

Appendix 2a

“Charterville and the Chartist Land Plan”

by Kate Tiller

(Extract from “Oxoniensia”)

Charterville and the Chartist Land Company

By KATE TILLER

SUMMARY

Charterville lies in the parish of Minster Lovell, Oxfordshire. A settlement of 78 cottages on small-holdings, with a school-house and meeting-room, it was built in 1847-8 as the third of five Chartist Land Plan estates. This account describes the creation of Charterville and its subsequent history. The significance of the Land Plan in unifying or fragmenting late Chartism is discussed, as is the theoretical and practical basis of the scheme and the nature of its widespread attraction for working people. The experience of the Chartist allottees at Charterville is examined. Although their presence was very short-lived, the opportunities subsequently afforded to local agricultural workers by the Charterville allotments are found to have made a lasting and distinctive mark on Minster Lovell and surrounding areas of West Oxfordshire.

'... the system of large-scale production in industry was advancing at a rapid rate. The workers were separated from capital, and depended on their wages alone. Out of this separation grew all those new institutions in urban life, the trade union, the friendly society, and the co-operative store. These movements, however, were not allowed to develop without opposition, and on these occasions the urban workers turned longing eyes to what they regarded as the ideal conditions of self-supporting independence on the soil. One of these aberrations resulted in the Charterville colony of small holdings at Minster Lovell'.

A. W. Ashby: *Allotments and Small Holdings in Oxfordshire* (1917), p. 110

'One of these aberrations', then, is the verdict of a not unsympathetic observer, A. W. Ashby, on the Chartist Land Plan settlement which lies three miles from the market-town of Witney in West Oxfordshire. Reflecting on the whole saga of the Chartist Land Company between 1845 and 1851, of which Charterville was part, David Jones in *Chartism and the Chartists* (1973) comments 'a tragic end to a splendid experiment', whilst Dorothy Thompson, the most recent general historian of the Chartists, concludes that, 'As a practical venture, the Land Plan failed... its history did not in the end bring much credit on the Chartist movement...'¹

'Aberration', 'tragic', 'experiment', 'failure' – how then does the Land Plan fit into the story of Chartism as a whole? How did such a scheme generate such enthusiasm and practical support throughout the country? What does the specific example of Charterville tell us about later Chartism, a period of the movement's development which has perhaps been relatively neglected by historians?

One cannot talk about the Chartist Land Plan without concentrating on Feargus O'Connor; accordingly, this account will consider the remarkable effect this individual leader had upon the many thousands of Chartists who joined the Land Plan, and upon the creation of Charterville.

¹ Dorothy Thompson, *The Chartists* (1984), 303-4.

TABLE 1
Population levels in six Windrush Valley parishes 1801-1901

	TAYNTON		FULBROOK		SWINBROOK		WIDFORD		ASTHALL		MINSTER LOVELL		TOTAL
	% CHANGE +/-		% CHANGE +/-		% CHANGE +/-		% CHANGE +/-		% CHANGE +/-		% CHANGE +/-		
1801	315		320		132		40		304		283		1394
1811	305 - 3.14		333 + 4.06		167 +26.4		39 - 2.5		291 - 4.2		252 -10.9		1387
1821	324 + 6.2		351 + 5.42		208 +24.0		51 +30.07		365 +25.4		326 +29.6		1625
1831	371 +14.5		361 + 2.85		222 + 6.73		51 0.0		352 - 3.56		355 + 8.8		1722
1841	381 + 2.69		368 + 2.21		218 - 1.8		45 -11.7		389 +10.79		316 -10.9		1717
1851	379 - 0.52		406 +10.32		195 -24.5		43 - 4.4		383 - 1.5		450 +42.4		1856
1861	341 -10.0		392 - 3.4		191 - 2.05		38 -23.2		424 +10.7		586 +28.0		1967
1871	335 - 1.71		332 -15.3		201 + 5.29		47 +42.4		381 -10.01		561 - 4.26		1857
1881	290 -13.4		349 + 5.1		168 -16.4		49 + 4.2		377 - 0.52		511 - 8.91		1741
1891	260 -10.3		302 -13.4		216 +27.3		82 + 6.1		351 - 6.9		443 -15.2		1624
1901	184 -29.2		296 - 1.5		191 -11.1		30 -42.3		358 + 2.0		459 + 3.42		1518

TABLE 2
Houses and household size in six Windrush Valley parishes in 1841-1901

	TAYNTON			FULBROOK			SWINBROOK			WIDFORD			ASTHALL			MINSTER LOVELL		
	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING	INHAB. HOUSES	UNIN- HAB. HOUSES	BUILD- ING
1841	78			87	8		40	1		8			80	10		59	2	
1851	80	3		95	5		43			8			83	4		104	38	
1861	83	1		91	7		42			7	2		89			138	4	3
1871	80	2		85	19		42			10			87	12		135	13	
1881	66	4		87	17		41	1		10			82	15		120	29	
1891	58	6		87	7		47	5		10			80	8		119	22	
1901	55	8		79	6		45	7		8	1		83	7		118	17	
NO. OF PERSONS PER HOUSE																		
1841	4.88			4.24			5.20			5.60			4.86			5.35		
1851	4.73			4.27			4.53			5.36			4.62			4.32		
1861	4.10			4.30			4.54			4.90			4.76			4.24		
1871	4.18			3.90			4.79			4.70			4.37			4.15		
1881	4.40			4.00			4.10			4.90			4.60			4.17		
1891	4.48			3.47			4.60			5.20			4.38			3.72		
1901	3.34			3.74			4.25			3.75			4.47			3.90		

AVERAGE NO. OF PERSONS PER HOUSE FOR SIX PARISHES - 4.41

The Chartist Land Plan settlements represent a remarkable phenomenon: pieces of raw social and economic engineering set down in randomly-chosen areas of rural England. What was that experience like? What actually happened to the 250 allottees in the Land Company ballots who uprooted themselves, mainly from urban and industrial areas, to live in a cottage with two, three, or four acres of land? And why did they do it? For Charterville is part of the complex strand of emotion and theory, of yearning for a return to the land, of an interplay between town and country which appears time and again in the labour movement and in middle-class thinking up to the present day.

Finally, it is important to consider what it was like for the 'host' community, the rural backwater of Minster Lovell, to have a famous, not to say notorious, MP (Feargus O'Connor), and some eighty outsiders (in many senses of the word) descending upon them. This needs to be a two-way picture, for we should not confine ourselves to the tragic end of the Chartist Land Company in 1851. Most of the Charterville cottages still remain; they have made a lasting impact on the area, and it is interesting to apply that perspective to our judgements of the success and failure of the Land Plan.

This study arose out of just such a local perspective. A comparison of the fortunes of six parishes in the Windrush Valley during the 19th century soon demonstrated that the 'Charterville effect' made Minster Lovell a special case.² Notably, its population leapt at a time when that of the neighbouring parishes had peaked (usually having attained maximum growth in the second decade of the century), and was entering a period of stagnation, if not actual decline (Table 1). Further, the housing stock of the parish almost doubled, a very radical development in any small community. In 1851 (a time when the fate of the original Chartist allottees was still uncertain) there were no fewer than 38 uninhabited houses (Table 2). Yet in the long term Charterville survived. Outside it, the numbers of uninhabited houses in this and other parishes illustrate the effects of the dramatic depression in rural areas from the 1870s: depopulation, coupled with declining housing standards for those who stayed. By contrast, the evidence is that the Charterville cottages remained almost fully occupied throughout the period.

In June 1847 O'Connor bought nearly 300 acres of land in Minster Lovell.³ It cost him £10,378 (£36.37 an acre) – some said expensive.⁴ By September the layout of the estate had been made (Fig. 1), and between then and February 1848 78 single-storey cottages and a school-house were constructed from local stone.⁵ Here was a 'Victorian' settlement with no church and no chapel. The cottages were solidly built (some said too solidly and too expensively), with blue slate roofs. The site was above the valley, on high and rather exposed downland, so water was not easy to obtain. There were three wells for the whole settlement, but each cottage had a system of iron gutters diverting rain-water into an indoor tank sunk below floor level: just as the Chartists believed in access to the land as a God-given right, so their water-supply appropriately came direct from heaven.

The cottages take a form familiar in other Land Plan settlements. The front door, in a central bay with characteristic decorated gable, opens into a kitchen/living room with kitchen range, a store-cupboard and a dresser fitted as standard. A cottage examined by

² This study of the Windrush Valley in the 19th century was the work of an Oxford University Department for External Studies evening class, tutored by the author, which met in Burford during 1980–3. Much information on Minster Lovell and Charterville was discovered by Sylvia Ross, Ralph Scott and Philip Best, who studied census enumerator's returns, tithe apportionments and rate books and undertook oral history interviews. Their help is gratefully acknowledged.

³ *Jackson's Oxford Journal* (JOJ), 5 June 1847.

⁴ Reports of the Select Committee on the National Land Company, *Parliamentary Papers* (1847–8), xxix, Q429.

⁵ See A. M. Hadfield, *The Chartist Land Company* (1910), especially Ch. 10.

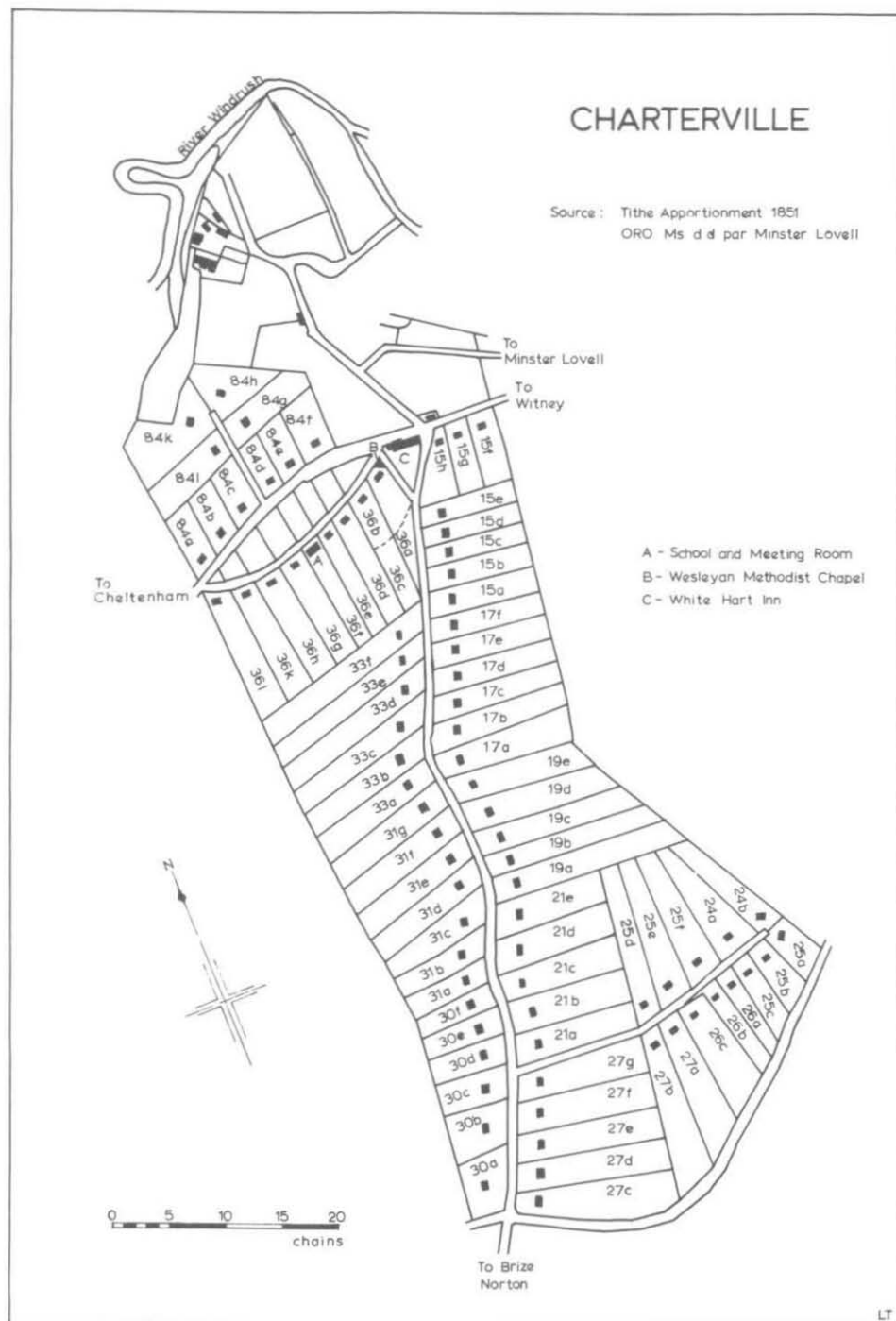


Fig. 1. Charterville in 1851. (For details of occupiers and plot size see Table 3.) The scale of 20 chains equals $\frac{1}{4}$ mile and approximately 0.4 km.

Daphne Aylwin in the 1970s still had the dresser *in situ*.⁶ On either side of this room were two more for use as bedroom and sitting-room. Behind was a rear range of service rooms: a central back scullery (for a pump) with two smaller rooms off, one with a copper, the other for storage. To the rear were pig-sties (the pig was to prove a key to any hope of prosperity to these holdings, which were too small to sustain any larger stock). Each cottage stood on an allotment (at the time of the ballot of February 1848, 38 of four acres, 12 of three acres and 23 of two acres). These had been cleared of fences and stumps (although, some disaffected settlers were to claim, not effectively so), and ploughed and harrowed twice. A pile of manure (sufficient supplies of this essential commodity were to be another problem for the future) was stacked at each gate.

The soils varied in different parts of the estate between light stonebrash, rather thin in places, and areas of heavier soil. Through the estate ran the main Oxford – Cheltenham road: a major artery, but not giving access to any major potential markets. However, the momentum of the whole Chartist Land Plan at the time was tremendous, and Charterville came on a peak of enthusiasm. The results of the ballot for allotments on the estate among shareholders in the Land Company were announced in the *Northern Star* on 12 February 1848; by the following August, only 14 months after the purchase of the site, all but four or five houses were reported to be occupied.

What does Charterville represent for Chartism as a whole? It was the third of the Land Plan settlements, which eventually numbered five. The policy of Land Reform, accepted by the Chartist movement at its Convention of 1843, represented a change of direction. The growth of the movement between 1838 and 1842 was particularly remarkable for a melding of many disparate elements of working-class radicalism into a concerted programme of action, all accepting the political priorities of the six points of the charter. It achieved a national organisation and network; it shook the establishment severely; it could not be ignored. In 1842 the National Holiday and National Petition represented a peak of action and confrontation, sometimes violent. This emphatic response by the ruling classes forced the Chartists to decide what tactics to adopt next. There had always been tensions in the coalition of individuals and approaches that Chartism encompassed, and in this period after 1842 the differing emphases of these various parts re-emerged more clearly. Some of the coherence and single-mindedness of the earlier phases was lost.

The attempt to give Chartism new life and direction through a practical programme of Land Reform was a major example of this (as some undoubtedly understood it) 'fragmentation' of the movement: an abandonment of direct political priorities. Equally the Land Plan may be seen as the major unifying force in the difficult late years of Chartism. It was a route which Feargus O'Connor himself began to lay down within a year of the events of 1842. The essential simplicity of the scheme helps to explain its tremendous appeal. It was to restore to working people their God-given right of access to the basic means of survival, the soil. It aimed to get them land, and with it freedom, independence and enfranchisement. It was an alternative to commercialism, to industrial capitalism, to machinery, to the evils of surplus labour. In short, the working man could have the means of self-sufficiency and earn a profit. He would keep the fruits of his labour and control his own time, as his predecessors had done. He would regain his self-respect and have the right to a 40s. freehold vote in the county parliamentary constituency. His move to the land would lessen the pool of surplus labour in the towns which kept wages so low there. The burden of poor-rates would be lessened.

So the Land Plan aimed at restoring peasant proprietorship: at achieving individual

⁶ In C. Paine et al., 'Working-class Housing in Oxfordshire', *Oxoniensia*, xliii (1978), 206 et seq.

**NATIONAL
LAND COMPANY.**

PROVISIONALLY REGISTERED.

SHARES £1. 6s. EACH.

The object of this Company is to enable Working Men, for a trifling sum, to obtain possession of Land and Dwellings, upon such terms, that, by honourable and independent labour, they may maintain themselves and families in comfort and respectability.

BENEFITS ASSURED.

The following are the benefits which the Company guarantees to its members:

HOLDERS OF TWO SHARES—A COMFORTABLE HOUSE, TWO ACRES OF GOOD LAND, AND £15.

HOLDERS OF THREE SHARES—A HOUSE, THREE ACRES, AND £22. 10s.

HOLDERS OF FOUR SHARES—A HOUSE, FOUR ACRES, AND £30.

LEASES FOR EVER WILL BE GRANTED TO THE OCCUPANTS.

Thus ensuring to them the value of every improvement they may make upon their allotments. The Company affords great facilities to those members who have the means of purchasing their allotments. The rent will be moderate, as it will be regulated by a charge of 2 per cent. upon the capital expended.

The Company having been called into existence for the benefit of the WORKING CLASSES, the Rules enable the poorest to avail themselves of its advantages, as the Shares may be paid by instalments as low as **THREE PENCE PER WEEK.**

THE RULES OF THE COMPANY (PRICE 4s.)
can be obtained of Mr. WHEELER, the Secretary,
AT THE OFFICE, 83, DEAN STREET, SOHO, LONDON,
where members may be enrolled, and every information obtained.

Or at

7567 REGISTRY OF
1 APR
1847

Fig. 2. A handbill issued by the National Land Company early in 1847.

property ownership rather than establishing a collectively-regulated, co-operative community. The way in which its benefits were offered is well-illustrated by a handbill issued in 1847 (Fig. 2). Yet if it seemed to offer a newly realistic route to the longed-for goal, that goal was part of an established tradition of working-class aspirations and beliefs. Far from being a cranky or isolated phenomenon, the Land Plan was developed during a period when community-building at home and abroad had been widely debated and variously attempted by Owenite and socialist groups, by dissenting Christians, and by concerned and alarmed liberal democrats and philanthropists.⁷

The strongest strand of this tradition in Feargus O'Connor's Land Plan literature and speeches seems to be the retrospective, if not reactionary: an echo of the radical-conservative rhetoric of William Cobbett and perhaps of O'Connor's own Irish background.⁸ It is an approach, and a solution, framed in terms of recreating a 'lost world' within the interstices of a new, growing capitalist economic system. William Cobbett, who died in 1835, grew up in a period when that system was still developing and its pervasive nature was perhaps less clear than it was by 1845–51, the timespan of the Chartist Land Company. The Chartist experience was a realisation of just what that capitalist economic system (by then mature) meant. The Land Plan seems a turning-back from that realisation, far in theory from the collective, co-operative socialist enterprises of the Owenites only a

⁷ For a brief introduction to some of the resulting settlements see G. Darley, *Villages of Vision* (1975).

⁸ For O'Connor see J. A. Epstein, *The Lion of Freedom* (1981).

few years before. Yet, as Dorothy Thompson suggests, 'The desire for self-sufficiency and freedom from the dictates of merchants and employers could lead either to involvement in petty landholding schemes or to co-operative ventures, often much closer in practice than theory'.⁹

The paradoxical conservatism and radicalism of a place like Chartistville are indeed very apparent. The references to 'honourable and independent labour' and 'comfort and respectability', the belief in the virtues of self-help and a sober, hard-working, happy domestic life, were as much part of the drive to recover lost freedom of action and self-determination as they were part of Samuel Smiles's gospel (with which they have later and mistakenly been almost exclusively identified). Equally, the view that the land is God-given, that men should have direct access to it and its fruit, was inherently radical. The logical conclusion of this latter view is land nationalisation. This inherent contradiction made the Land Question a source of Chartist disunity. Dissenters from O'Connor's plan, notably Bronterre O'Brien, argued that private property in land was basically wrong, that the remedy was the gradual purchase of land by the nation, stages of the purchase being funded by rents from tenancies of land already held by the state, until land nationalisation was achieved. Besides this O'Connor's scheme could only be a palliative, encouraging selfish, narrow views amongst the lucky holders of Land Company plots, benefiting a few but not really getting to the heart of the problem.

In the event it was the policy of land nationalisation which passed, in 1851, into the Chartist programme, and which re-surfaced in later stages of the socialist movement: in the Land and Labour League from 1869, in the vogue for Henry George's Single Tax, and in the Social Democratic Federation in the 1880s. But in 1845 it was Feargus who was carrying the argument, or perhaps the emotions, of Chartists with him, and in that year the Chartist Land Company was established to give practical expression to his ideas. His rhetoric and his presence are a key to this.

Subscribers were to pay weekly sums towards the purchase of shares. From these funds lands would be bought on which to build estates of small-holdings; ballots would be held of all paid-up shareholders; and the lucky ones drawn would be allotted holdings of two, three or four acres according to the sizes of their shares, each with a cottage and a small sum of capital. Hope was given of eventually acquiring freehold. In 1847 a Land and Labour Bank was set up in association with the Land Company. (This was to encourage Chartist depositors, although in Company affairs O'Connor continued to use other banks, e. g. Clinch's at Witney near Chartistville).¹⁰

The practical difficulties into which the Land Company ran have often been related¹¹ and need only brief summary here. There were basic problems over its legal position, for it proved ineligible for registration under either the Friendly Societies Act or Joint Stock Company legislation. This meant that it could not own property as a company or grant freeholds, and that legally all the property belonged to Feargus. This caused some disquiet, and by February 1848 Feargus (then MP for Nottingham) was trying to secure legal status by a private Act of Parliament.

In the early days of 1843 there had been talk of the Plan settling forty estates on 20,000 acres, thus helping 5,000 families and reducing the surplus labour pool. The scheme relied on the early settlements generating enough rental income to be re-invested in further land. This always seemed unrealistic: in fact virtually no rents were paid before the Company

⁹ Thompson, *op. cit.* note 1, 113.

¹⁰ Evidence of C. Doyle, who managed the construction of the Minster Lovell Estate, to the Parliamentary Select Committee: *op. cit.* note 4, Q2674.

¹¹ See Hadfield *op. cit.* note 5.

began to falter altogether. The national outcome was a Parliamentary Select Committee to inquire into the Land Plan. Its report in 1848¹² found the financial and legal basis unsound, *but* that Feargus O'Connor was guilty of no dishonesty. Indeed, he was a financial loser. Those involved were given a chance to resolve the affairs of the Company, but eventually in 1851 the properties were put into the hands of Chancery and the estates sold up. The allottees, of whom 250 had been settled on five estates, were given the chance to stay on after payment of rent arrears.

This then was the background against which Charterville was built and ran its brief existence as a Chartist Land Plan settlement between 1848 and 1851. It was the product of the peak of the Company's history. In the first eighteen months the Company attracted 13,000 members, between August 1847 and January 1848 another 42,000 were added, and the membership stood at 70,000 early in 1848. It has been said that the land seems most attractive when times are bad, and this was the case in the economic depression of the winter of 1847. The opening of the Company's first estate, Heronsgate in Hertfordshire, encouraged further recruits. The appeal of this kind of Chartism really was country-wide. Besides the expected strength in industrial areas, 86 branches in the north and 48 in the Midlands, there were also 89 in the south and 24 in London. This included a number of country towns and some villages. Members included labourers and gardeners. In an 1847 list were a farmer, a milkman and a thatcher, as well as miners, weavers, grocers, tailors, innkeepers and printers.¹³

People did not readily lose faith in so impressive an organisation. Loyalty to Feargus was also a keynote, as we see in a resolution passed by the Banbury branch in November 1848, when doubts were already widespread in some quarters: 'That the members of this branch, and the depositors in the Land and Labour Bank, have the most unbounded confidence in Feargus O'Connor, Esq., MP notwithstanding that a portion of the press is trying to undermine his reputation, and that we are determined to assist him by all means in our power, until the Land is restored to its rightful owners, and every man is in possession of his just and equitable rights'.¹⁴ Certainly O'Connor devoted himself to the Land Plan with great vigour. A visitor in January 1848 to the new Charterville, then still under construction, found him in cold and snow, along roads a foot deep in mud 'living in such a place as could only compare to the barrack-room of the only officer I ever knew in the service who lived on his pay'. The same visitor found the speed with which the cottages and roadways had been built and the land prepared (all since the previous September) remarkable.¹⁵

Soon the allottees were moving in. They came into a parish which was not particularly 'closed' in its social structure. There were no great concentrations of landownership, and several landlords were absentee; it was not an estate village. For much of the earlier part of the century the clergy had also been absentee. However, Minster Lovell was far from a traditional subsistence agrarian economy. It was not a backwater into which to escape, but had itself been effected in its own way by some of the forces operating in urban and industrial areas: market forces, production methods, increasing size of units of production and ownership. So the in-comers had to cope with an unfamiliar agrarian setting, and with a capitalised, improved and improving agricultural 'industry'. The only variant elements in this were the Forest of Wychwood (with a distinctive economy, but to be enclosed within five to ten years) and Witney with its blanket factories.

