Close Nettlebed		
Planning history	P49/H0326	Erection of Housing	Permitted
Site size (hectares)	0.8		
Site description and current uses	Flat field used for grazing horses		
Site boundaries	Hedging and trees		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Nettlebed Common to the North• Residential to the East• Agriculture to the South and West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Chilterns AONB• The proposed site would be on the edge of Nettlebed. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered suitable in principle as it has no overriding constraints.		
Availability and Achievability			
Availability	Intention known through site submission 286.		
Achievability	Unknown		
Overall assessment of the site	Site is considered suitable in principle and is available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

Settlement	Nettlebed		
Site Ref	NET2		
Other useful refs	None		
Site address	Area of land on either side of Bushes Lane, south of Elms Way		
Planning history	P70/H0222	Erection of single dwelling	Refused
Site size (hectares)	0.6		
Site description and current uses	Open and scrub land with byway (track) through middle of it, varying topography with track set at much lower level than rest of site, site drops off steeply to the North side.		
Site boundaries	Trees and hedging.		
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none">• Residential to the North• Road, woodland and Nettlebed common to the East• Allotments and open field to the South• Agricultural land to the West		
Suitability for housing			
Policy restrictions	<ul style="list-style-type: none">• Chilterns AONB• The proposed site would be on the edge of Nettlebed. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.		
Physical problems or limitations	<ul style="list-style-type: none">• Topography of site makes it impractical for housing• Transport assessment to be completed, if appropriate, through the plan making process		
Suitability	Site is considered not suitable in principle due to topography.		
Availability and Achievability			
Availability	Site has not been submitted for development through the process and therefore deliverability is unknown.		
Achievability	Unknown		
Overall assessment of the site	Site is considered not suitable in principle and its availability is currently unknown. The development of this site however will also be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.		

Settlement	Nettlebed
Site Ref	NET3
Other useful refs	None
Site address	Fields to west and south of Nettlebed Service Station, Port Hill, Nettlebed
Planning history	No relevant applications
Site size (hectares)	1.3
Site description and current uses	Grazing/arable open land with some evidence of tree planting.
Site boundaries	Bounded by trees and hedging.
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Port Hill road and service station to the North • Agricultural land to the East and the South • Manor Farm and service station to the West
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • The proposed site would be on the edge of Nettlebed. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Site has not been submitted for development through the plan making process and therefore deliverability is unknown
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle but availability is currently unknown. Any development of this site however will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.

Settlement	Nettlebed
Site Ref	NET4
Other useful refs	Site Submission 286
Site address	Part of field to the west of the Ridgeway, North of High Street, Nettlebed
Planning history	No relevant applications
Site size (hectares)	1.9
Site description and current uses	Trees and hedging
Site boundaries	Bounded by trees, hedging and open land
Surrounding land uses and character of surrounding area	<ul style="list-style-type: none"> • Agricultural land to the North and West • Port Hill/High Street to the South • Residential to the East
Suitability for housing	
Policy restrictions	<ul style="list-style-type: none"> • Chilterns AONB • The proposed site would be on the edge of Nettlebed. The policies in the South Oxfordshire Local Plan do not allow development which would extend the built-up area of settlements.
Physical problems or limitations	Transport assessment to be completed, if appropriate, through the plan making process
Suitability	Site is considered suitable in principle as it has no overriding constraints.
Availability and Achievability	
Availability	Intention is known through site submission 286
Achievability	Unknown
Overall assessment of the site	Site is considered suitable in principle and is available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.



هذه الوثيقة متاحة باللغة العربية عند الطلب
Arabic

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।
Bengali

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।
Punjabi

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔
Urdu

本文件可以應要求，製作成中文 (繁體字) 版本。
Chinese

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