¹² *Parliamentary Papers* (1847-48), xxix.

¹³ D. Jones, *Chartism and the Chartists* (1973) maps the Land Company branches in July 1847 and analyses the occupations of over 2,289 members (134-37). See also Thompson, *op. cit.* note 1, 93 et seq.

¹⁴ Quoted by P. Horne, 'The Chartist Land Company', in *Cake and Cockhorse*, iv (1968-71), 21.

¹⁵ *Parliamentary Select Committee*, *op. cit.* note 4, Q2146 and 2135.

Charterville was set in an alien, if not overtly hostile environment. There was no major market of easy access. Witney, three miles east, was a market town of some *local* importance, but was not big enough to generate the ring of potential prosperity through product specialisation which marked mill towns in northern England. Burford, six miles west, was declining; while Oxford and Cheltenham were considerable journeys. There was no accessible rail-link to these centres, despite talk in the land sale details of 1847 of a proposed Oxford – Cheltenham railway ‘near the Estate’.¹⁶ The allottees had no local contacts through which to exploit what market there was. They clearly lacked practical farming experience in nearly all cases, and this problem was compounded by the lack of stock and capital (e. g. no machinery or draft animals were available). Even for a fit, vigorous, well-versed small-holder four acres was marginal to make a living. In theory the family were to manage solely with spade cultivation. The Parliamentary Select Committee read O’Connor’s *What may be done with three acres of land*. This promised a weekly diet of 14 lbs. of bacon; 1½ stones of flour; 4½ stones of potatoes; 20 duck eggs; 2 lbs. of honey; fruit and vegetables; and also an income of £44 p. a. ‘after consumption and the best of good living’. This was achievable on 157 days labour. Cobbett was invoked, not least in his claim that a cow could be kept on a quarter-acre.¹⁷

Another visitor to Charterville was sceptical. He thought such hopes quite unrealistic on the light and stony grounds, high and exposed as they were to drought in summer and cold winds in winter. His visit in March 1848 seems to have justified these fears. Only seven or eight men could be seen cultivating the allotments. When approached, none proved to be the occupiers, but local labourers hired to work the plots. The allottees were said to be indoors, escaping the icy wind and meanwhile paying the locals 12s. per week in wages, rather than the 8s. offered by local farmers. It seems that Charterville was offering an unexpected solution to the local labour surplus. When the labourers were asked if they could pay the rent and make a living on the plots ‘most said they would like to try, but they would like to have Saturday night – meaning the farmer’s pay [also].’¹⁸

The growing uncertainties about the Land Company did not help. After the findings of the Select Committee in 1848 an attempt was made to collect rents from the allottees at Charterville. They had hoped for a freehold, at least secure tenancy, and objected to paying. James Beattie, a Scottish allottee, openly attacked Feargus at the November 1848 Land Conference, saying that the land had been insufficiently prepared and the capital allowance inadequate, and that he was destitute. Beattie subsequently toured, speaking to meetings against the Land Plan, and featured in the press including the *Illustrated London News*. Apparently he was sub-letting three of his four acres at £13 p. a. The hostile feeling was widespread amongst allottees, four of whom petitioned the House of Commons in March 1849 that they had been offered freeholdings and were exempt from rent or distraint of goods against rent.¹⁹ In late November O’Connor obtained a distraint order, but the attempt ended in a confrontation of allottees with bailiffs and military, and in a dismissed assault case against an allottee who resisted an army officer accompanying the bailiffs.

When Charterville had been bought, £5000 of the purchase price had been secured against a mortgage. At this stage O’Connor abandoned attempts to get rents from the estate to help settle the Land Company’s affairs and left the matter to the holders of the mortgage, a merchant and a farmer who were trustees of the estate of the original vendor of the land. Although their title was dubious, they obtained ejectment orders in February

¹⁶ *JOJ*, 5 June 1847.

¹⁷ Parliamentary Select Committee, op. cit. note 4, Fifth Report, 27 et seq.

¹⁸ *Ibid.*, evidence of John Revans, Q3393–4.

¹⁹ The complex events of this period are fully rehearsed in Hadfield, op. cit. note 5, 160 et seq.

TABLE 3
Occupiers of Charterville 1851

(Sources: Tithe apportionment, January 1851; Census enumerator's returns, March 1851)

Plot No. on Plan	Name	Size A-R-P	Census Schedule No.	No. in Household and its composition	Occupation (Head of Household)	Birthplace (Head of Household)
25a	John Clarke	2				
25b		2				
25c	Thomas Wyatt	2	52	4 - husband, wife, son, dau.	Road labourer	Minster Lovell
26a	George Tinton	2				
26b	John Leyley	2				
26c	James Knight	4				
27a	in hand	4				
27b	John Littlewood	4	89*	5 - husband, wife, 3 daus.	Smith & farrier	Retford, Notts.
25d	James Beathe (<i>sic</i> , Beattie?)	4				
25e	Ann Price	4				
25f	James Shawcrops	4				
24a	John Bradshaw	4				
24b	Charles Wilkins	2 1 9				
27c	George Johnson	4				
27d		4				
27e	Alonzo Dimford	4				
27f	George Carter	4				
27g	John Bowers	4				
21a	Benjamin Chapman	4				
21b	William Parish	3 3				
21c	John Smart	3 3				
21d	Thomas Belstead	4	85	5 - husband, wife, 3 sons	Farmer of 3 acres	Dedham, Essex
21e	William Chandler	4	84	7 - Mary (widow?), 5 daus., 1 son	Farm labourer	Derby
19a	Abraham Deale	4	76	2 - husband, wife	Farmer of 3 acres	Maplestead, Essex
19b	William Smith	4	74*	3 - husband, wife, 1 son	Farmer of 3 acres	Newcastle-on-Tyne
19c	Henry Kirham	4	81	1	Farmer of 4 acres	St. Mary, Whitechapel, Mid- dlesex
19d	George Turton & George Carter	4				
19e	Charles Willis	4	80*	3 - father, 2 sons	Farmer of 4 acres	Ongar, Essex
17a	George Lay	4				
17b	Charles Neppard	3	79	6 - Elizabeth (widow), 3 sons, 2 daus.	Farmer of 3 acres	Grateley, Hants
17c	Hayes	3	78	2 - John, bro.-in-law	Gardener	Cernel, Somerset
17d	James Holmes	3				
17e	Charles Arnold	3				

Plot No. on Plan	Name	Size A-R-P	Census Schedule No.	No. in Household and its composition	Occupation (Head of Household)	Birthplace (Head of Household)
17f	John Hicks	3	71	4 – husband, wife, son, dau.	Spinner & farmer em- ploying 1 man	Hailey, Oxon.
15a	Thomas Maycock	3				
15b	Othaniel Homby	2				
15c	In hand	2				
15d	William Smith	2	74*	3 – husband, wife, son	Basket maker & far- mer of 3 acres	Newcastle-on-Tyne
15e	Edward Tibbles	2				
30a	Ann Price	1 38				
30b	Edmund Stallwood	2				
30c	Charles Wilkins	2				
30d		2				
30e	William Squires	2				
30f	Thomas Gilbert	2				
31a	Benjamin Mundy	2	99	2 – husband, wife	Farmer of 4 acres em- ploying 1 man	Sutton Courtenay, Berks.
31b		2				
31c	George Bubb	3	100	4 – husband, wife, 2 nephews	Tailor	Westminster, Mid- dlesex
31d	John Horne	3				
31e	George Bogis	3				
31f	Charles Wilkins	4				
31g	Charles Ireland	4				
33a	In hand	3 3				
33b	John Bennett	3 3				
33c	John Wilkins	4				
33d	Henry Corse	4				
33e	In hand	4				
33f	In hand	4				
36a	John Gathard	4				
36b	Willian Nield	2				
36c	[John?] Stone	2	91	5 – husband, wife, 3 daus.	Cordwainer & farmer of 3 acres	Manchester
36d	Eliza Goodwill	4				
36e	Christopher Hanison	4				
36f	In hand	2 2 37				
36g	Charles Edward Hill	4				
36h	John Morgan	4				
36k	James Price	4				

Plot No. on Plan	Name	Size A-R-P	Census Schedule No.	No. in Household and its composition	Occupation (Head of Household)	Birthplace (Head of Household)
36l	Susannah Johnson	4				
84a	Albion Lloyd	2				
84b	Elizabeth Nicholson	2	66	3 – mother, dau., son	Farmer of 3 acres	Carlisle, Cumberland
84c	John Metcalf	2				
84d	Miles Ashworth	2				
84e	Francis Canlk	2				
84f		2				
84g		2				
84h	Thomas Kirk	3				
84k	Benjamin Jackson	4				
94l	William Botherhill	3				
15f	Edward Young	2				
15g	William Haye	2	78*	2 – William, brother-in-law	Gardener	Cernel, Somerset
15h	Henry Grimshaw	2				
125	In hand	7 18				
104		8 29				
		267 3 11 ^c				

Notes

1. Census details are shown for all occupiers listed in the tithe apportionment whom it was possible to identify firmly in the census returns. Their number is few. The major reason must be large-scale departures from Charterville at this time, viz. the 38 uninhabited houses noted in the census.
2. Entries marked * relate to surviving allottees from February 1848.
3. Other residents, although not original allottees, are clearly incomers and some are known to have been of Chartist persuasion e. g. George Bubb (plot 31c) who was elected 'churchwarden' from Charterville.

1850 against 66 allottees,²⁰ who contested them in July at Oxford Assizes.²¹ The mortgagees won, the allottees had to pay costs, and three who could not ended up in Oxford Castle. In September 1850 the mortgagees attempted to sell the estate; the allottees, who still argued that they had freeholds and who were described by the local press as 'poor deluded mechanics . . . the victims of [O'Connor's] memorable land scheme', turned up in force to protest.²² 'James Beattie . . . a fine old fellow, whose spirits did not appear to be broken . . . cautioned people not to buy any of the lots' as he and others intended to stay in possession. This had its effect and the first lot found no bidders. However, five plots with cottages were sold to their occupiers and a further five to purchasers other than their occupiers – including James Beattie's to a Mr. Chinnor, described as Feargus O'Connor's solicitor. This rearguard action by the settlers merely put off the inevitable. In November 1850, 34 of them were ejected 'in a more peaceable manner than was expected'.²³

The plight of the allottees was a cause to which the Chartist movement would once have rallied, for example to collect funds for a High Court action; but no longer. There were recriminations, both by some allottees against Feargus, and by some shareholders who had failed to draw a holding and who saw the idle allottees avoiding both hard work and payment of rent. Some allottees left, others accepted terms for tenancies. The situation was generally confused, and only in July 1851 did some clarification come when Chancery took control and the well-named William Goodchap set about putting affairs in order. He had the three imprisoned allottees released and offered tenancies on payment of rent arrears and on perpetual leasehold terms. By August 1851 the remainder of the estate (164 acres and 53 cottages) was again up for sale.²⁴

By June 1852 it was possible to draw up a list of allotment owners by purchase. By comparing the original *Northern Star* and Select Committee list of allottees of 1848, the tithe apportionment (compiled late in 1850, dated 2 January 1851 and an interesting example of the system catching up with Charterville), the census enumerator's returns of March 1851, and Goodchap's list of June 1852, we see the disintegration of the Charterville Chartists (Table 3).²⁵ Of the 73 plot-holders of 1848, only 33 survive to late 1850. The two-acre plot-holders seem to have been most vulnerable:

TABLE 4
Persistence of plot-holders related to plot size

Plot Size (acres)	No. of plot-holders in 1848	No. surviving to 1851	Percentage surviving to 1851
4	38	16	42%
3	12	8	67%
2	23	9	39%
Total	73	33	45%

Of the 70 occupiers in the tithe list only 17 appear in the March 1851 census, and only five of these were 1848 plot-holders. By 1852 the 1848 survivors were down to four. By 1861

²⁰ *JOJ*, 9 Feb. 1850.

²¹ *JOJ*, 29 Feb. 1850. Weaving and Pinnock (the mortgagees) v. Gothard and others.

²² *JOJ*, 7 Sept. 1850.

²³ *JOJ*, 23 Nov. 1850.

²⁴ *JOJ*, 9 August 1851.

²⁵ Based on: *Northern Star* 12 Feb. 1848; Reports of Select Committee on the National Land Company op. cit. note 4; the additional tithe apportionment for Minster Lovell (covering Charterville) 1851, Oxfordshire Record Office MS d d Par Minster Lovell c7; the census enumerator's returns for Minster Lovell 1851 and 1861; Goodchap's Schedule of Allottees 10 June 1852, P. R. O. C121/401; altered Minster Lovell tithe apportionment 1915, loc. cit.

there were two. The fact that in 1852 44 lots were owned by 28 people shows the tendency for ownership to concentrate. By 1915 only 26 of the 81 plots were owner-occupied, confirming a pattern of sub-letting by small owners almost all of them local. So by the end of 1850, most of the Chartists had vanished almost without trace.

Yet Charterville and its lands remained important. It became part of the host community in that it was expected to pay rates and tithes, but it was and has remained a distinct place. In 1848 the Chartists tried to get three allottees elected as parish officers through the vestry. They were denied by the magistrates and appeal was made to the Home Secretary. Despite overtures from the vicar, who spoke at the first anniversary of the Charterville schoolroom, the archdeacon expelled the elected Chartist churchwarden (the *Northern Star* agent in Charterville).²⁶ By 1854 (when most Charterville residents were local) the vicar was blaming poor attendance at church, and his inability to raise a church rate, on 'the existence of the O'Connor cottages . . . forming another parish almost, the generality of the occupiers being bigotted dissenters'.²⁷

Where the Chartists failed the locals seized the unprecedented opportunity to set up on their own. It was an opportunity badly needed: Oxfordshire was the lowest-wage county in the country, job opportunities and housing were frequently abysmal, and emigration seemed the only alternative. Small traders and others did buy into some holdings, but the occupants were chiefly local people. Many 'core' families from the village down in the valley developed branches up the hill in Charterville. Properties were popular, and holdings remained filled. Until the 1880s the colony flourished, particularly through growing potatoes (a readily marketable crop, grown on few farms at that time) and barley (to feed the pigs which were the chief hope of a profit). These settlers proved one thing: it was virtually impossible to get by on a four-acre holding.²⁸ In 1882 the local vicar told the Royal Commission on Agriculture that O'Connor's scheme 'to deliver the labouring class in towns from the tyranny and oppression of their masters, to put them in an independent position where they might enjoy the fresh air of heaven and sit under their own fig tree and eat the fruit of their own vine', had indeed foundered at Charterville for lack of farming knowledge. But even the present occupants ('picked agricultural labourers, because only the very best man can do there. I mean a man who can work six hours after he has done his work in the day, and who has his wits about him'), even they were hard-pressed to achieve any returns from four acres. There seems to have been no question of managing solely on such a holding.

John Cockbill told the same Commission, rather bitterly, that his four-acre holding showed barely a £7 profit in the last year. But the hope remained. Wages were so low that 'the hope of bettering my position' (Cockbill) remained attractive.²⁹ So settlers did occasional piece-work on neighbouring farms, or building work, or went to the blanket factories (i. e. a variety of dual occupations). But there remained an air of superiority over agricultural labourers. Observers noted this, and the settlers claimed it themselves.³⁰

By the 1880s the theme of 'land for the people' was back in the forefront. Joseph Ashby

²⁶ *Berrow's Worcester Journal*, 28 June 1849, cited by Hadfield op. cit. note 5. These events do not appear to be reported in *JQJ*.

²⁷ E. P. Baker (ed.), *Bishop Wilberforce's Visitation Returns for the Archdeaconry of Oxford, 1854*, O. R. S. xxxv (1954), 95-6.

²⁸ Evidence of Rev. H. C. Ripley, vicar of Minster Lovell, to the Royal Commission on Agriculture, Minutes of Evidence, iii, *Parliamentary Papers* (1882) xiv, Q64, 445 et seq.

²⁹ Evidence of John Cockbill, agricultural labourer; *ibid*, Q. 64, 624 et seq.

³⁰ As for example Mr. Ernest Bowles of Charterville in conversation with Mrs. S. Ross, Mr. P. Best and Mr. R. Pinfield, 1982.

(whose story has done so much to rescue 19th-century rural life from cosy nostalgia)³¹ was on tour in the Land Restoration League's van around the villages of neighbouring counties. The van, painted red, was emblazoned **FAIR RENTS. FAIR WAGES. THE LAND FOR ALL. JUSTICE TO LABOUR. ABOLITION OF LAND LORDISM**. A generation later, in 1914, Joseph's son A. W. Ashby was surveying allotments and small-holdings in Oxfordshire as a way out of agricultural depression, and remarking that, in the absence of a radical redistribution of the fruits of their labour: 'By the cultivation of vegetables and corn and by feeding a pig, the labourer is enabled in a low wage county to keep from his growing family the insistent pangs of hunger, and sometimes put a comfortable barrier between himself and the poor-house'³² – sentiments with which O'Connor would not have been unfamiliar!

The Society is grateful to the Oxford University Department for External Studies for a grant towards the publication of this paper.

³¹ M. K. Ashby, *Joseph Ashby of Tysoe 1859–1919* (1961).

³² A. W. Ashby, *Allotments and Small Holdings in Oxfordshire. A Survey* (1917), 78.

Appendix 2b

“Working-Class Housing in Oxfordshire”

by Crispin Paine et al

(Extract from “Oxoniensia”)

Working-class housing in Oxfordshire

By CRISPIN PAINE, *et al.*

CONSIDERING the vast amount written by the Victorians on the antiquities of the county, it is striking that between 1854, when Henry Acland published his seminal work on the Oxford cholera outbreak, and 1912 when Miss C. V. Butler published her *Social Conditions in Oxford*, absolutely nothing seems to have been written on the housing of ordinary Oxfordshire people.

Even in recent years, though the vernacular buildings of the country have received some attention, the only work on artisan housing has been Morris' study of St. Ebbe's.¹ Yet older working-class houses are everywhere rapidly being demolished or modernized.

Oxfordshire Museums Service, together with a group of other people, has therefore recorded a number of buildings of different type, in the hope of arousing interest in this important and long-neglected subject.²

Styles Cottage at Uffington and *Blenheim Cottage at Standlake* are rare examples of country cottages whose history can be traced to the 17th century.³ Very few working-class houses survive in the countryside from before about 1850, for most 'cottages' were built for a higher social class. It is hard to realize today, when slums are associated with towns, the squalor in which farmworkers sometimes lived.

You approach the doorway through the mud, over some loose stones, which rock under your feet in using them. You have to stoop for admission and cautiously look around ere you fairly trust yourself within. There are but two rooms in the house—one below and the other above. On leaving the bright light without, the room which you enter is so dark that for a time you can with difficulty discern the objects which it contains. Before you is a large but a cheerless fireplace—it is not every poor man that may be said to have a hearth—with a few smouldering embers of a small wood fire, over which still hangs a pot, recently used for some culinary purpose. At one corner stands a small rickety table, whilst scattered about are three old chairs—one without a back—and a stool or two, which, with a very limited and imperfect washing apparatus, and a shelf or two for plates, tea-cups, etc. constitute the whole furniture

¹ R. J. Morris, 'The Friars and Paradise': an essay in the building history of Oxford', *Oxonienia*, xxxvi (1971), 72-98.

² The more detailed notes, plans and photographs of these eleven buildings are deposited in the Oxfordshire Sites and Monuments Record at the County Museum, Woodstock.

³ Very occasionally one gets earlier glimpses. Portman quotes the rare inventory of Richard Churchhouse, labourer of Taston, whose one-roomed hut in 1592 contained: a bed-covering, 3 pairs of sheets and a bolster, a table cloth, 2 pots, 2 kettles, a frying pan, 2 candlesticks, 2 platters, 1 porringer and a saucer, a cover (for the fire, probably), a load of wood, a brandiron and other implements belonging to the house. The total value of his worldly goods, 18/8d., compares with that of a Marston yeoman who died the following year: £386 10s. 8d. (D. Portman, 'Vernacular building in the Oxford region in the sixteenth and seventeenth centuries', in C. W. Chalklin and M. A. Havinden (eds.), *Rural Change and Urban Growth 1500-1800* (1974)).

of the apartment. What could be more cheerless or comfortless? And yet you fancy you could put up with everything but the close earthy smell, which you endeavour in vain to escape by breathing short and quickly.⁴

Sometimes, though, the 'country cottage' image must also have been true :

But Lark Rise must not be thought of as a slum set down in the country. The inhabitants lived an open-air life ; the cottages were kept clean by much scrubbing with soap and water, and doors and windows stood wide open when the weather permitted.⁵

In the second half of the last century, canal and railway brought cheap bricks and slates to house the booming rural population. Of these 'stone or brick boxes with blue-slatted roofs'⁶ even less is known : many must have been put up, like *Sheephouse Fields Cottage, Longworth*, by farmers for their employees, but there is an enormous amount to be found out about the way these houses were financed and built, who built them and for whom, and about, for example, the contrasting life-styles in closed and open villages.

It is a common belief that, after the enclosure of the common fields, farmers moved from their old houses in the village street, and that these were subdivided and let to farmworkers. *Town End, Ardington*, began as a yeoman farmer's house of the 18th century or a little earlier, but by the mid 19th century it had become two estate workers' houses. In this case enclosure was not responsible ; it will be interesting to learn how often in Oxfordshire it really was.

We tend to assume nowadays that most people live in family houses. Before this century this was not true of very many ; particularly not for the working classes. Girls were sent away as servants, boys often lived in as farmhands, at least until marriage. Many jobs demanded constant moving about—hence the importance of lodging-houses and private lodgings (as for the Long Hanborough stonemason brothers who lodged at 99 *Causeway, Banbury*, in 1871). Many people, too, must have been simply homeless : migrant workers, gypsies, tramps.

Many of the old stone or timber-framed houses that give such charm to Oxfordshire towns like Thame, Witney, Burford or Wantage were occupied for much of their lives by working-class families. We remain profoundly ignorant about them : how they were built, who by, whether (as one tends to assume) houses originally built for shopkeepers or master-craftsmen acquired working-class occupants when their former owners moved to better accommodation. The cottage formerly in *Queen's Square, Bloxham*, so much smaller than 'Thatchers' in nearby Church Street, is a reminder that today we see only the larger and better-built houses. How did accommodation standards change in the 18th and 19th centuries ? Did one's job make much difference ? Did parts of the county differ very much ? Research in progress in a number of Oxfordshire towns should soon begin to make the picture clearer.

⁴ P. E. Razzell and R. W. Wainwright (eds.), *The Victorian working-class ; selections from letters to the Morning Chronicle* (1973). The quotation is from a letter of 24 October 1849 discussing conditions in Berks., Bucks., Wilts. and Oxon.

⁵ Flora Thompson, *Lark Rise to Candleford*.

⁶ *Ibid.*

The way William Wilkins developed *Causeway, Banbury*, in the 1850s, 60s and 70s, with his elaborate edifice of mortgages, is probably typical of the way Victorian country-town speculators coped with the massive influx of families. One wishes one knew how the families coped with their new houses: new luxuries like W.C.s and coppers. How, for example, did front rooms acquire their sanctity?

Just as there were no major industries in Oxfordshire before World War I, so there was no large-scale house-building by employers—not even, until 1904, by the Great Western Railway.⁷ *Ormond Terrace, Grove*, however, seems to have been built in 1810 by the canal company.

Some businesses did find it worthwhile to provide housing for their workers. The 12 houses erected in the 1870s by William and Thomas Nalder of *East Challow* probably reflect the success of their ironworks business and an urgent need for loyal workers. Cape's, whose hostels housed 47 people in 1911, was only the largest of the Oxfordshire shops with living-in staff.⁸

Apart from almshouses, *Charterville* was the first attempt in Oxfordshire to provide large-scale housing with no profit motive.⁹ 17 of the best preserved houses have recently been Listed. Most surprising perhaps is the high standard of building and detailing.

A mixture of motives prompted landowners to provide housing for their workers:

Mr. Spencer [who in 1902 was farming 800 acres at Tetsworth] thought that labourers were in any case likely to drift away to towns in order to better themselves, but he was of the opinion that the loss would be diminished by the provision of good cottages and a liberal supply of allotments and small-holdings.¹⁰

The beautifying of Lockinge was not the work of a day, but the loving labour of many years. Gradually the two villages of Lockinge and Ardington were transformed, the cottages remodelled and rebuilt, the churches restored, schools and estate-buildings of all kinds erected, cultivation developed, roads constructed, herds of cattle and flocks of sheep multiplied, bare slopes clothed with young wood, the aspect of the whole countryside changed.¹¹

To what extent was philanthropy the chief motive of improving landlords, and to what extent were landlords obliged to provide cottages to attract and keep labour? Was eviction really commonly used as a threat? Or was simple investment sometimes a motive as well? Oxfordshire's labourers were notoriously badly paid: how were rents affected, and how did the county's landlords compare as builders with those elsewhere?

Apart from college and university buildings and a few Victorian shops, Oxford's main streets were lined almost entirely with 17th-century houses until after World War I. Behind them were the houses of the poor: 17th-, 18th- and 19th-century cottages. They have now all been entirely swept away, and only a handful of photographs survive to show how most Oxford people used to live.

⁷ M. R. Airs, 'Railway Housing in Didcot', *Oxoniensia*, forthcoming.

⁸ R. A. Foster, *F. Cape & Co. of St. Ebbe's St., Oxford* (1973).

⁹ A. M. Hadfield, *The Chartist Land Company* (1970).

¹⁰ H. Rider Haggard, *Rural England* (1902).

¹¹ Lady Wantage, *Lord Wantage, V.C., K.C.B., a memoir* (1903).

The 1820s was the crucial decade for working-class housing in Oxford. A massive building boom covered Oxford's flood-plain for the first time with houses. Thanks to the work of R. J. Morris¹² we know quite a lot about how the largest area of the 1820s housing, St. Ebbe's, was developed, and recent work is showing that the pattern in Jericho was similar.¹³

Two kinds of men were involved: firstly, the major developers who bought a former market garden in lots, laid out an estate and provided roads; secondly a host of small capitalists—often local tradesmen, upper college servants and the like—who invested their savings and mortgage loans in the building of small groups of houses or individual lots. Typical might have been a college servant who raised a mortgage, built 4 houses, and retired to live in one on the income of the others. This small-scale piecemeal development can still be seen in Jericho.

What were these houses of the 1820s like? Jerry-built of brick with slate roofs, they were usually of 2 storeys, sometimes of 3.¹⁴ In the smallest houses the front door opened directly into the living room, and a steep staircase led to the bedrooms, with a small scullery at the back. Larger houses had an entrance passage and front and back rooms. Toilet buckets were emptied, in the country manner, onto the garden or into a ditch draining to the Thames; on the other hand, gardens were usually big enough for pig-sties, chickens and rabbits as well as for vegetables. At about 1s. per room per week rent, they were thus better value than the old cramped courts.

The terrace house of the later 19th century is the classic working-class house with which everyone is familiar. The front door opens into a passage past the front room and into the kitchen, which was used for all day-time living. Beyond is a scullery with copper, sink and perhaps cold tap. In the garden is a W.C. and coal house. From the kitchen a stair leads to 2 or 3 bedrooms.

These houses can be found in every Oxfordshire town; Oxford itself boasts street after street of them, and work by Malcolm Graham on the development of Oxford's suburbs is beginning to reveal how they came about. What were the respective roles of the building societies (notably the Oxford Industrial and Provident Land and Building Society¹⁵), the colleges, private speculators (from Walter Gray, 'Father of Oxford Conservatism', downwards) and solicitors (who seem to hover mysteriously behind every deal)? How did the pattern of the building industry (dominated by Kinglerlee) for example, or the proportion of houses for sale or rent, differ in Oxford from other towns? Did the colleges differ from other speculators, or college servants from other tenants and purchasers? Did the notorious seasonal nature of Oxford's employment affect rents or occupation density? Did the needs of laundering or lodging, for example, affect the way houses were lived in?

The blocks of flats erected by Christ Church in St. Thomas's are the best known 'improvement' housing in Oxford, but from 1866 the Oxford Cottage Improvement Society¹⁶ bought houses in bad condition and improved them by

¹² *Op. cit.* note 1.

¹³ A. Whitehead, 'Working-class housing in Jericho', *Oxoniensia*, forthcoming. See also R. Fastnacht, *Summertown since 1820* (1977).

¹⁴ These paragraphs are largely based on C. V. Butler, *Social Conditions in Oxford* (1912).

¹⁵ Cf. A. Saint, 'Three Oxford Architects', *Oxoniensia*, xxxv (1970), 91.

¹⁶ Cf. *Ibid.*, 93.

installing new drains, sculleries, windows etc. (From 1875 most building plans in the city survive in the Local History Collections of the Central Library.) The Society paid a dividend of 4%–5%.

1890 saw the first Act allowing local authorities to build houses. Few in Oxfordshire did so to any extent, except for Bullingdon R.D.C. and Banbury R.D.C.¹⁷ but the 1919 'Addison Act' led to some building in almost every village. 215 houses were built in Oxford.¹⁸ Local authority housing of this period is distinctive: well-built semi-detached houses, often with Mansard roofs, had a parlour and kitchen (or living-room), scullery and 3 bedrooms. Where water was laid on they also had bathrooms and W.C.s. The rents of 7s. 6d.–11s. per week were however out of the reach of poorer people.

From 1930 government policy changed the emphasis from building for wealthier workers to replacing slums. 1,200 Oxford houses were classified as unfit—by 1939 about 800 replacement houses had been built. Rents ranged from 1s. 2d. to 10s., with the average about 5s. While some R.D.C.'s, like Abingdon and Witney, built a good many houses, others did little: in Begbroke, where 22% of families were classified as overcrowded, no houses were built between the wars.

37 Clive Road, Oxford built in 1929, stands at the very beginning of Oxford's inter-war building boom. Between 1919 and 1929 only 436 private houses were built in Oxford (against 1,551 municipal). But between 1930 and 1937, 4,336 were erected.

The sheer squalor of living conditions in town and country alike, even up to the last war, would astonish most people today. For all our continuing problems, the achievement in housing over the past 50 years has been astonishing—but this achievement has meant that much of the evidence of how our fathers and grandfathers lived has disappeared. We need urgently to record the surviving buildings, their fittings, and (even more ephemeral) memories of how they were used.

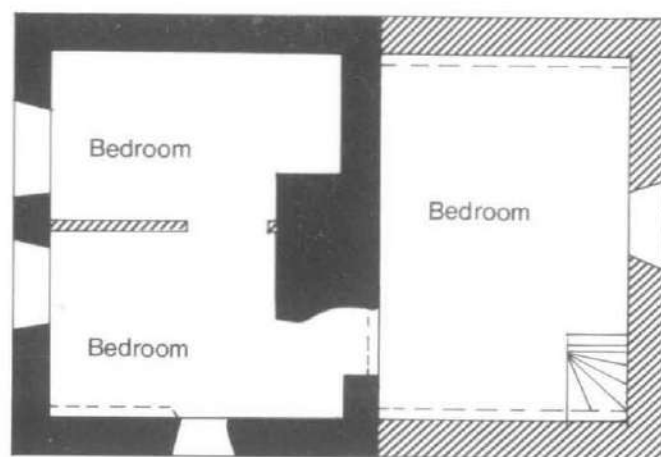
UFFINGTON, STYLES COTTAGE (SU 30738923) PRN 11416. By NANCY STEBBING

The cottage is one of a row built before 1699 as part of the Craven Estate, on the edge of Upper Common. It was a single room and loft, and at leasehold from 1699 rented at 1s. *p.a.* In the 18th century a second cottage, also single room and loft, was added, and they were leased separately at £1 *p.a.*, but this was not paid. Some of the tenants, known from estate records and overseers accounts, were assessed for Poor Rate, but in 1782 the tenant was receiving Poor Relief. In the 1870s the cottage and garden holdings (11 perches) were rented at £1 5s. 0d. *p.a.* Two families of farm labourers lived there, according to the census returns, with 6 and 9 children. By the early 20th century a dairyman and wife occupied the cottage, which had been converted into one.

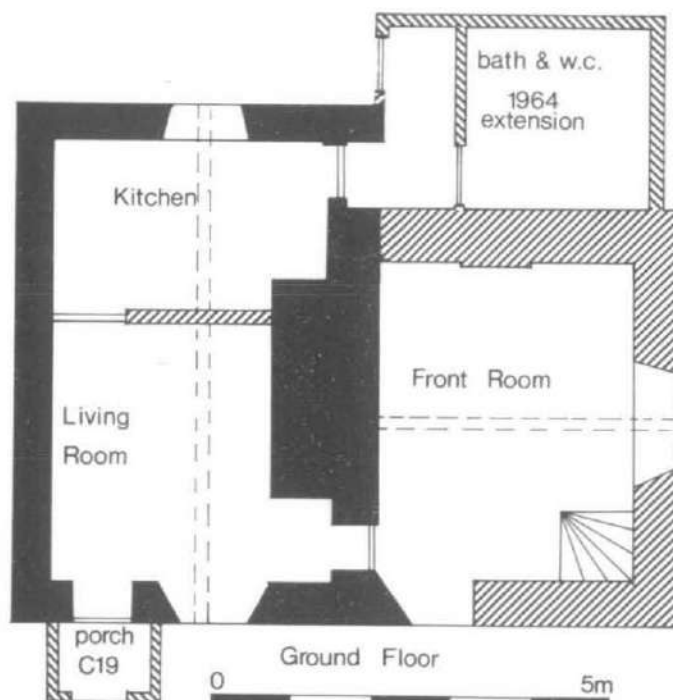
The cottage is built of chalk, on sarsen footings, with some brick infill, under a thatched roof. It is double-fronted, of one and a half storeys (Fig. 1; Pl. VIII, A).

¹⁷ Why this should have been so will, one hopes, emerge from David Witham's current work on housing in Banbury R.D.C. and Jacqueline Porter's on Banbury U.D.C. I am grateful to both for their help. Meanwhile useful notes on housing in North Oxfordshire between the wars will be found in *Country Planning, a study of rural problems* published by the O.U.P. for the Agricultural Economics Research Institute in 1944. The associated film *24 Square Miles* has some marvellously vivid shots of rural housing conditions 30 years ago.

¹⁸ *A survey of the social services in the Oxford district*, Oxford 1940.



First Floor



- 0 5m
- Ground Floor
- C17 Cottage
 - ▨ C18 Cottage
 - ▩ C19 & 20 Extensions



Fig. 1
Styles Cottage, Uffington.

The eastern half, with the entrance, is built of roughly coursed chalk blocks, while the western half is built of coursed rectangular chalk blocks. A date stone over the window reads 1824. Window levels on the front differ, as do the floor levels inside. The older half is 10 cm lower. A long sarsen plinth under the window butt-joins the footings of the eastern half, and marks the addition, or rebuild, of the western half.

Five phases can be worked out in the structure :—

- I The pre-1699 cottage, single room with loft, and gable chimney stack.
- II Another room and loft added to the west gable, between 1705 and 1766, as a separate tenement. Rear fireplace and stack. Front door paired to match the original.
- III New windows inserted and modernization probably effected, *e.g.* brick infilling and quoins. Datestone of 1824.
- IV Cottages joined into single property, *c.* 1900. Staircase inserted, porch added, second doorway converted to window, doorway access through loft rooms.
- V Modernization, 1964. Bathroom in rear extension with back entrance passage, fireplace blocked, kitchen separated from living room, running water and electricity supplied.

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BLenheim COTTAGE, BRIGHTHAMPTON, STANDLAKE (SP 38670348) PRN 11403. By JOHN RHODES and CHRISTINE BLOXHAM

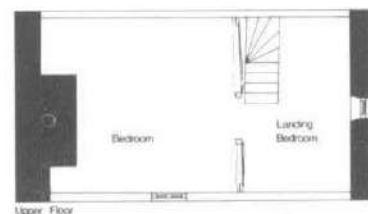
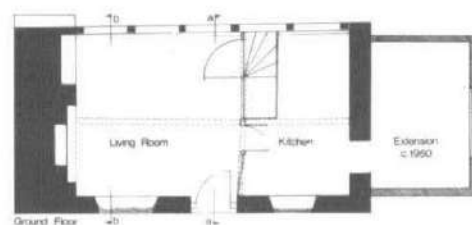
Blenheim Cottage, Brighthampton was built some time prior to 1694 and was sold by Nicholas Yateman Junior of Clanfield to the Churchwardens and Overseers of Standlake for £32. The cottage was then 'in decay', and was put into repair by its tenant Jenkins, who lived in it for a considerable period. His widow lived on there rent-free until her death in 1727, although the close attached to the cottage was let for £1 4s. 6d. The charity which the cottage constituted, known originally as Yateman's, came to be called Jenkins; rent from it was put to the general charity account.

The cottage was let to Stephen Hickman in 1838, with a right of common, for £4 *p.a.*, though he lived elsewhere, and throughout the 19th century the cottage and its close were let separately. In 1851 the cottage was let to 'one of the poor', though the land was held by the Hemmings family, market gardeners, until 1887. By 1898 Magdalen College were leasing the whole property, sub-letting to their tenant at Yew Tree Farm, who purchased it in 1925 for £90. Thereafter the cottage was let rent free to various families whose members worked on the farm. When there was no farm work involved a small rent was charged—4s. in 1928, and again during and immediately after the Second War. During the 1930s one George Jones, carter on Yew Tree Farm, inhabited the cottage with his wife, three daughters and a son. The cottage ceased to be habitable after 1963, when a closure order was put on it by West Oxfordshire District Council.

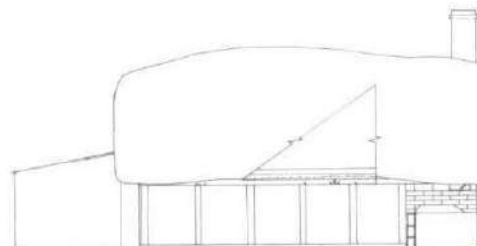
The cottage as it survives is little altered from its original 17th-century structure (Fig. 2; Pl. VIII, B). It is a two-floored, two-celled building of coursed limestone rubble on its front and side walls, the rear wall being of timber-frame on a dwarf wall, infilled with wattle-and-daub. There is a datestone of 1704 on the road-end gable which may date repairs to the cottage and explain its local name of Blenheim Cottage. The ground floor is made up of a living room with a fireplace, now containing a late 19th-century range, and a kitchen area. It is possible that a bread-oven is concealed in the stack to the right of the fireplace. Stairs lead from the living room to an upper floor contained wholly within the roof space; this is itself divided by a rough wood-boarded partition into two

Blenheim Cottage Brighthampton

PRN 11403



Front Elevation



Rear Elevation



NE Gable Elevation



Section a-a



Section b-b

J. G. Rhodes March 1978

Fig. 2
Blenheim Cottage, Brighthampton, Standlake.

separate sleeping areas, one lit by a small window in the gable, one by a dormer window at the front of the house at floor/wall-plate level.

The only alterations made (other than the renewal of window and door woodwork) have been the insertion of the range, the paving of the downstairs floor with quarry tiles, and in 1950 the construction of a concrete-walled extension on the N.E. gable.

Acknowledgement is made to Brigadier F. R. L. Goadby for his work on the documentary history of the cottage.

SHEEPHOUSE FIELDS COTTAGE, LONGWORTH (SU 392958) PRN 11417. By NANCY STEBBING

The cottage was built as an agricultural labourer's cottage, before 1846, when it appears on the Tithe Award map for Longworth and Charney Bassett. It belonged to Sheephouse Fields Farm, and was used by a farm labourer and his wife in the 1860s and 70s. Later it became almost a squatters' cottage, changing tenants by 'keyhold' or handing over the key, with rent at £5 5s. per quarter in the 1900s. A family of travellers lived there until the 1950s, when it fell derelict.

The cottage is of one building phase, of coursed rubble limestone, with brick quoins, door and window jambs, chimney and relieving arch, under a slate roof (Fig. 3). It is of one and a half storeys: a single ground floor room, with larder, back entrance lobby, stair and understair coal store; loft space divided into two rooms. Outside is a stone-walled chicken run, foundations of the W.C. and a well. The plot is wedge-shaped, said to have had a stable at the end, and cultivated with vegetables and flowers. A separate field was rented at 10s. a week beyond the cottage garden for the travellers' horses.

Sources

Tithe Award for Longworth and Charney Bassett, 1846, Bodleian Library.

Census Returns, 1861, 1871.

Oral evidence from daughter of last tenant.

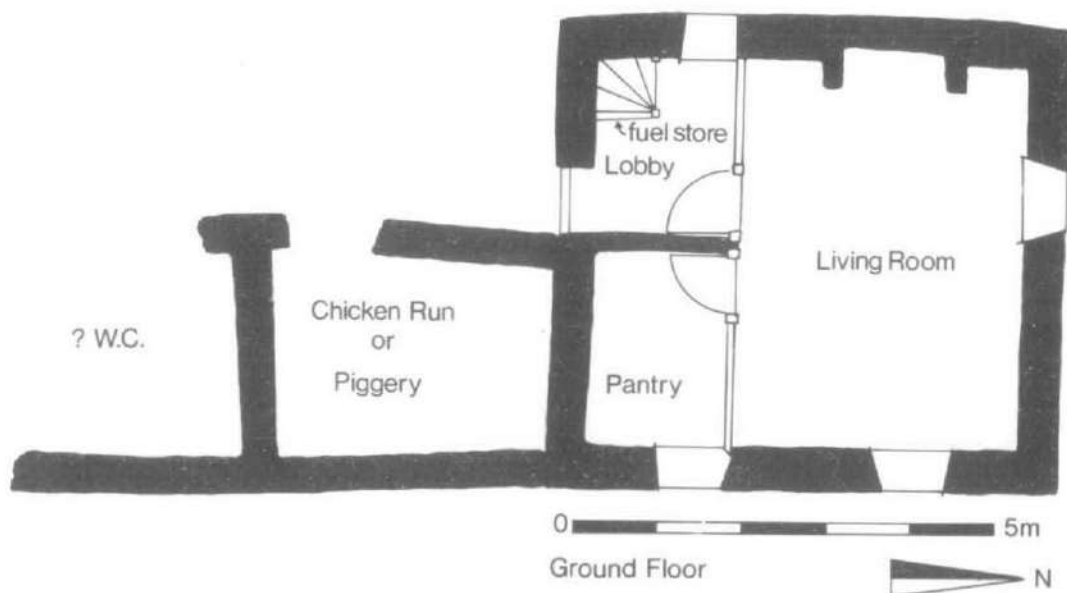


Fig. 3
Sheephouse Fields Cottage, Longworth.

47-49 ARDINGTON (SU 43498845) PRN 11418. By NANCY STEBBING

Numbers 48 and 49 Ardington were formerly the farmhouse of an independent yeoman farmer, who died in 1795, dividing the house in his will for his two daughters. They married, and by 1814 there were 13 children in the two families. In 1857 the Lockinge Estate was created from the Manors of Lockinge and Ardington, with piecemeal acquisition of the remaining freeholdings. The farmhouse had become part of the Estate by 1863, for dated bricks relate to the typical estate improvements and additions to the terrace. Number 47 was built at this time, and the terrace was lived in by Estate workers until it was demolished in 1977 (Pl. IX).

Number 47: double fronted on two storeys, with W.C. and washroom with boiling copper added in a lean-to extension, south end. Brick structure, with datestone 1863, under tiled hipped roof. Rear and side elevations of chalk blocks with brick quoins and brick infill. Chimney stack at apex of hip. Extension to rear had lower roof level porch of chalk and brick. (5 small rooms total; 3 bedrooms).

Number 48: Centre cottage. Front elevation single-bay with porch built over the front door. Brick ground floor with tiled canopy, rendered first floor with dormer window. Chimney stack between 48/49. Roof pitched. (5 rooms; 3 bedrooms).

Number 49: End of terrace with an extension to the rear. Single fronted, brick built, on coursed chalk block foundations under tiled mansard roof. The extension timber box-framed, with brick infill, one and one half storeys under a pitched tile roof. Chalk foundations. Chimney stack rising from eaves of extension. (6 rooms; 3 bedrooms).

The building sequence in summary:

- I Single farmhouse (Numbers 48 and 49) and barn belonging to Thomas Clarke, yeoman, pre-1795.
- II 1795: farmhouse divided by will into two.
- III 1863: addition of Number 47, modernization and improvements by Lockinge Estate: Dormer windows and porches added in mock-tudor estate style; wash-house with coppers and W.C. extension added on the end of the terrace.

Sources

Will of Thomas Clarke, yeoman, of Ardington, 1795. Bodleian Library.
Ardington Enclosure Award Maps, 1811, 1814. Berkshire Record Office.
Havinden papers on Lockinge Estate in Museum of English Rural Life, Reading.
Parish Registers (Baptisms, Deaths, Marriages) for Ardington, Berkshire Record Office.
Poor Rate Accounts, Ardington, B.R.O.
Census Returns, 1841, '51, '61, '71.

COTTAGE IN QUEEN'S SQUARE, BLOXHAM (SP 429360) PRN 11412. By SARAH GOSLING

The structure and internal layout of this cottage have been reconstructed from a photograph taken in 1923 and from the oral evidence of Mr. Ernest Mawle (grandson of the then tenant, Mr. George Mawle) recorded by Mrs. Y. Huntriss. The cottage was demolished in 1938, by Banbury R.D.C., as part of the Bloxham clearance area. The records of the individual houses in the clearance area are unfortunately no longer available. Ernest Mawle's interview reflects some local feeling that the clearance was a mistake, as the smaller and more seriously overcrowded cottages might have been demolished to give more land for planting to the remainder.

Nothing is known of the date or circumstances of the building of the cottage, beyond the fact that it was in existence by the time of the O.S. 25 in. map of 1881.

The cottage in 1923

The cottage was a single cell structure of local middle lias marlstone, with a thatched roof and a chimney stack of brick (Fig. 4; Pl. X, A). Door and window lintels were of wood. There were a few square yards of flower garden in front of the cottage, and a brick pigsty in a row on the other side of the road. Mr. Mawle also had an allotment elsewhere in Bloxham.

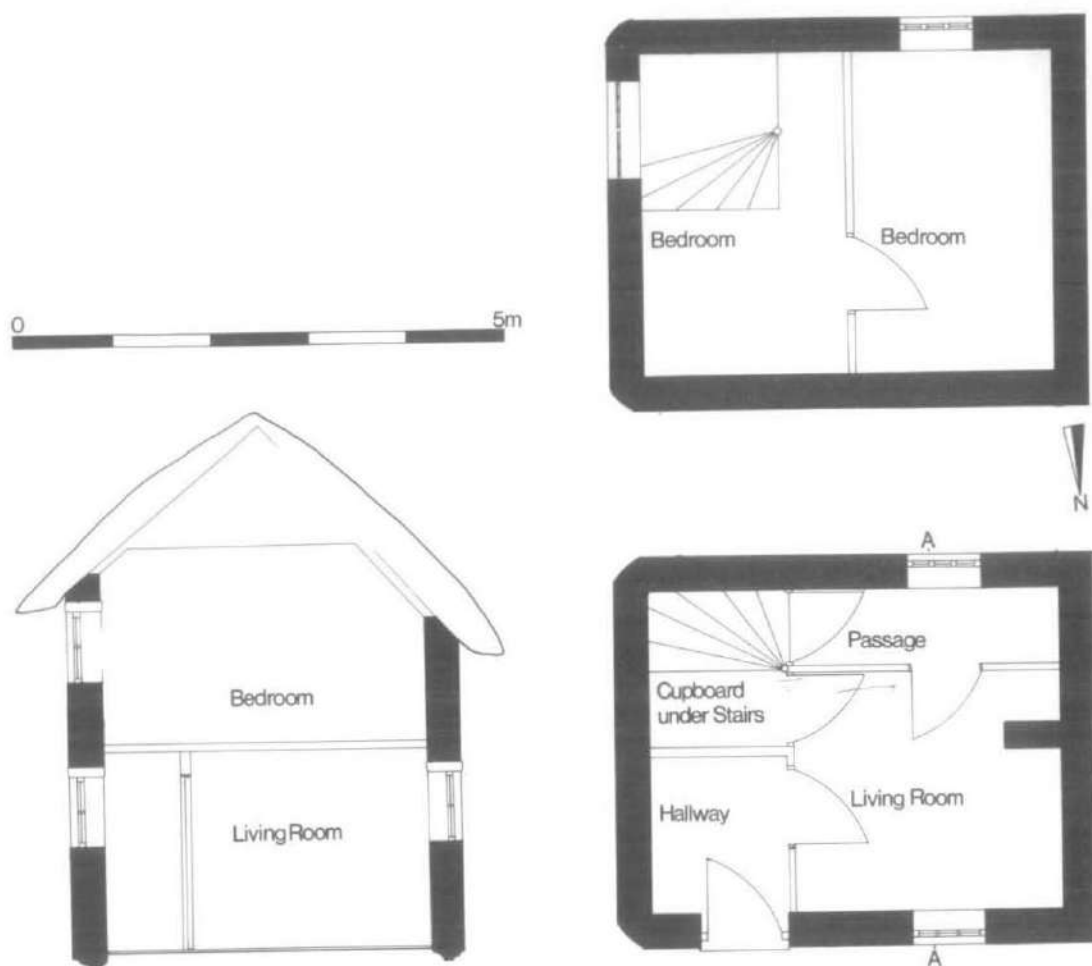


Fig. 4

Cottage in Queen's Square, Bloxham. Reconstructed from photograph (Pl. X, A) and descriptions.

Ground floor. The front door opened into a small hallway. From this a door to the right led into the living room, lit by one window. In the west wall of the living room was a wide fireplace (in which was an open fire with an oven on one side) which Mr. Mawle remembers with stone seats around the back walls. From the living room a door opened into a rear passage, which was presumably lit by a window, although there is no evidence; from the passage a further door led to the curving staircase.

The whole of the ground floor was paved with flagstones.

The *first floor* was divided into two small bedrooms, one leading out of the other. Mr. Mawle remembers that in his grandfather's cottage, as opposed to many other local houses, it was not necessary to kneel down to look out of the bedroom windows. There was no attic as the bedroom ceilings were taken up into the roof.

Furnishings and use in 1923

The hallway was unfurnished.

The living room was wall-papered and the lath and plaster ceiling whitewashed. It contained a dining table and chairs, a sofa and a big wooden armchair, which was Mr. George Mawle's own chair. There was a free-standing corner cupboard for china. The mantelpiece was covered with a plush cloth and on it was a clock, a few ornaments brought back from fairs and a tea caddy. On the walls were pictures of Queen Victoria, the Last Supper and 'The Thin Red Line'. There were geraniums at the window-sill and a tasselled cream-coloured blind at the window. On the floor were rag-rugs, made freshly each spring by Miss Mawle, George Mawle's daughter who lived in the cottage and looked after her father. Lighting, as throughout the cottage, was by means of wall-mounted oil-lamps.

All cooking was done on the living room fire—the only means of heating. About 1.5 m. up the chimney an iron bar (called the 'readypole') went across, from which hung the pot-hook. There was an iron fender around the fire-place. Saucepans were kept in the cupboard under the stairs. Bacon was hung to cure round the inside of the chimney. The Mawles took baths in a zinc bath by the fire, which burned wood or coal.

The passage contained a table, and all washing and washing-up was done in a bowl on this table. There was no sink or piped water supply. All water was carried from a communal pump in Queen's Square. The communal lavatory serving 29 households was also in the square.

The two bedrooms upstairs contained one bed in each. Mr. Mawle had the larger room and his daughter the other. Both beds were covered with hand-made patchwork counterpanes. There were lace curtains bought in Banbury market at the windows.

The rent for the cottage in the early 1920s was 2s. per week. Mr. Mawle was then aged about 80, and the age and occupation of his daughter are not known, so the household income may have been limited to an old-age pension.

'THATCHERS', CHURCH STREET, BLOXHAM (SP 428356) PRN 11413. By SARAH GOSLING

The date of building of this house is unknown. In the late 19th century it formed two houses, both entered from the same front door and thatched porch. It is not clear whether the northern part of the house is a later addition or whether a three-bay house with through passage has been later divided.

The house is of local ironstone; the southern two bays at least were originally thatched (Fig. 5; Pl. X, B). It is of two storeys. The thatched porch is a later addition, of unknown but possibly late 19th-century date. Substantial internal alterations were made to the house in the 1950s, chiefly the demolition of partition walls and the re-alignment of the staircase in the southern bay and the demolition of a staircase and fireplace in the present dining-room.

The internal layout and furnishings of the southern house in the 1890s have been largely reconstructed from the oral evidence of Mr. W. E. Woodford (born 1887) whose grandmother kept a small sweetshop there. She also took in lodgers. The other part of the house (then occupied by a dressmaker) is not remembered by Mr. Woodford; his memory is most complete of the ground floor rooms of his grandmother's house. As an occasional child visitor, he was less familiar with the bedrooms (whose contents are sketchily recorded) and not at all with the attics.

The house in the 1890s

The present living-room was then divided into a kitchen and a sitting room.

The kitchen was used for everyday domestic purposes and for selling sweets. A very detailed impression of the room is given by Mr. Woodford's list of its contents:—

At the front window: plain blinds with acorn pulls and white curtains.
6 bottles of boiled sweets and toffees (no scales—sweets counted out).

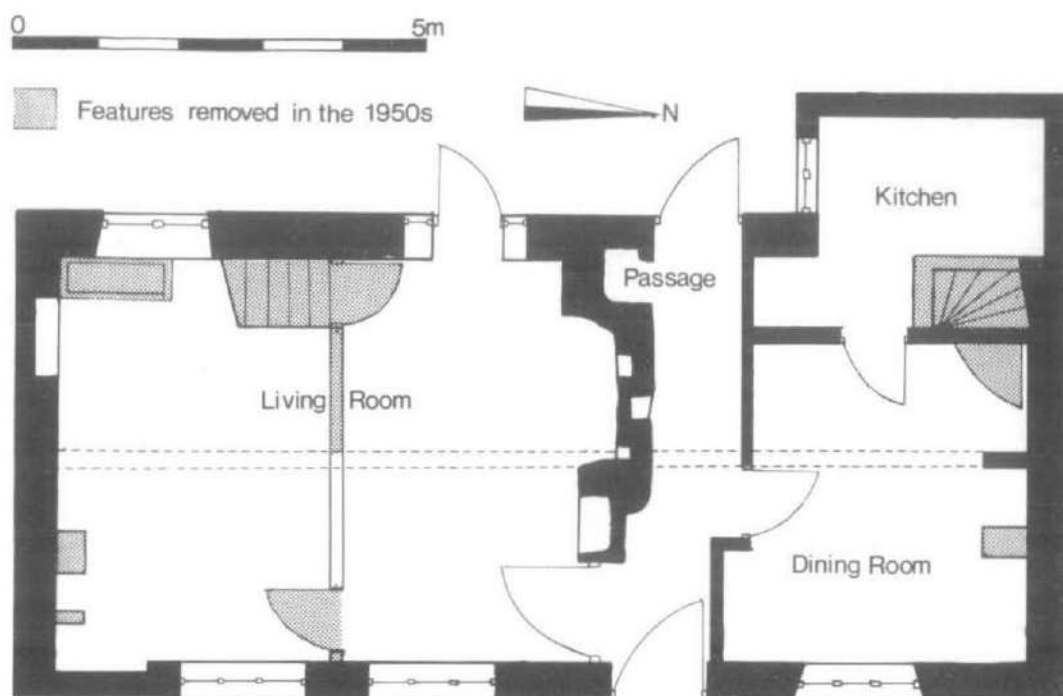


Fig. 5

'Thatchers', Church Street, Bloxham. Ground floor.

Around the fireplace : Seats in inglenook ; brass fender and fire-irons ; pegged rug ; coalbox and tongs ; brass toasting fork ; bellows ; tinder box ; small iron ovengrate with kettle on pot hook ; Dutch oven and iron saucepans ; large meat tins sent to baker on Sunday with meat and Yorkshire pudding ; bacon rack on ceiling ; American clock, a squirrel and a partridge under glass, on mantelpiece.

On the walls : Framed photographs on wall to left of rear window ; oval mirror ; pictures ; copper warming pan.

Other furniture and equipment : Wooden chair in front of fireplace, with cushion ; small round tripod table under rear window, with plant ; 2 wooden chairs around walls ; grandfather clock ; sheep's head clock ; round pedestal table in centre of room ; clothes horse ; 4-legged stool ; dough guiver ; willow pattern and white crockery ; round bread board ; tin cans, some with lids for milk, tripe or cowheels ; basket with two lids for butter from farm.

The sitting room was less often used and more for 'best'.

At the front window : Plain blinds with acorn pulls ; white curtains.

Furniture : Chest of 4 drawers on west wall ; 2 armchairs ; cloth-covered sofa ; mirror set in shelves above small fire-place in south wall ; table with an American organ, whose top was removed for playing. It had 4 tunes—'Bluebells of Scotland', 'Men of Harlech', 'Home Sweet Home', 'Hard Times Come Again No More'.

A stone sink stood under the rear window.

At the end of the passage, outside the back door, was a well with a bucket on a chain, and next to it, against the kitchen wall, a bench with a hand bowl and scoop. A range of coal and other sheds went off at right angles to the sitting room wall and at the end were an earth closet and a midden. In the sheds were kept : a chopping block ; an axe

and saws ; gardening tools ; a handmade wheelbarrow ; a rack for killing pigs (pig-form).

On the first floor, Mr. Woodford remembers two inter-connected bedrooms, the stairs opening through a door into one of them. In this, the southern bedroom, he remembers only some cane-seated chairs and 2 trunks with clothes. In the other were more cane-seated chairs, a chest of drawers with 4 brass handles, an iron bed with brass knobs and a blue counterpane. There were also a washstand, with a toilet set with coloured rims, a towel rack and (particularly memorable to a small child) a large box with clothes for dressing-up in.

57-129 CAUSEWAY, BANBURY (SP 464405) PRN 11410. By SARAH GOSLING

The development of the terrace

These properties were built over 15 years, 1856-71, by William Wilkins, carpenter and builder, brickmaker and timber merchant of Banbury (Pl. XI). Originally known as Nos. 1-37 Regent Place, they were built, together with 28 houses in Duke Street to the north, a timber-yard and a brickworks, on a close of land known as Dumbleton's Whitehill, in the parish of Warkworth, and until incorporated into the Borough of Banbury in 1889, in Northamptonshire.

From 1801 until 1829, Dumbleton's Whitehill (7 acres, 2 rods and 18 perches) was leased and sold purely as agricultural land. The first developer of the land was John James Pullinger, a local carpenter who built several cottages between 1829 and 1831. In 1841, he sold the remaining northern and eastern part of the close (5 acres, 2 rods and 5 perches) for £850 to Mrs. Hannah Tite, a widow who ran a grocery and tea-dealing business, and it was farmed by her tenants until 1852.

In 1852 William Wilkins bought the close from Hannah Tite for £1500 and raised a mortgage from her of £1150. Behind his acquisition of cheap building land lay a rapid increase in Banbury's population. The largest percentage increase of the century took place in the decade 1841-51, even before the coming of the railway and the expansion of the Britannia Works around 1850. Much of this growth was accounted for by immigration, especially to the suburban hamlet of Neithrop. Grimsbury and Warkworth were as yet largely unaffected by suburban development, but the area was well-placed to supply the growing housing market, particularly for railway workers.

William Wilkins had begun as a bricklayer in 1835. He expanded his business, employed several men and by 1850 advertised himself as a builder and carpenter. He financed the building of Regent Place and Duke Street by raising mortgages on Dumbleton's Whitehill, and on each block of houses as they were erected. He borrowed a total of £3,300 from a wide range of people, including William Farebrother, an illiterate shoemaker from Camberwell (Middx.), Thomas Summerton, a baker from Bloxham, and two local farmers, John Hambridge of Chadlington and William Eldridge of Middleton Cheney. In all cases the rate of interest was 5% *p.a.*

It would appear that Wilkins pushed his financial resources to the limit ; the mortgages were continued long beyond the original date for the repayment of the capital and were frequently transferred when payment was demanded. The £1,150 borrowed from Hannah Tite, in 1852, for example, was paid back by Wilkins' heirs in 1893.

By combining the evidence of the mortgage indentures, of the structures and of the census returns of 1861 and 1871, the sequence of Wilkins' building on Dumbleton's Whitehill can be summarized as follows :

1. In 1856, a block of ten houses, now 83-101 Causeway, then 16-25 Regent Place.
2. By October 1857, a further block of 14 houses, now 103-129 Causeway, then 26-39 Regent Place.
3. By December 1860, an office and timbershed.

4. By March 1869, a block of 8 houses built onto the first block, now 67-81 Causeway, then 8-15 Regent Place, and 28 houses in Duke Street.
5. By 1871, 57-65 Causeway, then 1-5 Regent Place.

The office and timbershed of 1860 formed part of the timber- and brickyard established by Wilkins in that year. From then onwards Wilkins could supply his own bricks and timber on site. There is a local assumption that the bricks for Regent Place came from that yard, but the bricks were not marked and there is no visible difference between the houses built 1856-60 and the later houses. James Danby was making bricks at a yard on nearby Middleton Road during this period, probably from the same clay-source.

The Banbury Borough Board of Health (set up in 1852) was the only local body to establish building standards. Plans of the drains and waterclosets of all proposed buildings had to be submitted to the Board, which administered the Public Health Act of 1848. Regent Place itself does not appear in the Board's minutes, but in general Wilkins seems to have built only to such a standard as would scrape past the Board's stipulations. There are frequent references in 1858 to the 'ditch in the Causeway complained of as a nuisance', but discussion of the matter with Mr. Wilkins and enforcement were continually deferred. Mr. Wilkins' ditch was still noisome in 1870.

Wilkins died in 1872 and left all his real estate to his sisters Mercy, Esther and Charlotte. Of these only Charlotte was married, to Barnes Bourton Hiorns in 1874. The Causeway properties descended to her relative, Mary Bourton Robins, and remained in the possession of the Robins family until purchased by Cherwell D.C. in 1975.

Nos. 57-129 Causeway have always been occupied by tenants, firmly identifiable only in the census returns of 1861 and 1871. What sort of people lived in the newly-built Regent Place in 1861? There were significant groups of railway workers (25%) and skilled men (*e.g.* brickmaker, shoemaker, carpenter) (38%), but a comparatively small group of foundry workers (13%). Only two wives worked, as upholstress and dressmaker. By 1871, the 37 heads of household were more evenly spread among several groups; there had been a rise in brewery workers (17%), foundry workers (18%) and in labourers (22%), and a corresponding decrease in skilled men (18%) and especially in railway workers (6%).

Where had all these workers come from? In 1861, in 70% of the families both husband and wife had been born outside Banbury, Grimsbury or Neithrop, and in nearly half of these (33%) both had been born more than ten miles from the town. Only in 9% of the households were husband and wife born in Banbury or its suburbs; 21% of families had one parent born in the town and the other an immigrant, more than half of these from over ten miles away. The railway workers contributed to this large-scale immigration, but the figures show a general move of skilled men, including foundry workers, to the expanding town of Banbury, from the countryside around and from further afield. By 1871, there is a different emphasis; in 60% of households both husband and wife were still immigrants to the town, but 33% were families where either husband or wife had been born in Banbury or the suburbs. Banbury-born couples still numbered only 8%. The differences between these pictures of the tenants of Regent Place in 1861 and 1871 throw light on the most striking fact to emerge from the census returns—the discontinuity of tenancies. Only two of the families of 1861 still lived in Regent Place ten years later, and one of these had moved house.

In both years, married couples with families formed about half of the occupants. Families such as the Mosses at 20 Regent Place in 1871—Thomas, a foundry labourer, his wife Phoebe and seven children aged 4 to 15—were very crowded. In addition many of the families with fewer children, and even some of those with many, took in lodgers (42% in 1861, 46% in 1871). One can imagine the problems of Mrs. Bedlow at No. 24 in 1861, whose husband was a guard on the L.N.W.R., who had four sons aged between 9 months and 6 years, and in addition found space for two stonemasons.



Fig. 6
83 Causeway, Banbury.

No. 83 Causeway

The house is the westernmost of those erected in 1856. In 1861 it was known as 16 Regent Place, and was occupied by Joseph Dawkes, a railway policeman, his wife, three children under five and a lodger, Alexander McKinnell, an engine stoker. In 1871, as 14 Regent Place, the house was occupied by George Nash, a labourer, his wife Martha and sons William, aged six, and baby Joseph. The rent they paid is not known.

The plan of the house has remained unchanged, with only the addition of a scullery in 1932 by the landlord, Mrs. Robins, at an approximate cost of £20. Some internal details of No. 83 have been altered, but enough evidence survives from the whole terrace to form a composite picture of the house of 1856.

The house is a one-bay structure of brick, under a blue slate roof (Fig. 6). The chimney stacks are of brick with three oversailing courses and the pots of fired clay. The two windows and the door on the front elevation have decorative window arches of stone—a prominent key stone and four voussoirs. The window arches on the rear elevation are of brick. The windows on the front elevation have three-light sash frames; the rear window on the ground floor is a four-light casement and the first floor window a two-light casement.

In the front room there were originally built-in wooden cupboards on either side of the fireplace, and the floor was of wooden boards. All domestic activity took place in the kitchen, whose fireplace originally housed an iron grate with two ovens. The floor was of large alternate black and red quarry tiles. A copper stood until 1932 in the north-east corner of the room, by the window.

Upstairs, the rear bedroom is set partly within the rear pitch of the roof and there is no access to the attic.

At the back lies a garden 15 m. long and 3.5 m. wide. The lavatory, one to each house, is about 2 m. from the back door and contains a watercloset. The house has no bathroom.

No. 83 is now unoccupied, as are most of the houses. As soon as the few remaining tenants have been rehoused, Cherwell D.C. intend to demolish all 37 houses.

Sources

Rusher's Banbury Directories.

Banbury Guardian files.

Banbury Advertiser files.

Banbury Borough Board of Health rough minute books, 7 vols., 1856-88.

1861 and 1871 census returns for Warkworth.

27 indentures in the possession of Messrs. Fairfax, Barfield and Blencowe, Solicitors, Banbury.

Information from Mr. B. S. Trinder.

BRIDGESIDE, ORMOND TERRACE, GROVE (SU 40308960) PRN 11419. By NANCY STEBBING

Ormond Terrace lies along the line of the Wilts. and Berks. Canal, opened in 1810, north of Grove Bridge. There were 7 canal locks near Grove, which also had a wharf. The turnpike road crossed the canal immediately to the west, and the Wantage Tramway ran next to the road, at the foot of the canal cottage gardens. This range of canal company houses was built by the navvies, as they built the canal, around 1805-10. By tradition there was the lock-keeper's House (Bridgeside, No. 4), a carpenter's house (No. 3), smithy (No. 2) and a stable (No. 1). The 1841 Census calls it 'Lock House' with 'Boat House' next door. Lock-keepers, carpenters and a foreman on the canal lived there in the mid-19th century.

Bridgeside is a brick built, double fronted, two storeyed house, which shows evidence of several structural alterations (Fig. 7; Pl. XII, A). There is a straight butt-join between it and the rest of the terrace, which appears to be of one build. The roof level was raised along the whole of the terrace, and the roof is of slate. The gable end, which is rendered, shows that the original structure has also been widened on the side facing the canal. The terrace now consists of three double-fronted two-storeyed houses with a single fronted end terrace house, all of two storeys.

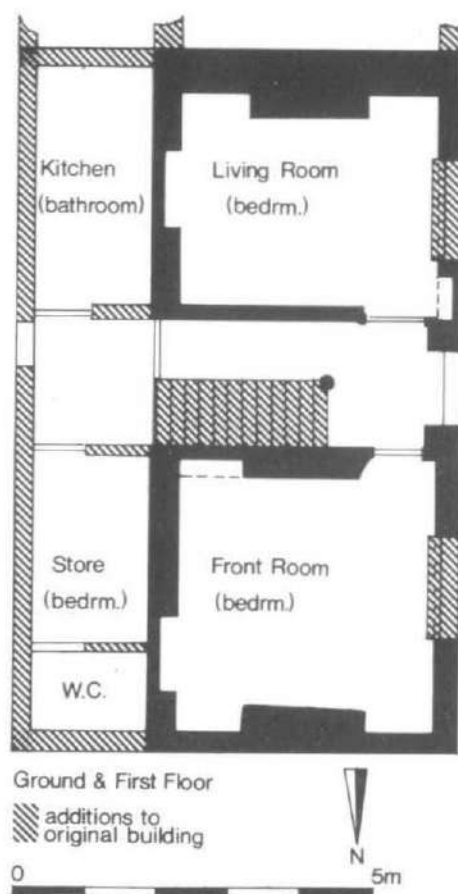


Fig. 7
Bridgeside, Ormond Terrace, Grove.

The building sequence in summary :—

- I Lock-keeper's house, 1810. One and a half storeys, double fronted, a single room each side of a central passage, with loft space serving as store or bedrooms above. Two groundfloor windows and the door faced the canal.
- II c. 1810-40 : addition of carpenter's house/workshop ; smithy and stable added to the terrace.
- III 1906 alterations : Edward Ormond bought the terrace from the bankrupt canal company, and modernized it. The roof level was raised to provide two full storeys ; a narrow extension took in the space between the houses and the towpath, and the windows facing the canal were blocked up. The back facade was converted to the front by the addition of stone door and window dressings on both storeys, and a porch. A new staircase was inserted.
- IV Mid 20th-century arrangement of bathroom, kitchen and toilet in the narrow extension.

Sources

1877 O.S. Map, Wantage.

Census Returns, Grove, 1841, '51, '61, '71.

NALDERTOWN, WANTAGE (SU 39208806) PRN 11420. By NANCY STEBBING

Naldertown is a terrace of 12 houses, built prior to 1877 on the western outskirts of Wantage, only a mile from the Nalder and Nalder Foundry in East Challow. The foundry, begun in 1866, was incorporated in 1877, and by 1900 was employing 200 men.

The terrace belonged to the Nalder family until Edward Nalder (son of one of the original brothers) died in 1967. Rents were £1 3s. 0d. per month. Mr. D. Leverton bought the terrace in 1967, and modernized it in 1973. Rents went up to £2 6s. 0d. per month, and are now at £2.25 per month. As houses fell vacant, they were sold off for £500. The houses were let to workers of Nalder and Nalder of Challow, some of them living on after retirement and handing the lease over to daughter or son. About half are still occupied by former employees or their families.

The terrace is composed of 12 single-fronted houses of red brick (stretcher courses) with blue slate roofs, and stone window and door dressings, of two storeys and attic (Fig. 8; Pl. XII, B). There are individual front and rear entrances. Some attention to detail has been paid in the brass letter boxes, draught excluders, porches, picket fences, windows, and dormers with decorative barge-boards. The roof is gabled at the north end, half-hipped at the south. The windows are sash type, with 6 lights per sash, narrow lights at top and bottom. The houses are arranged in reflected pairs; the terrace slopes slightly to the south.

The houses have two rooms on the ground floor, a central stairwell, two bedrooms on the first floor, and a single attic room. An extension to the rear originally held a stone sink, copper and W.C. Water came from a well shared with one other house, with a pump over the sink. Apart from modernization in 1973, the terrace is of one build. The rear extensions were replaced, to the same size, but converged into bathrooms and inside toilets. The back living rooms were supplied with water, sink units and converted into kitchen/living rooms.

Sources

1877, O.S. Map, Wantage.
Census Returns, Wantage, 1871.
Tenant's Rent Book, private.

GLENDALE, 69 BRIZE NORTON ROAD, MINSTER LOVELL (SP 313134) PRN 11421. By DAPHNE AYLWIN

The cottage is one of the remaining Chartist cottages on the Charterville Estate near Witney. It lies about half way along Brize Norton Road on the eastern side, and stands on its original 4 acre plot. It was listed as a building of Architectural and Historic Importance in 1977, together with 17 of the other remaining Chartist cottages.

Description : Exterior

The cottage is built of coursed rubble stone, quarried locally (Figs. 9, 10; Pl. XIII). It is rectangular in plan with a front range of habitable rooms and a rear range of service rooms. The front section comprises three inter-connecting rooms under a low pitched, hipped roof covered in blue slates. The central room breaks forward slightly and is gabled. A decorative roof ventilator is set in the gable over the porch. The walls of this front section are rendered in roughcast above plinth level. The quoins are emphasized with chamfered quoin blocks of a smoother render; the same render is used around the window openings but finished flush.

The rear range is set at a lower level under a separate hipped and slated roof.

Behind this is a concrete yard and a number of outbuildings. Although considerably altered and in a somewhat dilapidated state these are clearly contained within the original walls; there are also two pigsties which have not been altered. All the outbuildings and walls are built in coursed rubble stonework.

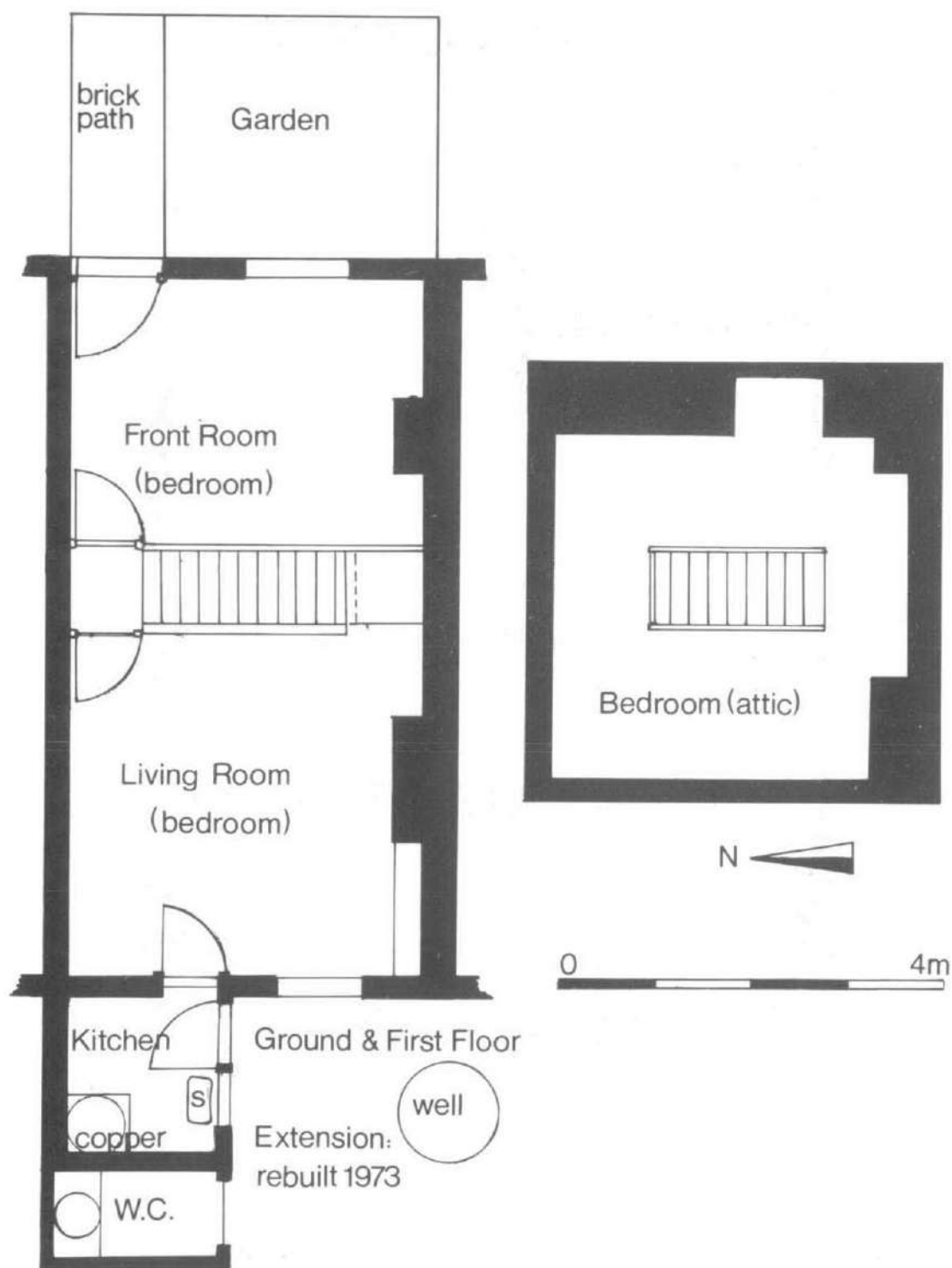
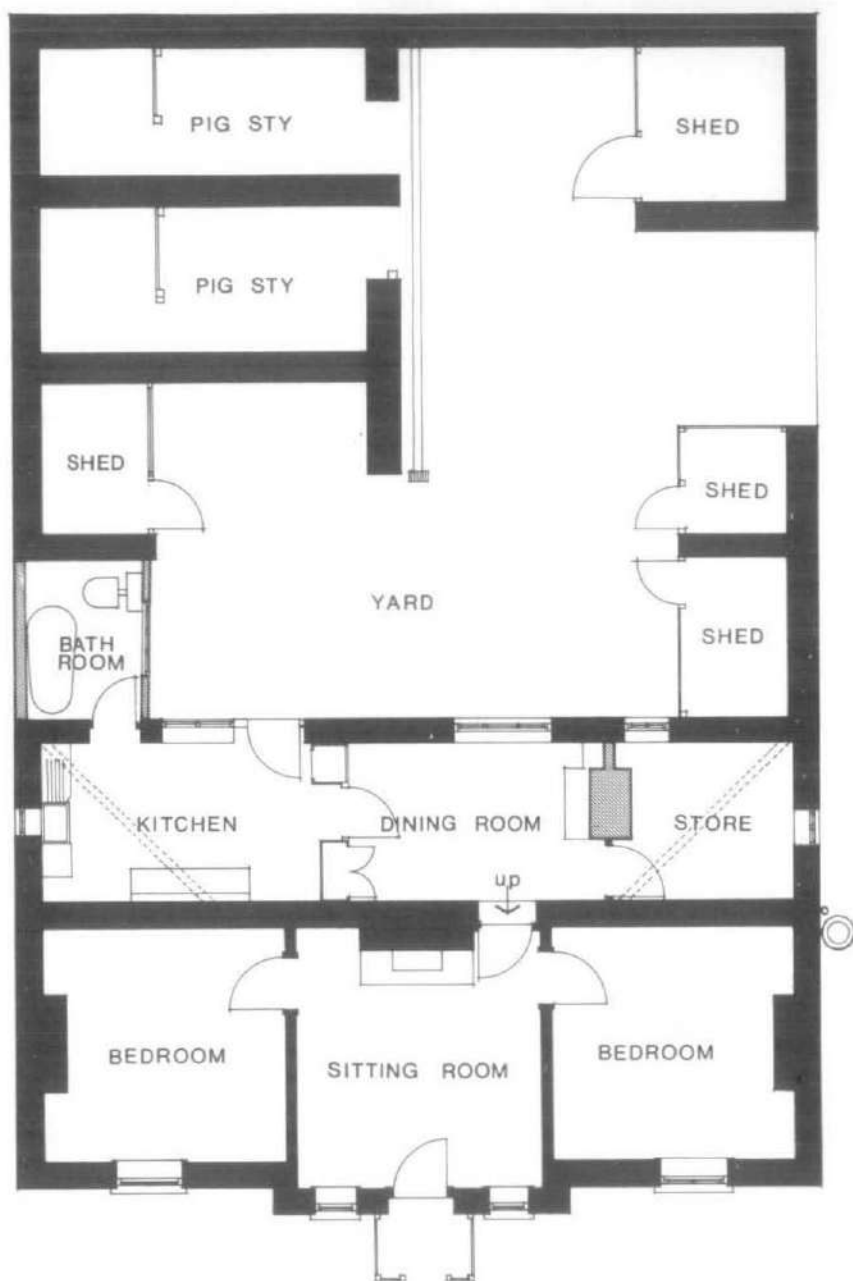


Fig. 8
9 Naldertown, Wantage.

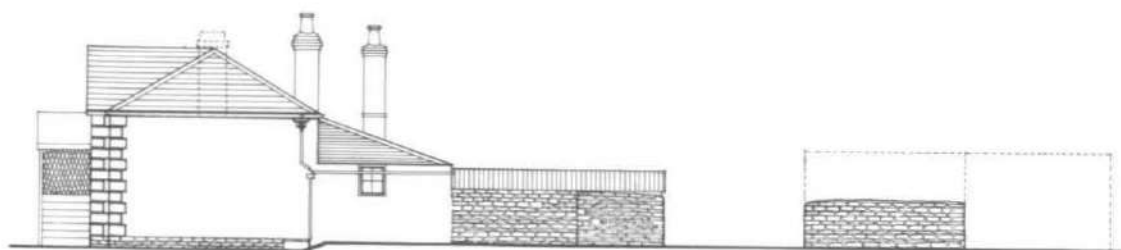


plan



scale 0 2 4 6 8 10 12 metres

Fig. 9
69 Brize Norton Road, Minster Lovell. Ground plan.



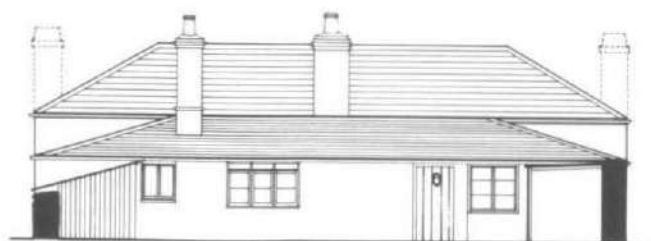
side elevation



section



front elevation



rear elevation



Fig. 10

69 Brize Norton Road, Minster Lovell. Elevations and section.

The main entrance door is central on the front gable. A small wooden porch was added at an early stage. The rear entrance door may not be in its original position but it carries a typical cast iron door knocker of drop handle design decorated with a motif of a bunch of grapes.

The windows have all been altered except for one small casement on the south elevation, which is divided into four panes. The windows on the front elevation are in their original openings but the wooden casements have been replaced with metal casements divided horizontally into four panes. The windows on the rear elevation have all been altered and are of mixed types; the openings have been altered.

Originally, the house had three chimney stacks to the front section, one at each end, placed centrally, and one on the rear wall of the central room. The two end stacks have been demolished, the remaining stack being built of brick. A further brick stack has been added. It serves a new fireplace in the rear wing.

Water supply

Water was in short supply on the estate; only three wells were dug to supply fresh water to the whole of Charterville. However, each house was given a means to obtain a private source. Cast iron gutters were fitted to both roofs, encompassing the building. These culminated at a point on the south wall and discharged into hexagonal hopper heads decorated with a rose motif. A single down pipe led to an underground sump, or tank, about a yard from the house. This sump was connected to a pump in the rear service section so giving each house an internal water supply. There was no public water supply system until after the First World War.

Description : Interior

The front door opens directly into the central room of the front range. This is now a sitting room but was originally a kitchen/living room fitted with a range, a store cupboard and a dresser. Two rooms lead from this, one on each side. They are bedrooms and may well have been used as such since the house was built although the intention was to provide one sitting room and one bedroom. The doors to these rooms are simple four panelled doors with moulded architraves. Both rooms have fireplaces.

A door leads from the right hand side of the fireplace in the sitting room into the present dining room, the central room of the rear range. It is set two steps down. On one side of this is a store room, and on the other the kitchen. Between the dining room and the kitchen is a fitted cupboard of exactly the right dimensions to have fitted the recess in the original front kitchen. It is nicely made and now has two doors, each door being divided into three bead butt panels. It appears that it was once a four door cupboard with an upper and lower section. A dresser stands in the kitchen which may also be an original fitting. The base has three drawers over lower cupboard doors which appear to have been altered. The upper part is a narrow plate rack with two shelves with the top member missing.

From the kitchen a door leads into a small, cheaply built bathroom erected by the present owner's father. It occupies the space originally taken up by a small shed and the closet, between the rear of the house and the pig-sties.

The exact layout of this rear service range has not yet been established. A number of similar houses have been investigated but they have all undergone extensive modification. One cottage has the rear section divided into three rooms by stout brick walls. The central room which is about 8 ft. square is said to have contained the pump. On one side is a room with a fireplace which used to have a copper boiler alongside. Apparently the other room was a store or workshop. A sale catalogue dated 1951 refers to a Bungalow on Lot 2. At that date it had a sitting room, two bedrooms (the front range), a kitchen, scullery and a workshop (the rear range).

Documentation

The Charterville Estate—A. M. Hatfield, *The Chartist Land Company*.
Census Returns dated 1851, 1861, 1871.

This cottage is one of 78 (possibly 80) Chartist Allotment cottages comprising the third of five estates established by the National Land Company. The Company was formed by Feargus O'Connor in 1845 to establish families from the factory towns on smallholdings where they could maintain themselves and qualify for a vote. The basis of the plan was a lottery; anyone could subscribe for shares and these gave their holders the chance of a house and a two, three, or four acre plot of land.

The land was purchased at auction held at the Crown Hotel, Witney, from a local landowner, Richard Walker. On 21 August 1847, Feargus O'Connor and Christopher Doyle (Company Director), began laying out the plots. The building works were supervised by Doyle. He lived in a farm cottage bought with the estate, but O'Connor, who was an M.P., paid frequent visits and managed the business side. By the end of October 1847, 47 houses had been erected and by February 1848, 70 cottages and a School House were sited and under construction.

Ballots were held in January 1848 and the winners announced in the *Northern Star* on 12 February. The allotments were numbered according to acreage, 23 two acre, 12 three acre and 38 four acre plots. The first allottees came to Minster Lovell from far afield, Newcastle, Huddersfield, Norwich, Birmingham, Brighton, London, Pershore and St. Germain to name only a few places of origin.

Although the allottees believed that they had been offered the standing of freeholders, in fact O'Connor had hoped to realize the interest on a mortgage of £5,000 of the purchase price by raising rents. The allottees were both unwilling and unable to pay. The Land Company ran into financial difficulties and was declared illegal. In the early part of 1850, a number of allottees were ejected and in August the estate was put up for sale, but there were few bids. In July 1851 the Land Company was dissolved and the assets put under Court of Chancery and under the management of William Goodchap. The census returns dated 7 April 1851 reveal that 37 cottages were uninhabited. Only 4 appear to have been in the possession of the original allottees, the occupants of the occupied cottages being divided between an almost equal number of locally born men and newcomers.

A second sale was held in 1851. This was more successful; many properties changed hands, most being bought by local tradespeople. The Census return dated 15 April 1861 shows that the new owners came from Witney, Leafield, Asthall, Charlbury, Ducklington, Shipton and Taynton etc. Their occupations included agricultural labouring, glove making, spinning, blanket weaving and tailoring. There were also a baker, a grocer, a stonemason and a cordwainer.

An Estate and Land Sales map dated 1858 refers to the fact that Charles Willis, Lot 38, was granted a fee farm rent charge of £9 5s. 0d. A plan of the estate shows Lot 38 as Allotment Plot 22—4 acres.

These local inhabitants seem to have stabilized the situation and the area began to prosper. Ten years later over 30 were still in possession of the same houses. Most seemed to have an occupation in addition to cultivating their plots, mainly with potatoes and barley. There were two survivors from the original allottees of the 1848 ballot, namely John Bennett on 4 acre Allotment No. 29 and Elizabeth Price, widow of Thomas Price on 4 acre Allotment No. 14. The sale price of a cottage with a 4 acre plot in 1872 was as high as £320, freehold. A leasehold interest sold at about £130.

By 1889 the estate was known as Little Evesham. Plots had been amalgamated and 42 landowners (60 men) cultivated the original 80 plots.

During the first part of the 20th century there was little change. In 1928 properties changed hands for £375-£425. Water was laid on after the First World War, electricity in the 1930s and mains drainage in 1967-68.

Over the last twenty years however, there have been many changes. Most of the cottages have been modernized and enlarged, sometimes almost beyond recognition. 15 cottages have been demolished to make way for larger and more imposing houses. Infilling has occurred with new bungalows squeezed in between the original cottages.

Properties change hands fairly frequently, a cottage on a reduced plot fetching a price in the region of £10,000. Many present-day purchasers are locally born and work at Witney and other nearby centres of employment.

4 acre Allotment No. 22. Postal address—69 Brize Norton Road

The original allottee nominated in the list published in the *Northern Star*, February 1848, was A. J. Kendall from Bradford, Wilts.

In June 1852 William Goodchap prepared a schedule of allottees. He listed the holder of Plot 22 as Charles Willis. The Census return dated 7 April 1851 contains reference to a Charles Willis, farmer of 4 acres. He was a widower with two sons, Edward, aged 13 and Albert, aged 12.

Unfortunately it has not been possible as yet to trace the ownerships from this date until 1937 when Joseph Clements, gardener to Lord Redesdale at Asthall, purchased the house for his retirement. After he died it went to his daughter Mrs. Margery Locke, who left it to her sister Mrs. Mabel Sturgess, born 1897, the present owner.

2-5 PENSON'S GARDENS, ST. EBBE'S, OXFORD PRN 6424 (Pl. XIV, A). By CRISPIN PAINE

In 1900, the City's 'Housing of the Working Classes Committee' were told about these houses. They were very similar, each having two living rooms and three bedrooms. None had any water supply, though all had closets. No. 2 was occupied by five adults and two children, who paid 5s. a week rent, plus rates. Next door No. 3 contained four adults (but no children) who paid 5s. 9d. per week, while No. 4, which had seen no repairs for six years, housed eight adults. It shared its garden with No. 5, which was said badly to need inside repair. No. 5, the shop, contained only three adults, but paid 6s. rent. In none of these houses, surprisingly, were there any lodgers.

We shall not know who lived in these houses until the 1901 census returns are made public, but we can see (from C. V. Butler's 1912 *Social Conditions in Oxford*) the sort of family whose weekly budget would have included this level of rent:

Mr. D., a painter's labourer, at 6d. an hour, 'earning an average wage between March and November of 25s. a week' (November to February, broken work); Mrs. D., children, 5½, 3½, 6 months looking healthy and well cared for.

A Week's Expenditure, when in work (1909)

Saturday	s.	d.	Tuesday	s.	d.
Sugar, 4 lb.	0	8	Soap	0	3
Butter, ½ lb.	0	7	Soda	0	1
Cheese, ¼ lb.	0	4	Starch and blue	0	1½
Lard, ½ lb.	0	4	Rice, 1 lb.	0	2
Bacon, ½ lb.	0	6	Loaf	0	3
Tea, ¼ lb.	0	4½			
Eggs	0	4			
Candles and Matches	0	2	Wednesday		
2 loaves	0	6	Meat, 2 lb.	1	0
Flour	0	3	Potatoes	0	2½
Husband's sick club	0	7	Cabbage	0	1
Meat, 3½ lb.	2	3	Loaf	0	3
Vegetables	0	5			
Milk for week	0	7			
Monday			Thursday	s.	d.
Rent (5 rooms)	5	6	Quaker oats, 1 lb.	0	3
Coal	1	1	Jam, 1 lb.	0	4
Insurance for family	0	10	Loaf	0	3
Dispensary for wife and children	0	2	Currants, ½ lb.	0	2
Loaf	0	3	Cocoa, ¼ lb.	0	4½

	s.	d.	Summary	s.	d.
Friday					
Fish, 1½ lb.	0	6	Light, coals, washing materials	2	6
Light for week (1d. in slot gas)	0	7	Food	11	7
Salt, pepper, mustard	0	1½	Rent, excluding poor-rate	5	6
Blacking	0	0½	Insurance and clubs	1	7
Wood	0	2	All else	3	10
Loaf	0	3			
Total	£1	1 2		£1	5 0

The unallotted 3s. 10d. would be spent on boots, clothes, and other things—e.g. the poor-rate of about 7s. a half-year, and parish savings-cards, upon which Mrs. D. had paid 13s. 9d., and Mr. D. £1 2s. 6d., by weekly instalments between February and November.

A week's menu in November 1909. 8s 6d. earned during week ; no rent paid

Day	Breakfast	Dinner	Tea	Supper
Saturday	Bread, butter, tea, porridge	Bread, cheese	Bread, butter	—
Sunday	Bread, butter, tea, porridge	Tame rabbit, potatoes, greens	Bread, butter	—
Monday	Bread, butter, tea	Rest of rabbit, potatoes	Bread, butter	Bread, cheese
Tuesday	Tea, porridge	Hog pudding (2d.), potatoes	Bread, butter	Fried fish (2d.)
Wednesday	Tea, bread, butter, porridge	Fish, potatoes, bread pudding	Bread, butter	Bread, cheese
Thursday	Tea, bread, dripping, porridge	Bullock's liver (4d.), potatoes, rice pudding	Bread, jam	Bread, fried fish (2d.)
Friday	Tea, bread, porridge	Soup, bread	Bread, butter	Roasted potatoes

37, CLIVE ROAD, COWLEY, OXFORD (SP 541043) PRN 11422. By MARTYN HEIGHTON

Clive Road runs westward from the Cowley Road, about two miles from the centre of Oxford, and over a mile from the car works. Cowley itself lies south-east of the city. Development in this area began after the Great War, gaining momentum with the 1924 Local Authority Housing Act which empowered local authorities to build houses for rent to meet the nationally chronic shortage. The demand for accommodation around Cowley was further raised by the growth of the Morris Car Works, which was expanding at a time when other industries were in recession. This resulted in workers moving to Oxford not only from the immediate area, but from other parts of the country, notably South Wales and Yorkshire. South and south-east Oxford was developed by the Oxford City Council and by private builders to meet this influx.

No. 37 Clive Road was chosen for recording for two major reasons. The first is that this small development of which it forms a part was built as a 'show' estate, a forerunner of the much larger Florence Park estate built by the same developer, but as rented accommodation. It is interesting to contrast the quality of the building between the two types of housing. Secondly, the owner, Mr. C. F. Farnell, moved into the house when it was new in 1929, and it has been possible to record life in the estate through his eyes.

The House

No. 37 stands in a short terrace of five houses. This terrace was the first series of houses to be built on the estate, and was put up by the builder F. E. Moss in 1929. All the houses have two downstairs living-rooms, a small kitchen, three bedrooms, and a combined bathroom and toilet. Some of the houses, and No. 37 is one of them, have an

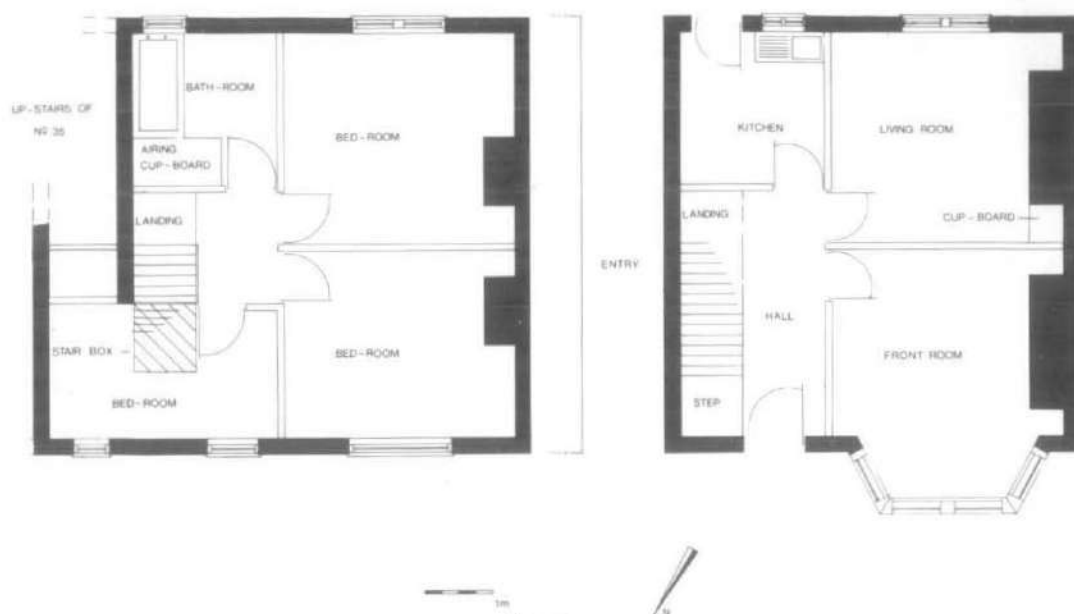


Fig. 11
37 Clive Road, Cowley.

enlarged third bedroom at the front of the house, where the small bedroom runs out over a passage-way leading to the back garden (Fig. 11; Pl. XIV, B). The adjoining house on the passage-side benefits from a larger bathroom, extending over the passage-way to the rear of the house (see plan). Because of the shallow depth of the houses, it was necessary to make the stairs with right-angle steps at top and bottom. To gain enough head-height on the stairs, where the floor of the third bedroom runs over them, a recess has been cut into the bedroom floor, a metre long, and 90 cm. high. The result is a large protruding boxed section in the small bedroom, making the room an awkward shape to furnish. Downstairs, an interesting feature is the pine wood-block flooring, laid on to cement screeding without a damp-proof membrane. Although this kind of floor has given no trouble at No. 37, other owners have complained of the blocks lifting as damp rises through the screed. Quarry tiles form the kitchen floor. There is no plastering on any ceilings, insulation-boarding battened to joists being used instead. This was a much cheaper alternative to lath and plaster-work, and was widely used in all types of houses up to post-Second World War building.

Heating was by open fires, in the two downstairs rooms, and in the two larger bedrooms; the third bedroom and the kitchen were unheated. A back-boiler was fitted to the fireplace in the rear living-room for heating water, and it was not until the mid 1930s that the owner fitted an immersion heater. Cooking was by mains gas. Recently a Rayburn fire has been built into the back room fireplace, and a gas fire in the front room.

The windows are unusual for the period in being sliding sashes. They are well made and notable for their heavy wood-work particularly the wooden mullions. The front room has a small bay window with a sloping, tiled roof.

External walls are not cavity walls, are 23 cm. thick and comprise courses of headers and stretchers. The whole terrace is stuccoed front and back, as are the side walls of the end houses, and all passage-way walls. Interior divisions are made up of one brick deep (10 cm.) walls, and bedroom partition walls are constructed above the downstairs partitions. Room heights are 240 cm. downstairs and 225 cm. upstairs.

Little was provided in the way of cupboard-space when the house was built. In the bathroom is an airing cupboard at the foot of the bath and downstairs the only cupboards were the broom-store (below the stairs) and a glazed full-height built-in china cupboard to the right of the back room chimney-breast. The family spent most of their time in the back room and the kitchen. Only on Sundays and at Christmas and Easter was the front room used.

When Mr. Farnell bought his house in 1929, it cost £665.

The Owner

Cyril Frank Farnell bought No. 37 Clive Road (then number 7) in August 1929, on getting married. Before that he lived with his parents in 8 Fairacres Road, Oxford. His father gave Mr. Farnell £165 for a deposit, as a wedding present, and a mortgage was taken out for the remaining £500. Repayments were guaranteed by Mr. Farnell's recently-acquired job at Pressed Steel in Cowley as a 'straightener', a panel-beater, and although work had been scarce throughout the 1920s, and he had been unemployed for long periods, Mr. Farnell had also managed to save some money for furnishings, so that he was able to buy new furniture for his home. In 1929, his earnings from Pressed Steel were £2 9s. 0d. out of which 18 shillings went in mortgage payments. To help meet what was a large proportion of income being paid out to buy this property, Mr. Farnell took a part-time job as a night telephonist at Oxford Telephone Exchange, working 6 p.m. to 10 p.m. This evening work lasted six years. He and his wife also took in lodgers to supplement their income, until the outbreak of war in 1939. With themselves, two children, and the lodgers, the house was very cramped.

Most of the houses in Clive Road and the nearby streets of this estate were bought by workers at the Cowley Motor Works, and taking in lodgers who also worked at Cowley was common practice. Most people were earning roughly the same wages as Mr. Farnell, and must have found it equally difficult to raise families and pay off mortgages without a second income. The lodgers who lived in these houses, and whose rents were seen as vital to the new householders, came mainly from the industrial valleys of South Wales, and the Yorkshire conurbations, both areas of high unemployment in the 1930s. Mr. Farnell recalls that 'a lot of them didn't fall in love with Oxford', and went back to their home towns. Many did stay, and in turn bought houses in the area, or rented those built in Florence Park Estate (1933-7) at about 11s. 6d. a week.

Both Clive Road and the later Florence Park Estate were well served with shops, on the Cowley Road, and in Florence Park itself, where a group of shops and a pub were built in 1935. Because of this, the Farnells rarely went into Oxford (except for Mr. Farnell's part-time job), doing their shopping locally, and not using Oxford for the library, cinema, or any other entertainment. Indeed, they rarely went out except to Evangelical Chapel in Cowley on Sunday, the one day when they used the bus-service. During the rest of the week Mrs. Farnell walked to the shops, and Mr. Farnell rode his bicycle to the works. Mr. Farnell says that most men got to the works that way. He feels that the quiet life he and his family led in Cowley between the wars is typical of most of the people living and working in the area.

The Society is grateful to Oxfordshire Museums Service for a grant towards the publication of this article.

PLATE VIII



A. Styles Cottage, Uffington. Front elevation.

Ph. : Oxon. Museums Services



B. Blenheim Cottage, Standlake. Front elevation.

PLATE IX



48-49 Ardington, during demolition. From the east.

OXONIENSIA, XLIII (1978)

Ph. : *Oxford Mail and Times*
OXON. HOUSES

PLATE X



A. Mr. George Mawle in front of his cottage in Queen's Square, Bloxham, in 1923.

Ph. : Oxon. Museums Services



B. 'Thatchers', Bloxham, in 1955, looking west.

Ph. : Blinkhorns, Banbury
OXON. HOUSES

PLATE XI



A. 67-129 Causeway, Banbury, looking east.



B. 57-107 Causeway, Banbury, looking west.

PLATE XII



A. Ormond Terrace, Grove, from the north, showing the rebuild at the gable end and the c. 1900 re-working of the frontages.



B. Naldertown, Wantage, from the east. The first two houses have had their windows replaced, and the first has had its porch removed.

PLATE XIII



A. 69 Brize Norton Road, Minster Lovell. House and plot.



B. 69 Brize Norton Road, Minster Lovell. Front elevation.



C. 69 Brize Norton Road, Minster Lovell. Back yard.

PLATE XIV



A. Penson's Gardens, St. Ebbe's, Oxford, looking north towards Church Street, July 1909. On the left is the back of Paradise Place; on the right is the former British School, with Nos. 2, 3, 4 and 5 beside it.

Ph. : Oxfordshire Libraries (O.C.L. 2839)



B. 37 Clive Road, Oxford.

Appendix 3a

**Details for Site 388 from
the December 2016 West Oxfordshire
Strategic Housing and Economic Land Availability Assessment
("the SHELAA"),
including the field adjoining the western edge of
the built up area of Minster Lovell (Charterville)**

West Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHEELA) 2016

Contents table

1.	Introduction	2
2.	Background	2
3.	Methodology	2
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5.	Next Steps.....	10
6.	Further Information.....	10

Appendix 1 – Site Plans and constraints maps

Appendix 2 – Summary of Assessment Findings

Appendix 3 – Detailed SHEELAA assessment findings (separate download)

1. Introduction

- 1.1 This document is the West Oxfordshire Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016. It supersedes the previous West Oxfordshire Strategic Housing Land Availability Assessment (SHLAA) which was published in 2014.
- 1.2 The SHELAA considers the potential suitability of various sites across the District for housing and economic development. The majority of these sites have been suggested to the Council by developers, landowners and others although some sites have been identified by the Council itself.
- 1.3 Importantly the SHELAA does not make any formal land allocations but rather it provides an 'informal' assessment of potential suitability for development. The SHELAA therefore provides supporting background evidence to the Local Plan which does formally allocate land for development.

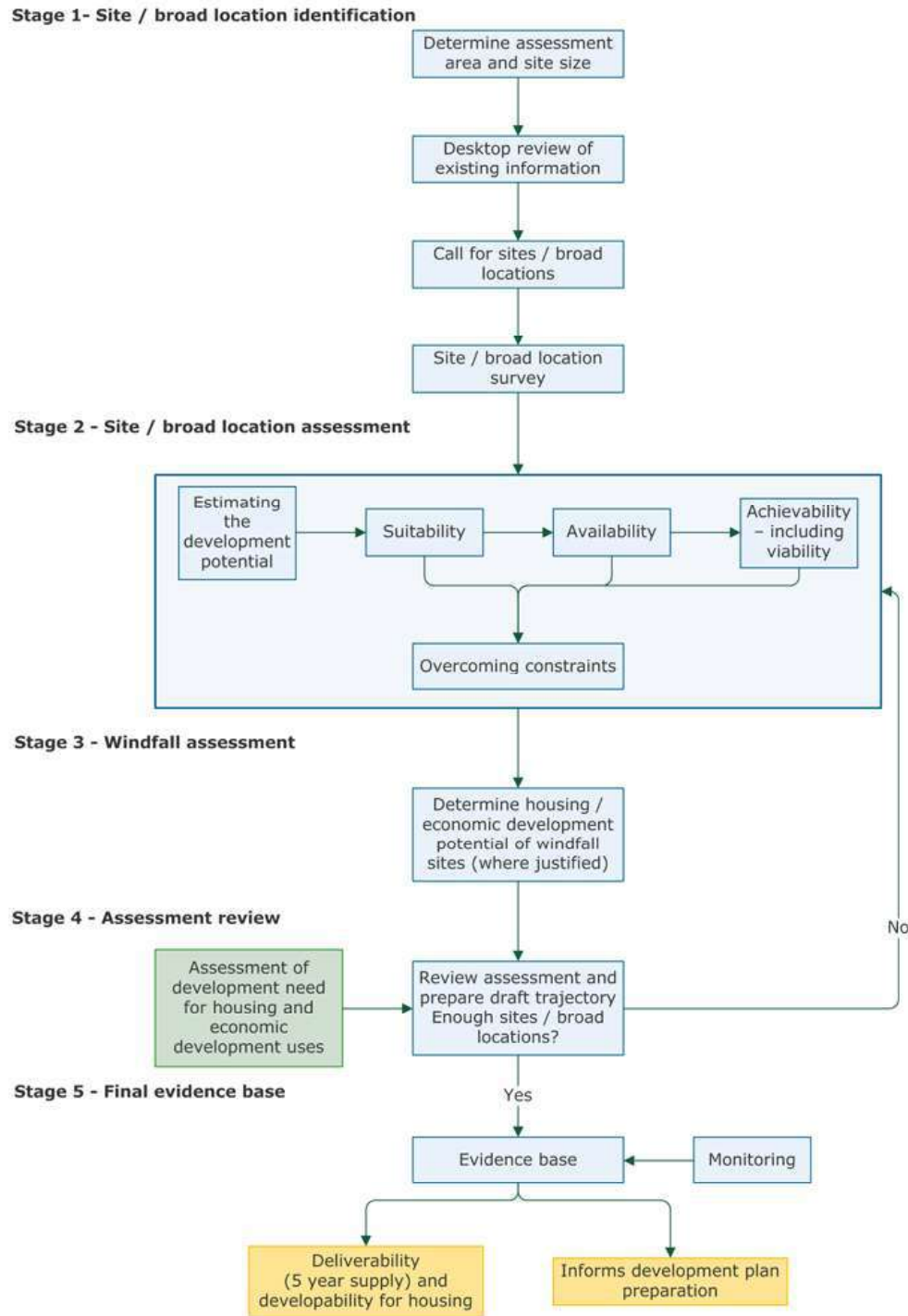
2. Background

- 2.1 National policy set out in the NPPF requires local authorities to prepare a 'Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period'. Furthermore that 'reviews of land available for economic development should be undertaken at the same time or combined with the SHLAA'.
- 2.2 The most recent SHLAA for West Oxfordshire was published in 2014 and covered the 15-year period 2014 to 2029. It only considered the potential suitability of land for housing rather than housing and economic use.
- 2.3 This SHELAA includes an assessment of sites in terms of their suitability for housing and employment use and also covers the extended period 2016 – 2031. Potential delivery is broken down into the following 5-year tranches:
 - 2016 – 2021
 - 2021 – 2026
 - 2026 - 2031

3. Methodology

- 3.1 The Council's approach is consistent with the overall approach set out in the Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. This is summarised in Figure 3.1 overleaf.

Figure 3.1 - Housing and Economic Land Availability Assessment flowchart



Stage 1 – Site/Broad Location Identification

- 3.2 This stage has involved a number of sub-stages; defining the area to be assessed, the size of site to be considered, the type of site to be considered and sources of relevant information, initial identification of potential sites, an initial desktop review of their suitability and site surveys to consider this in more detail.

- 3.3 With regard to the area that has been assessed, the SHELAA covers the whole of West Oxfordshire District. It focuses in particular on the larger villages as set out in Table 3.1 below.

Table 3.1 – Settlements Assessed through the 2016 SHELAA

Main Service Centres		
Witney	Carterton	Chipping Norton
Rural Service Centres		
Bampton	Burford	Charlbury
Eynsham	Long Hanborough ¹	Woodstock
Villages		
Alvescot	Aston	Bladon
Brize Norton	Cassington	Chadlington
Churchill	Clanfield	Combe
Curbridge	Ducklington	Enstone
Filkins & Broughton Poggs	Finstock	Freeland
Fulbrook	Great Rollright	Hailey
Kingham	Langford	Leafield
Middle Barton	Milton-u-Wychwood	Minster Lovell (South of Burford Road)
North Leigh	Over Norton	Shipton-u-Wychwood
Standlake	Stanton Harcourt & Sutton	Stonesfield
Tackley	Wootton	Ascott under Wychwood

- 3.4 For completeness, we have also considered sites that have been submitted in other parts of the District. These have been assessed and reported on under a general ‘Other Rural’ category.
- 3.5 In terms of site size, in line with national practice guidance we have assessed housing sites that are capable of accommodating 5 or more dwellings and commercial sites of 0.25 ha or more or that could accommodate 500m² or more floorspace.

¹ Note: as part of the proposed Main Modifications to the draft Local Plan 2031 (November 2016) the Council is proposing to re-classify Long Hanborough as a village rather than a rural service centre. As that proposed change remains in draft form only, in this report Long Hanborough continues to be classified as a rural service centre.

- 3.6 In terms of the type of site and potential sources of information we have considered a broad range of sites from a variety of different sources. This includes sites that are already in the planning process such as draft Local Plan allocations as well as sites that are not in the planning process including areas where there is known to be development potential and/or landowner/developer interest.
- 3.7 Many of the sites included in the 2016 SHELAA are drawn from the previous 2014 SHLAA but following a 'call for sites' undertaken in January 2016, a number of new sites have been identified and assessed accordingly including sites submitted for potential employment use or mixed-use including housing and employment. Site plans of all sites that have been assessed through the SHELAA are attached at Appendix 1.
- 3.8 Unlike the previous 2014 SHLAA in this report we do not include information on existing planning permissions. This is because the suitability of those sites for development has already been accepted through the granting of the permission (or a resolution to grant permission subject to a legal agreement) and not including them has the advantage of making it clearer what additional capacity exists for new housing and economic development in the District over and above those existing permissions.
- 3.9 Information on existing housing and economic planning permissions can be obtained from several other sources². The SHELAA should therefore be read in conjunction with those.
- 3.10 Following the initial identification of sites an initial assessment of their potential suitability was carried out looking at relevant desktop information to establish issues such as potential accessibility, landscape constraints, flood risk and the nature of surrounding land uses.
- 3.11 The initial assessment was then followed up through a number of site surveys to better understand the potential suitability of the sites that have been identified.
- 3.12 It should be noted that the 2014 SHLAA applied some initial 'sieving' criteria to sift out those sites with very limited development potential including whether the site was prone to flooding, whether it is adjacent to an existing settlement, whether it is covered by a national or European designation and whether it is capable of accommodating 10 or more dwellings.
- 3.13 To ensure the study is exhaustive as possible, the only sieving criteria that has been applied in the 2016 SHELAA is the site size threshold which has been reduced to 5 or more dwellings. Only sites not capable of accommodating 5 or more dwellings, less than 0.25 ha or not capable of accommodating 500m² of commercial floorspace have been excluded from detailed assessment.

² WODC Housing Land Supply Position Statement (October 2016); LDF Monitoring Report 2016; West Oxfordshire Draft Local Plan Proposed Main Modifications (November 2016)

Stage 2 – Site/Broad Location Assessment

- 3.14 Following the initial assessment of site suitability outlined above, more detailed consideration was given to the development potential of each site (in terms of how many new homes or business floorspace they could accommodate) as well as their suitability, availability and achievability.
- 3.15 The Council's assessment of **suitability** is based on a range of factors including:
- Accessibility (including access arrangements, pedestrian and cycle connectivity and public transport)
 - Policy constraints (e.g. Green Belt, AONB, loss of employment or community facilities)
 - Physical constraints (e.g. public rights of way, topography, existing uses, access, adjacent uses)
 - Infrastructure constraints (e.g. education capacity, likely availability of services)
 - Landscape
 - Ecology (e.g. biodiversity interest including protected species, conservation target areas, SSSIs, NIAs)
 - Heritage (e.g. Conservation Areas, listed buildings, scheduled monuments, archaeology)
- 3.16 In terms of availability a site can be considered to be available for development, when based on the best information available there is confidence that there are no legal or ownership problems. This will often mean that the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell, although it should be noted that the existence of a planning permission does not necessarily mean that the site is available.
- 3.17 In terms of achievability to be considered 'achievable' for development there must be a reasonable prospect that the site will be developed at a particular point in time. This is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and sell the development over a certain period.
- 3.18 We have used a combination of professional judgement and discussions with stakeholders to determine the suitability, availability and achievability of the sites identified. Where potential constraints have been identified, due consideration has been given as to how these might be overcome.
- 3.19 We have then classed each site as either 'deliverable', 'developable' 'not currently developable' or 'not suitable'.
- 3.20 Deliverable sites are those that are considered to be suitable, available and likely to come forward in the short-term (i.e. by 2021). Developable sites are those that are also considered to be suitable in principle but that are likely to come forward in the longer-term beyond 2021 for various reasons e.g. they might not currently be available but are likely to be made available, or

they may be dependent on provision of key infrastructure that won't be complete by 2021.

- 3.21 Some sites have been recognised as being suitable in principle for housing development but it is not known when they might be developed. These have been classed as 'not currently developable'. This may be, for example, because one of the constraints to development is severe, and it is not known when or how it might be overcome.
- 3.22 Where it is considered that a site is unsuitable for housing or employment use, we have identified it as being 'not suitable'.

Stage 3 – Windfall Assessment

- 3.23 As part of this stage consideration has been given to the amount of likely 'windfall' development which will take place in the District in the period 2016 – 2031. Windfall development is speculative development that comes forward on sites that have not been allocated for development.
- 3.24 Based on past trends, the Council considers it reasonable to estimate that around 125 new homes per year will come forward from windfall development. To avoid double counting with existing planning permissions (a large proportion of which comprise windfall sites) we consider it reasonable to assume a total of 130 new homes from windfall developments in the period 2016 – 2021.
- 3.25 In the following 10-year period 2021 - 2031 it is reasonable to expect 125 per year (a total of 1,250 homes). Total anticipated provision from windfall in the period 2016 – 2031 is therefore 1,380 new homes (i.e. 130 + 1,250).

Stage 4 – Assessment Review

- 3.26 The results of the assessment are summarised in Section 4 below and set out in full at Appendix 2.

Stage 5 – Final Evidence Base

- 3.27 This final report presents the Council's assessment of housing and economic land availability as of November 2016.

4. Assessment Findings

- 4.1 A summary of the assessment findings is attached at Appendix 2. The full SHELAA database (Appendix 3) is available as a separate download.
- 4.2 Table 4.1 below set out the potential SHELAA site capacity for residential development in West Oxfordshire in 5 year tranches for the next 15 years. Some sites include small scale residential commitments
- 4.3 Table 4.2 indicates which of the assessed sites are suitable for employment development with detail of the total site area for those sites. This does not indicate the total developable area of each

site, which will be dependent on environmental constraints and existing uses and buildings within the site area. The total developable area will also depend on the type of business and other proposed uses for each site and whether any buildings will be subject to conversion or redevelopment. Therefore, the total developable area is likely to be materially less in most cases.

Table 4.1 – Summary of Housing Site capacity (number of dwellings) by settlement and sub area

	0-5 Years	6-10 Years	11-15 years
Witney Sub Area			
Witney	50-60	1,000	1,109 - 1,229
Curbridge	0	50-70	0
Ducklington	0	0	0
Hailey	15	0	0
Minster Lovell	85	0	0
Other Rural	0	0	0
Carterton Sub Area			
Carterton	150	351	0
Alvescot	0	0	0
Aston	4	0	0
Bampton	10	0	210
Brize Norton	0	0	0
Clanfield	0	30-40	0
Filkins	0	5	0
Langford	0	10	0
Other Rural	0	0	0
Chipping Norton Sub Area			
Chipping Norton	440 - 490	600	600
Enstone	0	0	0
The Bartons	3-5	0	0
Other Rural	0	0	0
Eynsham Woodstock Sub Area			
Eynsham	150	1,625	1,425
Woodstock	200	470	0
Bladon	0	0	0
Cassington	6	0	0
Combe	0	0	0
Freeland	0	10 - 25	0
Long Hanborough	50	25	0
North Leigh	0	20 - 30	15 - 20
Standlake	0	0	0
Stanton Harcourt	50	0	0

Tackley	0	0	0
Wootton	12 - 13	0	0
Burford Charlbury Sub Area			
Burford	91	0	40
Charlbury	62	0	0
Ascott under Wychwood	0	0	0
Chadlington	0	0	0
Churchill	10	0	0
Finstock	0	0	0
Fulbrook	0	0	0
Kingham	10 - 15	0	0
Leaffield	5	0	0
Milton under Wychwood	0	0	0
Shipton under Wychwood	44	0	0
Stonesfield	75 - 80	0	0
Total	1,522 – 1,595	4,196 – 4,251	3,399 – 3,524

Table 4.2 – Summary of employment land capacity by settlement and sub area

Site Reference	Sites suitable for employment development	Location	Gross site area (Ha)
25	Bus Depot	Witney	0.43
28	West End Scrap Yard	Witney	0.42
31	Civic Buildings, Welch Way	Witney	0.95
32	BT Depot	Witney	0.76
202	Woolgate Car Park	Witney	4.2
328	Land to the West of Witney	Witney	140.53
191	West Oxfordshire Business Park	Carterton	1.16
357	The Coal Yard	Alvescot	1.83
C1	Quarry Court	Cassington	0.34
C2	Oxford Salvage	Cassington	0.46
221	Ducklington Highway Depot	Ducklington	0.6
254	Dudley's American Motorhomes	Ducklington	2.3
174	Enstone Airfield	Enstone	26.24
448	Worth's Motor Services	Enstone	2.72
395a	Land at Hardwick	Hardwick	0.56
416	Ansell's Farmyard	Langford	0.35
406	Bennetts Yard	Minster Lovell	1.95
253	Dudley Engineering	Minster Lovell	0.54
379	North Leigh Nursery	North Leigh	0.42
264	Land at Springwell	Stonesfield	1.1

5. Next Steps

5.1 The SHELAA is not a one-off study and will be updated on an annual basis. Regularly updating the SHELAA will allow us to establish whether:

- Planning applications have been submitted on any of the sites or broad locations identified in earlier assessments;
- Any progress has been made in removing constraints to development and whether any sites previously considered to be undeliverable or undevelopable are now able to come forward;
- Any unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed;
- Our assumed windfall allowance (125 per year) is coming forward as expected.

6. Further Information

6.1 For ease of reference we have provided a list of useful website links below to provide you with further information on the SHELAA process and housing land supply more generally.

Housing and Economic Land Availability Assessment Practice Guidance

<http://planningguidance.communities.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Strategic Housing Land Availability Assessment and Development Plan Document Preparation (Planning Officers Society/Planning Advisory Service – July 2008)

<http://www.pas.gov.uk/pas/aio/77664>

Implementing Your Local Development Framework Strategic Housing Land Availability (Planning Officers Society/Planning Advisory Service – April 2008)

<http://www.pas.gov.uk/pas/aio/62862>

Strategic Housing Land Availability Assessment Frequently Asked Questions (Planning Advisory Service – January/February 2008)

<http://www.pas.gov.uk/pas/aio/74328>

Appendix I

SHELAA site plans and constraints maps

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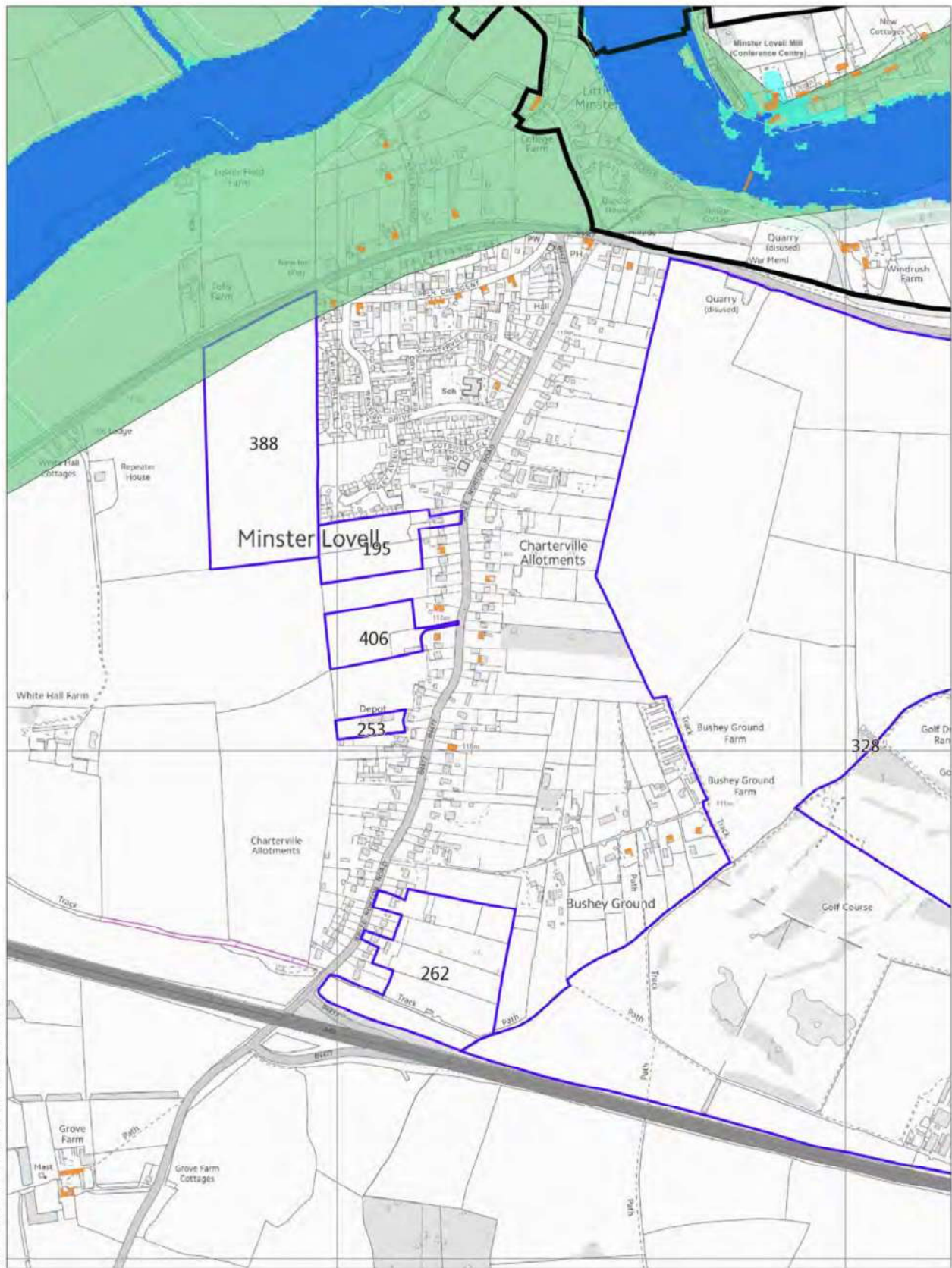
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Legend

The legend illustrated below includes information on planning constraints in West Oxfordshire.

These constraints have been presented on each of the maps within this document, to show each of the SHELAA sites within its local context.

<u>Legend</u>	
	Ancient Woodland
	AONB
	Conservation Area
	Conservation Target Area
	Flood Zone 2
	Flood Zone 3
	Green Belt
	Historic Parks and Gardens
	Listed Buildings
	Local Geological Site
	Local Wildlife Site
	Nature Improvement Area
	Site of Special Scientific Interest
	Special Area of Conservation
	Tree Preservation Order
	World Heritage Site



West Oxfordshire District Council
 Elmfield
 New Yatt Road
 Witney
 Oxfordshire
 OX28 1PB
 Tel: 01993 861000
 www.westoxon.gov.uk

Map Title:	Minster Lovell
Department:	
Map No:	
	Scale: 1:10000

Middle Barton

Site Reference	Site Name	Conclusion	Comment
407b	Medlar Tree	Suitable and deliverable – housing	Potential scope for small-scale development effectively mirroring the recent housing development to the south. Would however be subject to potential loss of mature trees which is a potential constraint to development and capacity. 3 – 5 dwellings.

Milton under Wychwood

No suitable sites identified.

Minster Lovell

Site Reference	Site Name	Conclusion	Comment
388	Land south of Burford Road, Minster Lovell	Suitable and deliverable – housing. Up to 85 dwellings Proposed Local Plan allocation	The site is considered to represent a sustainable location for new residential development. It is within comfortable walking distance of local services and facilities in Minster Lovell and is within walking and cycling distance of the main employment area to the west of Witney.
253	Dudley Engineering, 120 Brize Norton Road, Minster Lovell	Suitable - continuation of existing employment use only.	This is an employment site where each of the units is occupied. The uses do not appear to be unsuitable for this location and there is little evidence to show that there would be substantial benefits if the site were redeveloped.
406	Land at Bennetts Yard, Minster Lovell	Suitable - continuation of existing employment use only.	Residential development of this site would result in the loss of an employment use and would create an unacceptable form of back land development to the rear of the properties along the B4477 Brize Norton Road.

SHELAA Assessment Summary

MINSTER LOVELL SITES



SHELAA REF: 388		Site Name and Location: Land south of Burford Road, Minster Lovell Site Area (Ha): 10.53	
Site Description Large, relatively flat rectangular field used for arable farming. No distinguishing on-site features or structures. Mature boundaries along northern, western and southern boundaries. Established residential development immediately to the east of the site at Whitehall Close and Ripley Avenue. Whitehall Close comprises primarily relatively low-density, single storey bungalows with on-plot parking. Ripley Avenue comprises two-storey, primarily detached houses dating from the 1980s. There is an existing area of public open space with play space off Ripley Avenue. Land to the south and west of the site is in agricultural, arable use. The site is bounded to the north by the B4047 and beyond that are fields sloping down towards the River Windrush.			
Suitability for housing Suitable		Suitability for employment Not suitable	
Reason: The site is considered to represent a sustainable location for new residential development. It is within comfortable walking distance of local services and facilities in Minster Lovell and is within walking and cycling distance of the main employment area to the west of Witney. Unlike sites 195, 406 and 253 to the south it is not considered that development in this location would create a precedent for further development to the west of the B4477 Brize Norton Road. Minster Lovell is a sustainable settlement and this site is considered to represent the most suitable opportunity for residential development of all those considered. The site is unlikely to be suitable for employment use given the adjoining residential uses and is also not being promoted for employment use.			
Likely Yield			
0-5 Years 85 homes	6-10 Years 0		11-15 Years 0
Availability Available		Achievability Achievable	
Conclusion Deliverable			

Accessibility

Vehicular access to the site would be achieved directly from the B4047 Burford Road to the north. OCC comment that the whole of the site frontage is outside of the 40mph speed limit and that observed vehicle speeds are very high. A speed survey would therefore be needed to ascertain the visibility splay dimension. Roadside vegetation is very dense along the site frontage which if removed would mean site visibility splays are likely to be achieved. Village entry treatment and speed limit would need to be relocated to the west. Due to volume of traffic on main road, ghost right island access would be needed.

Currently served indirectly by the Stagecoach 233, running hourly during the day between Burford and Woodstock, no evening or Sunday service.

Also served indirectly by the 853 Oxford - Cheltenham service running along the Burford Road although very infrequent.

The site is located close the main services and facilities of the village most of which are located along the B4477 Brize Norton Road. Access by foot or cycle would be achieved via a connection in the north east corner of the site into Upper Crescent and also potentially into Ripley Avenue and Wensric Drive via the adjoining area of open space to the east of the site. Alternatively access could be achieved via the B4047 Burford Road to the north. The employment areas in the west of Witney are around 2km from the site therefore within walking and cycling distance.

Policy Constraints

None.

Physical Constraints

The site is not affected by any public rights of way. There are no other obvious physical constraints to development in this location.

Infrastructure Constraints

As a Greenfield site, services would need to be provided but there are no obvious constraints. It is understood that St Kenelm's CE Primary School may be able to absorb some impact of small-scale development, but would need some internal remodelling. With suitable building work may be capable of accommodating a more significant number of pupils.

Landscape, Ecology and Heritage

The site lies within an area of open limestone wolds (WOLA). Visually exposed and therefore particularly sensitive to development however whilst the site is visible from the A40 on the approach to Minster Lovell it is relatively well-screened by the existing vegetation along the northern boundary of the site. The established boundaries along the western and southern boundaries of the site help to provide a good degree of screening.

There are no public rights of way in the immediate vicinity of the site to the south from which to view the site. Care would be needed to minimise the impact of views from within the AONB to the north of the site. Careful treatment would be needed to enhance the current screening afforded to the site as well as the relationship with the existing development to the east.

In terms of ecology, there are no formal designation or intrinsic features evident within the site, although as a greenfield site there will be biodiversity interest, particularly within the peripheral hedgerows and trees.

There are known archaeological features in the area. Pre-determination evaluation may be required. There are a number of listed buildings to the north east of the site along Upper Crescent. The site is not affected by any scheduled monuments or historic parks and gardens. It is also not within a Conservation Area.

Appendix 3b

**Details relating to Application (ref. 16/02588/OUT),
seeking outline planning permission for up to 85 dwellings
at what is now the Holloway Lane Estate
adjacent to the Current Appeal Site,
as approved by the LPA**

Mr Mike Robinson
Strutt & Parker
269 Banbury Road
Oxford
OX2 7LL

Our Ref: 16/02588/OUT
Date Received: 28th July 2016
Parish: Minster Lovell

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves subject to a legal agreement** the application, as outlined below.

Proposed: Residential development of up to 85 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space, children's play area, landscaping and land for potential burial ground (means of access only).

At: Land West Of Minster Lovell South Of Burford Road Minster Lovell Oxfordshire

For: Mr & Mrs Martin and Jenny Kinch

CONDITIONS:

- I (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 Details of the appearance, landscaping, layout and scale, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

- 3 The development shall be carried out in accordance with the details and plans accompanying the application but as modified by the agents letters and revised illustrative plans letter(s) dated 13 Sept 2016.

REASON: The application has been amended by the submission of revised details.

- 4 Notwithstanding the generality of the above conditions the dwellings on site shall comprise a mix of 1 and 2 storey units with no units above 2 storey height and shall feature extensive planting belts to the boundaries of the site with open countryside and provision to pick up a pedestrian connection to the playing fields to the East

REASON To limit landscape impact, limit harm to the setting of the AONB and respect the built form context of the settlement

- 5 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- I The parking of vehicles for site operatives and visitors
- II The loading and unloading of plant and materials
- III The storage of plant and materials used in constructing the development
- IV The erection and maintenance of security hoarding including decorative displays
- V Wheel washing facilities
- VI Measures to control the emission of dust and dirt during construction
- VII A scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

- 6 An archaeological watching brief shall be maintained during the course of all works affecting the historic fabric and any ground works taking place on the site in accordance with a written specification that has first been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording and inspection of matters of archaeological/historical importance associated with the site/building.

- 7 Bat and bird boxes shall be installed in accordance with details including phasing that have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To safeguard and enhance biodiversity.

- 8 Prior to the commencement of development, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbps). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.

REASON: In the interest of improving connectivity in the District.

NB Council will be able to advise developers of known network operators in the area.

- 9 No development (including site works and demolition) shall commence until all existing trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

- 10 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.

REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.

- 11 Vision splays shown on the submitted plan shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.9 metres above the level of the access they are provided for.

Reason: In the interests of road safety

- 12 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve the dwellings have been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall only commence in accordance with the approved details.

Reason: In the interests of road safety.

- 13 Prior to the commencement of the development hereby approved, vehicle tracking analysis shall be submitted to and approved in writing by the Local Planning Authority that shows that refuse vehicles of not less than 11.4m in length can access and exit the development safely in forward gear. The vehicle tracking analysis should also show that refuse vehicles can reach a point no more than 25m away from single domestic refuse bin.

Reason: In the interests of road safety

- 14 A Residential Travel Plan is required for this development prior to first occupation of any of the dwellings hereby approved as the one submitted as part of the outline application needs amendment before it can be approved. This should be updated on occupation of the 40th dwelling when adequate survey data becomes available.

NB A Travel Plan monitoring fee of £1,240 will be required to enable the travel plan to be monitored for a period of five years.

Reason: In the interests of sustainable transport in accordance with guidance set out in the National Planning Policy Framework.

- 15 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

Discharge Rates

Discharge Volumes

Maintenance and management of SUDS features (this maybe secured by a Section 106 Agreement)

Sizing of features - attenuation volume

Infiltration in accordance with BRE365

Detailed drainage layout with pipe numbers

SUDS (list the suds features mentioned within the FRA to ensure they are carried forward into the detailed drainage strategy)

Network drainage calculations

Phasing

The drainage plans must show that there will be no private drainage into the public highway.

There must be no private drainage to discharge onto any area of proposed adoptable highway

Reason: In the interests of road safety.

- 16 As part of the submission of the first reserved matters application details of the following, including the timetable for provision, shall be submitted to and approved in writing by the LPA and the development shall only be undertaken and shall be retained thereafter in accordance with the said agreed details unless written consent is given by the LPA for any variation thereto:
- a Details of the changing room, football pitch and car park, if to be provided(see parallel section 106 agreement)
 - b Details of the proposed kickabout area if they are not provided
 - c The physical measures to ensure that the application site can be connected to the adjoining Parish Council playing field upon request from the Parish Council (see parallel 106 agreement)
 - d The streetlighting details
 - e The means to ensure that the dwellings are protected from road and aircraft noise
 - f A layout that provides a minimum of at least 30m back to back to the existing properties to the east of the site

REASON Because the application was not accompanied by such details or to ensure that the reserved matters details are acceptable

- 17 Only up to 85 dwellings shall be erected on site under the terms of this consent

REASON For the avoidance of doubt



Giles Hughes
Head of Planning and Strategic Housing

Dated 8th May 2018

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE.

THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes. If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.

X:\JOBS\4745_MINSTER LOVELL\CAD\DRAWINGS\4745_030A_SITE BOUNDARY.DWG



LEGEND

Site Boundary

REV. DESCRIPTION APP. DATE

LD&DESIGN

PROJECT TITLE

Minster Lovell

DRAWING TITLE

Application Drawing 1: Site Location Plan

ISSUED BY	Oxford	T: 01865 887 050
DATE	June 2016	DRAWN RS
SCALE@A3	1:2,500	CHECKED PC
STATUS	Planning	APPROVED PC

DWG. NO 4745_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey



- Site access
- Potential vehicular access to burial ground
- Pedestrian/cyclist access
- Residential development area
- Public open space area
- Potential for future pedestrian/cycle access
- Key dwelling frontages
- Dwelling backs
- Location of attenuation basin
- Location of Local Equipped Area for Play
- Retained trees
- Location of strategic planting
- Location of foul water pump station
- Appropriate offset to be provided to existing adjacent dwellings

LDA DESIGN

PROJECT TITLE
MINSTER LOVELL

DRAWING TITLE
Application Drawing 3: Land Use and Key Principles Plan

ISSUED BY	Oxford	T: 01865 887050
DATE	June 2016	DRAWN RS
SCALE@A3	1:2,000	CHECKED PC
STATUS	Planning	APPROVED PC

DWG. NO. 4745_003

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All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey...



- Site boundary
- Public open space
- Plots
- Roads
- Shared surfaces
- Footpaths
- Potential new burial ground
- Parking
- Dwellings/garages
- Foul water pump station
- Attenuation basin
- Local Equipped Area for Play (LEAP)
- Proposed trees
- Existing trees
- Hedgerows/shrubs

LDA DESIGN

PROJECT TITLE
MINSTER LOVELL

DRAWING TITLE
Application Drawing 2: Illustrative Masterplan

ISSUED BY	Oxford	T: 01865 887050	
DATE	June 2016	DRAWN	RS
SCALE@A3	1:2,000	CHECKED	PC
STATUS	Planning	APPROVED	PC

DWG. NO. 4745_002

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Sources: Ordnance Survey...

WEST OXFORDSHIRE DISTRICT COUNCIL

LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 14th November 2016

**REPORT OF THE HEAD OF PLANNING
AND STRATEGIC HOUSING**



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

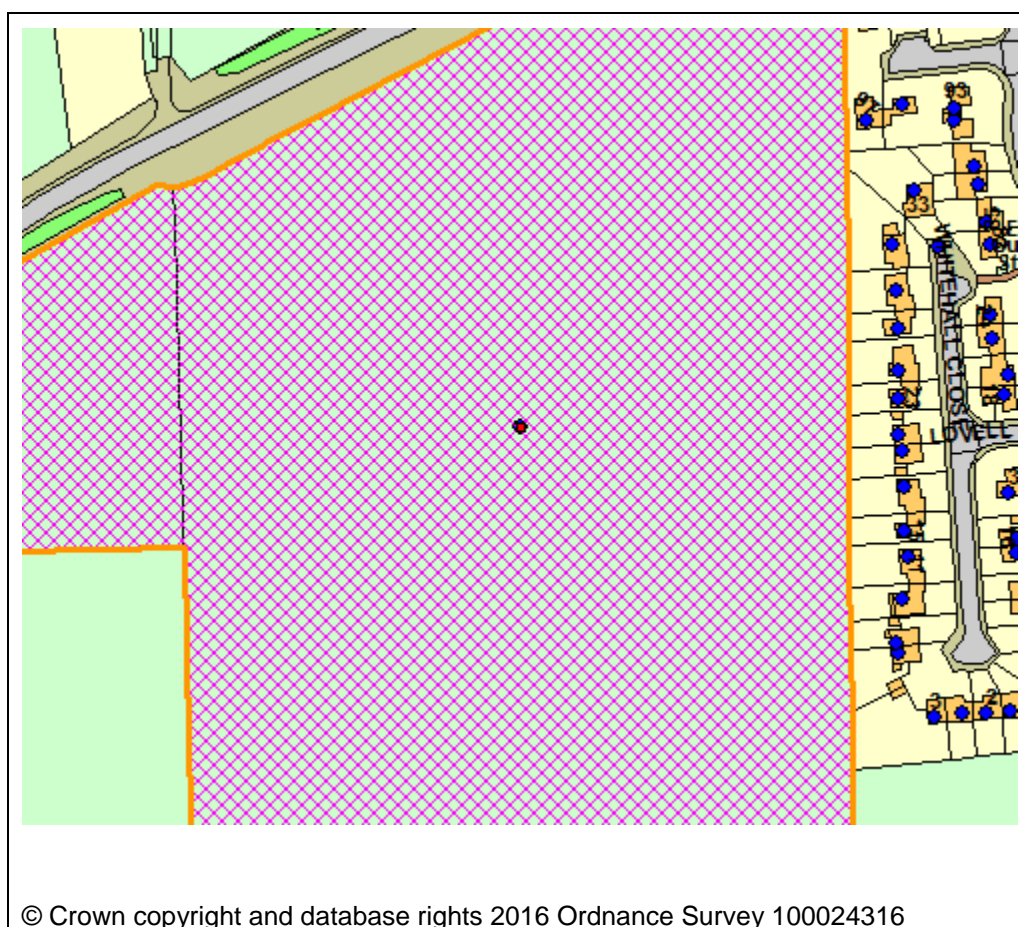
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

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Application Number	I6/02588/OUT
Site Address	Land West of Minster Lovell South of Burford Road Minster Lovell Oxfordshire
Date	2nd November 2016
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Minster Lovell Parish Council
Grid Reference	430851 E 210716 N
Committee Date	14th November 2016

Location Map



Application Details:

Residential development of up to 85 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space, children's play area, landscaping and land for potential burial ground (means of access only).

Applicant Details:

Mr & Mrs Martin and Jenny Kinch
C/O Strutt & Parker LLP

I CONSULTATIONS

I.1 Cotswolds Conservation Board

The site is outside the AONB but has the potential to impact on its setting (see attached revised Setting Position Statement 2016). In the preparation of the application including the submitted landscape and visual impact assessment there has been due consideration to the potential for this development to impact on the setting of the AONB. The Board supports the proposed native/tree hedgelines around the development and in addition the proposed public open space buffer along the northern boundary.

Should the Council be minded to approve this application therefore, the Board would expect the boundary landscaping and northern public open space buffer to feature in any future approval of reserved matters application (and accordingly be secured by planning conditions and protected during construction and be suitably managed to ensure this site is visually well contained and screened from views from the edge of the Cotswolds AONB). It is also recommended that some form of height parameter is agreed at this point in time to avoid future approval of reserved matters applications coming forward with tall structures which may increase the possibility of the development impacting on the AONB.

The rural character of this part of the Burford Road should also be maintained so new pavements, street lighting etc should all be within the development not on the roadside edge directly adjacent to the AONB boundary. Street lighting within the development should also be of a modern dark night skies compliant design to minimise light overspill and light pollution into the AONB.

In conclusion, subject to detailed landscaping mitigation and care over maintaining the rural character of this part of the Burford Road, the impact on the setting of the AONB is capable of being kept to a minimum.

I.2 Parish Council

Minster Lovell Parish Council strongly objects to the application because it is contrary to the following planning policies:-

National Planning Policy Framework (NPPF)

Policy 7 - The three dimensions to sustainable development:-

(1) Economic Location

The proposed arable site is not in the right place to consider it sustainable and compatible with the existing Chartist settlement and Village of Minster Lovell. It is a 'tacked-on' development which will be unconnected with the Village as there is no access available via Ripley Avenue, Whitehall Close or Wenrisc Drive into the existing Village. It should be noted that this site has never been included in WODC's Strategic Housing & Economic Land Availability Assessment which forms part of the Local Plan and should therefore not be considered and objected to in the strongest terms. Development of this site does not form a logical complement to the existing scale and pattern of development; it is 'tacked-on.'

It should be noted that the Parish Council own Ripley Avenue Amenity Area and wish to clarify that the Council:- (1) will not permit

its western boundary to be altered; (2) will not permit any access into or across the Amenity Area for any purpose and (3) has no intention of selling the Amenity Area. For avoidance of doubt, pedestrian access cannot be secured through the open space to the East of the site.

Potential new residents will be required to travel, most likely by car, out of the Village to meet their employment needs. There are no details included in the application that support the local infrastructure - rather infrastructure will be eroded by this development.

Whilst it could be considered that the site is within easy walking distance to the nearest bus stop on the B4047 (located 553m away), the road is an extremely busy route for vehicles including HGV's accessing the A40 and Witney and therefore footpath users feel vulnerable and unsafe. It should also be noted that the tarmac footpath in between Minster Lovell and Worsham is now unusable due to lack of maintenance by Oxfordshire County Council (OCC). The footpath/cycle track between Minster Lovell and Winey is also of a declining standard due to OCC budget cuts.

Precedent

The Council notes that the Southern boundary has been designed to be in alignment with Ripley Avenue so that the Chartist Estate is not affected by this development thereby mirroring the existing design of this part of the Village. However, in the event that the application is approved, a precedent for other sites would undoubtedly be set where in equity development would be difficult to resist and where cumulatively the resultant scale of development would erode the character, setting and environment of the Village. Development of this site would most likely lead to the expansion of the Village South towards the A40 (to the rear of Brize Norton Road properties) and West (towards Worsham). Development in either direction would have irreparable consequences to the existing linear, historic structure and character. New applications for development could further 'mirror' the existing pattern of that part of the Village in order to comply with design policies that would not be classified as infilling.

Population increase/scale According to the Planning Statement submitted by Strutt & Parker, 85 new dwellings will increase Minster Lovell's population by an average of 200. Minster Lovell's population was 1409 in 2011. If this application is approved, Minster Lovell's population will therefore increase by an average of 15%. Minster Lovell Parish Council feel this is an unacceptable increase (regardless of previous years' modest number of new homes) which will cause problems and put pressure on the community and its infrastructure. Village car parks for the shops, St Kenelm's Church, Wash Meadow and Crescent Stores Spar Shop are regularly full to capacity. WODC's lack of a Local Plan or 5 year housing land supply should not be to the detriment of our community. It is considered that the population increase is out of proportion and balance to the scale of the Village.

Highways

It is felt that the vehicle movements specified on page 10 of the

Statement of Community Involvement is wholly inaccurate. 80 trips during the morning and afternoon peak hours are inaccurate given that the majority of households have at least 2 vehicles. Children are staying at home or returning to live at their parent's home for an increasing number of years due to the inability to afford a home of their own. This aspect will impact on vehicle movements which do not appear to have been a consideration. The increased number of vehicles using the Burford Road is not an immediate concern. However, if the new residents wish to access the A40 they will use the Brize Norton Road which is of great concern given existing vehicle volume and speed data at peak times. Upper Crescent and Wenrisc Drive will become a rat-run for those wishing to avoid the Burford Road/Brize Norton Road junction, which will be unacceptable to existing residents. The safety of residents is at risk.

(2) Social

The application does not support a strong, vibrant and healthy community. There are limited accessible local services.

Public transport

The Parish Council has met with Stagecoach Oxfordshire several times over the recent years due to its reduction in viable bus services. This issue continues to be a concern with the withdrawal of the S2 (through Minster Lovell to Oxford) and more recently the S7 (Minster Lovell to John Radcliffe Hospital) leaving the 233 (Burford to Woodstock) and Swanbrook Coaches (Cheltenham to Oxford) only. Public transport does not meet the need of a development of such a scale and will exacerbate traffic problems.

Amenities

The most local convenience shop is located 602m from the closest point of the development. It is not unreasonable to expect that the majority of the new residents will drive to the shop instead of walking.

The closest bus stop is a similar distance on the Burford Road.

Minster Lovell does not have the amenities in place to support the increase in residents. The closest doctor's surgery is 2 miles away at Deer Park; there is no chemist, library service or other amenities unlike neighbouring parishes of a similar size.

Education

It has been noted that St Kenelm's Primary School could be internally reconfigured to increase its pupil quantity by 15 - there are 106 places for the 2015/16 academic year. An increase in pupil numbers greater than 15 will add pressure to the existing school infrastructure and facilities; the school's outside space is limited. Children from Minster Lovell already have to attend school outside of the Village because the school has insufficient places.

Green space

The Council does not have the ability or capacity to maintain further green spaces or grass verges. In the event that the application is approved, this aspect will need to be overseen by a management organisation or the District Council. The Council will take no responsibility.

(3) Environment

The application does not contribute to protecting or enhancing the natural, built or historic environment. Little consideration is given to the listed Chartist properties in close proximity whose settings will be negatively impacted. Minster Lovell is one of four Chartist settlements in the Country.

Development by Fergus O'Connor in 1847 as part of a social reform movement, the Village was built of linear design with identical bungalows on large open plots. Further development of this nature erodes this historic character and uniqueness of Minster Lovell and damages the design and concept forever.

Biodiversity will undoubtedly be impacted by the development when considering the local SSSI, other non-protected species, visiting barn owls and other birds.

Other relevant NPPF policies

Policy 14 - Approving the development, without a development plan would significantly and demonstrably outweigh the benefits.

Policy 17 - One of the core planning principles is to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings. The application is considered contrary to this policy as the design elements of the applications do not reflect local surroundings. The development is not in the right area and does not contribute to conserving or enhancing the natural environment. The application does not protect the Green Belt land and does not recognise the intrinsic character and beauty of this area of our countryside.

Policy 35 - The application does not create a safe and secure layout which will minimise conflicts between traffic and cyclists/pedestrians or consider the needs of people with disabilities by all modes of transport.

Policy 38 - It could be argued that this development is not within walking distance of local shops or the primary school (located 448m away from the corner of the site). Parents will automatically use their cars to travel to school thereby adding pressure on the estate roads.

Other considerations

(a) Burial Ground

Minster Lovell Parish Council is not in favour of a Burial Ground at the proposed area. It is in the early stages of confirming a Burial Ground site close to St Kenelm's Church. Please refer to Appendix A.

(b) LEAP

A further play area in the proposed area is not needed.

(c) Attenuation basin

The grey water attenuation basin should not be located next to the LEAP for health and safety reasons.

(d) Pedestrian crossing - Burford Road

A pedestrian crossing for the Burford Road is considered extremely dangerous given the speed and size of vehicles accessing the Village. The Council does not support this proposal.

(e) Statement dwellings

The Council strongly objects to any dwellings above 2 storey height. Most local properties are bungalow or 2 storey. Proposed dwellings above this height are considered out of character and of inappropriate design.

Additionally, for the reasons outlined in this response, the application is also considered contrary to the following policies of WODC's emerging Local Plan 2031:-

OS1 - Presumption in favour of sustainable development

OS2 - Locating development in the right places /SHLAA

OS4 - High quality design

H2 - Delivery of new homes (1, 3)

T3 - Public transport, walking and cycling

EH1 - Landscape character

EH2 - Biodiversity

- | | | |
|-----|----------------------------------|---|
| I.3 | Natural England | Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites. |
| I.4 | Adjacent Parish Council | Brize Norton Parish Council object to this application until such time as foul drainage for the 85 dwellings is designed and committed to by Thames Water without impacting the falling main into Brize Norton pumping station which is currently over capacity. |
| I.5 | Major Planning Applications Team | <p>Objection - on the grounds that the applicant has not shown that they can provide a safe access to the site for motorists within the highway boundary and has not used speed surveys to inform the proposed visibility splays.</p> <p>The application site is within an area of archaeological potential as highlighted in the desk based assessment (DBA) submitted by the applicant as part of the application submission.</p> <p>We would recommend that predetermination investigation is undertaken in line with the NPPF 2012, Local Plan Policy and the conclusions of the submitted DBA.</p> <p>OCC is not seeking Education contributions to mitigate the impact of this development on primary school infrastructure. Existing school capacity is forecast to be sufficient.</p> <p>In response to REVISED details provided OCC advise that the county council previously recommended an objection to the above proposal on transport and archaeological grounds on 2 September 2016. The applicant has now provided information that allows the transport recommendation to be revised. An objection on archaeological grounds remains.</p> |
| I.6 | WODC - Arts | A S106 contribution to the maximum value of £10,710 to be utilised to enhance public spaces by creating artist-led bespoke features and introducing community arts activity. |

I.7	Wildlife Trust	No Comment Received.
I.8	Ecologist	I object to this application until additional information is submitted before determination of the applications providing justification for the location of the site access road through the northern boundary hedgerow that qualifies as "important" under the Hedgerow Regulations 1997.
I.9	WODC Architect	No Comment Received.
I.10	Environment Agency	<p>In accordance with paragraph 109 of the National Planning Policy Framework (NPPF) we OBJECT to the application as submitted because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to groundwater and surface water quality can be safely managed. We recommend that planning permission should be refused on this basis.</p> <p>In response to REVISED details they advise that the applicant has confirmed that the cemetery no longer forms part of this planning application and that provision will be made for the sewerage system for this development to connect to the foul sewer. We are, therefore, in a position to remove our objection.</p>
I.11	Historic England	Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.
I.12	WODC Env Health - Lowlands	<p>I have no objection to the above application in principle. I note that there is no noise report with the application. Notwithstanding this fact, a commensurate level of protection against ambient noise sources will be afforded if the recommendation of British Standard 8233:2014 'Guidance on sound insulation and noise reduction for buildings are followed.</p> <p>I have no contamination objection to the above application.</p>
I.13	WODC Head Of Housing	I can confirm that were this development available today, that over 270 households would qualify for affordable housing in Minster Lovell. Should the outline application be able to meet the Housing Mix requirements, then I would be able to support this.
I.14	WODC Landscape And Forestry Officer	No Comment Received.
I.15	Natural England	No Comment Received.
I.16	WODC Planning Policy Manager	The adopted Local Plan (2006) identifies Minster Lovell (south of the B4047) as a Group B: Medium-Sized village. In terms of new residential proposals Policy H6 therefore applies allowing for new dwellings in the form of infilling, rounding off or conversion of an

appropriate building/s. The proposal does not comply with any of these requirements and is therefore contrary to Policy H6. However, given the age of the policy which pre-dates the NPPF (2012) and the current lack of deliverable 5-year housing land supply within the District Policy H6 should be given very limited weight. Instead it is considered appropriate to have regard to the emerging draft Local Plan 2031 (albeit full weight cannot be afforded to its policies because it is still at examination) and also the NPPF and related practice guidance.

In terms of the emerging Local Plan Minster Lovell is defined as a village and draft Policy H2 allows for new dwellings on allocated sites, previously developed land within the built up area and undeveloped land within or adjoining the built up area where the proposed development is necessary to meet identified housing needs and is consistent with a number of specified criteria.

Having reviewed the application submission I consider that the proposal is consistent with those criteria and given that there is an identified housing need, I believe that the proposal is consistent with draft Policy H2 of the pre-submission draft Local Plan and that the principle of residential development in this location is therefore acceptable. Of particular relevance is a need for the development to form a logical complement to the existing scale and pattern of development and/or character of the area. I address this separately below.

The principle of residential development in this location is further reinforced by the proximity of Minster Lovell to Witney which as the District's main town offers a broad range of job opportunities, services and facilities. Future occupants would be able to easily cycle into Witney or use a bus with the nearest bus stop being within easy walking distance. The proposal seeks outline planning permission for up to 85 dwellings. This is a not insignificant number of new homes and if permitted would make a useful contribution towards identified housing land supply.

Whilst the number of new homes provided at Minster Lovell in the last 15 years or so has been very modest and the current proposal would clearly represent somewhat of a 'step-change' I do not consider that the number of homes being proposed is unreasonable for a village that is the size of Minster Lovell and enjoys a good range of services and facilities.

It would effectively 'mirror' the existing residential areas immediately to the east of the site and the scale of the scheme is such that it would integrate with rather than dominate the existing village.

In terms of the relationship of the site to Minster Lovell I consider that the proposed development relates well, particularly if pedestrian access can be secured through the open space to the east of the site. I believe that development of this site would form a logical complement to the existing scale and pattern of development as it is located next to a part of the village that has already been intensified

and has a very different character to the lower density more linear part of the village to the south east. It does not therefore follow that permitting this scheme would lead to the whole of the western side of Minster Lovell effectively being 'filled in'. The location of the site is such that it is within walking and cycling distance of Minster Lovell and certainly for cycling within comfortable distance of Witney. It is noted that a pedestrian link is proposed in the north east corner of the site allowing access to Upper Crescent from which the main Brize Norton Road can easily be reached.

Whilst this is welcome it would clearly be sensible for an additional link to be provided through the existing open space off Ripley Avenue. If not made formal this is likely to be used as informal 'cut-through' in any case and it seem sensible to formalise the arrangement with a quality pedestrian/cycle link. Having regard to the supporting application documentation and my own knowledge of the site I consider that whilst development here will clearly have an impact, it is likely to be an acceptable one. In particular the wider impact of the scheme is likely to be negligible. The site is already relatively well-screened from long-distance views and the proposed retention of existing vegetation and enhancements that are proposed to the west and south of the site in particular will help to reduce the degree of impact and ensure it is relatively 'localised'. Furthermore, when approaching Minster Lovell from the west along the B4047 the existing settlement edge is not of particularly high quality and the proposal provides an opportunity to create a better approach and edge to the village. I note that the site is not affected by flood risk although surface water drainage will need to be appropriately addressed. I also note that the site has no significant heritage or ecological constraints.

I.17 WODC - Sports

With reference to the proposed on site children's play area the Parish Council have advised the existing facilities located on Ripley Avenue can serve the needs of new residents. Therefore an offsite contribution is sought to upgrade this facility to meet the increased demand from the new development of $\text{£}818 \times 85$ (no. of dwellings) = $\text{£}69,530$ for the enhancement and maintenance of play/recreation areas within the catchment. This is index linked to first Quarter 2016 using the BCIS All in Tender Price Index published by RICS. The Parish Council have indicated they will be seeking a contribution towards the refurbishment costs of the village hall, St Kenelm's, which serves the local community.

I.18 Thames Water

We request that the following 'Grampian Style' condition be applied - "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

- 1.19 WODC Env Services - No Comment Received.
Waste Officer

2 REPRESENTATIONS

- 2.1 There have been over 150 objections to the scheme and the representations are summarised as follows:

Principle

- Large scale applications should not even be entertained until the relevant infrastructure has been agreed and funding allocated.
- This development will increase size of the village by more than 10% and will spoil the character of our village.
- Will set a precedent to allow further development across agricultural land to the A40.
- There will be little or no integration with the existing village as there is no direct connection between the two.
- This development that is literally 'tacked' onto the side of this historic Chartist Settlement.
- Now Secretary of State has overruled the application for 270 house to the north of Burford Road, Witney, there is clearly no-longer the need for such unrealistic developments as proposed in this application.
- This development will do little to maintain the sustainability and vitality of our community rather it will be no more than a dormitory attachment.
- Minster Lovell is already a village of 3 parts Old/Little and Charterville Allotments - this will further split it into 4 parts.

Utilities and facilities

- Thames Water has already stated that existing sewage system has insufficient capacity and currently blocks in village, so could clearly NOT cope with further development.
- The village has a fragile electricity supply, water pressure is low, sewerage and flooding a major problem.
- A further 85 dwellings will only exacerbate this situation.
- Residents need to travel out of the village for doctor, dentist and chemist requirements. The major retail stores and supermarkets are also outside of the village in either Carterton or Witney.
- Will impact on doctors surgeries in the area.
- Electricity (frequent power cuts) and Broadband (BT are at capacity and cannot currently meet the demand of the existing village).

Flooding

- Storm water flooding issues have NOT been addressed and would be an extremely ill advised and costly mistake should this development be allowed to go ahead.
- Excess rain water drains from this field and has already flooded several properties including Charterville bungalows along the Brize Norton Road.

Highways

- Increased traffic flow.
- Already have buses and lorries mounting the curb when passing along the narrow roads in the village.
- Further development would put a further strain on already busy roads.
- Burford Road can be busy at the best of times, if you add 70 more houses alongside it, it could become horrendous.
- Traffic eastbound from the new development will almost certainly use Wenrisc Drive and Upper Crescent as a 'rat run' to the Brize Norton road and the A40 bypass.
- With no tenable link to the village children will be driven to the village school, adding to the congestion in Wenrisc Drive at peak times.
- The proposed footway coming out at the corner of Upper Crescent/Burford Road is ill-thought out, pedestrians will emerge on a busy junction and obscure vision for motorists.
- Bus service already inadequate.
- The developer's view of vehicular movements is grossly underestimated.
- Parish Council have NOT given permission for access across Ripley Avenue Playing field.
- With limited local amenities and public transport to and from the village restricted, the dependency on a car is high.

Schooling

- School places are limited.
- Only take in 15 children per year.
- The school's existing footprint is not big enough to accommodate a large increase in pupils, which would result in the County Council in either having to pay to extend the school (changing it's very nature) or having to pay for pupils travel to Burford Primary School and/or nearest school with available places.
- The School is not equipped for the amount of children that would be on the development.
- Enlargement would take away many of the excellent benefits of a village school.

Other

The siting of the Burial Ground is totally inappropriate and unacceptable.

2.2 Framptons on behalf of The Society for the Protection of Minster Lovell have made the following comments (summarised):

- Village is not considered one of more sustainable settlements (from SHELAA methodology 2016).
- Planning balance against Paragraph 14 of NPPF needs to assess whether or not development contributes to Sustainable Development.
- The Society submits that there are multiple adverse impacts that would result from the grant of planning permission which significantly and demonstrably outweigh any perceived benefits.
- Application for 85 dwellings is very significant, would be population increase of 10%.
- Cannot be considered sound planning in a relatively small settlement with limited services.
- Would put immediate pressure on existing services.
- Lead to high car dependency.

- Results in loss of agricultural land.
- Application should be accompanied by heritage assessment addressing impact on Heritage Assets to meet para 128 of NPPF.
- Lack of detail over the connectivity - no agreement for access.
- No Utilities Assessment submitted with the application.
- No Education Strategy submitted, concerned capacity at Primary School has not been addressed.
- Not against growth in principle but concerned about scale of growth in village.
- Application will adversely impact on character and form of Minster Lovell.
- Scale of development simply too much for medium scale village that lacks services and facilities to accommodate in excess of 200 new residents.
- Planning advantage in the overall public interest lies in favour of a refusal of planning permission.
- We would urge Council to refuse permission for this unsustainable development for which there is a clear presumption against in the open countryside.

2.3 Minster Lovell Playing Field Trust have made following comments:

- Minster Lovell Playing Field Trust is not in a position to comment on the merits of this planning application. However, in the event that planning permission is granted, the Trust seeks contributions from a Community Infrastructure Levy (previously S106) towards the replacement of play equipment located behind St Kenelm's Hall, Brize Norton Road, Minster Lovell.
- The current play facilities are minimal and in need of immediate replacement. Design schemes have been obtained and are now being considered - the play area will be for children up to the age of 6 years. (Note: the Ripley Avenue play area will be renewed in the near future and will be for children of 6 years and older). A public consultation has been undertaken on preferable play equipment and quotes have been obtained. The Trust has been successful in obtaining grants towards the project from West Oxfordshire District Council, Minster Lovell Parish Council and Crescent Stores Spar Shop plus S106 money from a small development in the Village.
- Any funds that could be contributed towards this community project from the development would be much appreciated.

3 APPLICANT'S CASE

3.1 Writing in support of the proposals the agent has tabled a comprehensive raft of technical and supporting information that may be viewed in full on line. A further letter has been tabled in support of the revised proposals the main elements of which are quoted below:

Our transport consultant has undertaken speed survey for the Burford Road (a copy of the survey and calculations are attached). The survey shows an 85th percentile approach speed from the left of 55mph, which equates to a 'desirable minimum' splay of 175m or an 'absolute minimum' of 134m.

Please find attached a revised access drawing with the splay to the left updated based on the above. The impact on the hedge is not significant. The splay to the right has not been altered because the approach speed recorded was 44mph, which based on the stopping sight distance calculations requires a 'desirable minimum' splay of 120m and is already achieved. In addition, OCC question whether there may be a third party strip of land between the highway and my client's ownership. The highway records provided by OCC and an extract from the Land

Registry plan clearly shows there is no third party land preventing access or the ability to maintain the hedgerow.

The County Archaeologist has noted that the site is within an area of archaeological potential and recommends that, prior to determination, the applicant should therefore be responsible for the implementation of a geophysical survey of the application area.

The geophysical survey has been instructed and will be carried out this week.

It is noted that the Environment Agency objected to the application because the applicant has not supplied adequate information to demonstrate that the risks of pollution posed to groundwater and surface water can be safely managed.

The objection principally relates to the potential burial ground. However, the land identified for the burial ground has been removed from the proposal in response to the Parish Council's comments (see later in this letter).

The Environment Agency also request copies of correspondence between the applicant and Thames Water to reassure them that there will be adequate provision for sewage treatment in the location.

Thames Water's response requests the following Grampian-style planning condition be applied:

'Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed'.

The condition will require a sewer impact study to be undertaken to establish whether there is sufficient capacity in the existing wastewater infrastructure to accommodate the development.

There is already some advice on the capacity of the local sewage treatment works in Thames Water's Phase I Drainage Strategy for Witney (Brize Norton). In response to Question 5 'How are you planning for future development in the catchment?' (page 5), it states that the existing sewage works has the capacity to manage all the development applications submitted and projected for the catchment. This suggests that there is currently capacity at the sewage treatment works for this scheme. In conjunction with the removal of the burial ground proposal, this should provide the Environment Agency with sufficient reassurance that the development will not pose a pollution risk.

The Biodiversity Officer objected to the application until additional information is submitted which justifies the location of the site access through the northern boundary hedgerow. The officer asks why has the site access road has been located where it is instead of using the existing agricultural field access point to minimise the loss of hedgerow. The officer does state that if a justification can be made, e.g. on highway visibility grounds, then the loss of a specified length of hedgerow could be accepted with adequate compensation.

The existing access was considered as an option. The advice from our transport consultant was that it would be difficult to achieve the visibility standard to the left of 2.4m x 215m within the 60mph limit given the slight bend in the road and the trees along the verge. A further extension to the 40mph limit was also considered but even then it is uncertain whether the corresponding 2.4m x 120m splay is achievable. In addition, the Local Highways Authority may not support a further extension to the speed limit because it would be further away from the built-up area than the access as currently proposed.

My client has always highlighted that their proposal offers the opportunity to provide a number of benefits for the village. In summary it is considered that the scheme is an attractive and appropriate proposal which will help deliver both much needed market and affordable housing. You will be aware that the Inspector gave substantial weight to the delivery of new housing in his recent decision to allow 270 homes on the Burford Road in Witney (appeal by Gladman Developments - ref APP/D3125/W/15/3005737). Significantly the proposal offers the opportunity to deliver a number of additional benefits that have been identified by the local community.

4 PLANNING POLICIES

H6 Medium-sized villages
H2 General residential development standards
BE1 Environmental and Community Infrastructure.
BE2 General Development Standards
BE3 Provision for Movement and Parking
BE4 Open space within and adjoining settlements
BE13 Archaeological Assessments
NE3 Local Landscape Character
NE4 Cotswolds Area of Outstanding Natural Beauty
H11 Affordable housing on allocated and previously unidentified sites

The policies of the amended emerging plan are at the time of agenda preparation being reformatted and re numbered following the full Council meeting - in particular the policy that proposes allocation of this site. An update as to the relevant policies will be given at the meeting if they are available.

The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

Background Information

- 5.1 This is an outline application that seeks to establish the principle of development on the site. Illustrative plans were submitted that included a mixed housing and cemetery site but in response to concerns raised the cemetery has been omitted in favour of a football pitch and changing rooms. The plans show access taken direct from the Burford Road through the existing frontage hedge. Once into the site the illustrative plans show a development based on a road layout derived from a detailed analysis of the street patterns and evolution of the Chartist element of the village- both the original Chartist dwellings and how plots have more latterly been developed out. Other than to form the access the frontage hedge and hedges to the open countryside and existing housing are to be retained. The site was put forward for consideration as part of the SHLAA and is one of the proposed housing allocations in the emerging plan that has just been put out for re-consultation.
- 5.2 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

Principle

- 5.3 Development of this site does not conform to the housing policies of the adopted plan. However, they are increasingly out of date, pre date the NPPF and were predicated on delivering a housing supply well below that which is now required. As such they attract little weight in the determination of this application. Similarly the emerging plan policies do not have full weight given the stage in the adoption of the emerging local plan but they are instructive in that the policies of the emerging plan do allow for some development on greenfield sites at the edge of the larger settlements and this site is specifically proposed for allocation for development of broadly the form proposed here. Critically, at this stage of the adoption of the emerging local plan the Council is not able to demonstrate that it has a 5 year housing land supply and as such the so called tilted balance in favour of development set out at paragraph 14 of the NPPF is invoked whereby the development should be approved unless the harms of so doing significantly and demonstrably outweigh the benefits of so doing. The remainder of this report addresses whether there are any such harms but in light of the above the principle of development of this site is considered acceptable.

Siting, Design and Form, Landscape Impact

- 5.4 The development is in outline and thus the illustrative plans need to be treated with some caution as the final form of development may not follow what is being presented. In that regard your officers have some concerns at the suggested use of 2 and 2 1/2 storey built forms and would suggest that given the Chartist origins of the settlement where the characteristic Chartist bungalows are an iconic feature of the built form that a mix of 1 and 2 storey would be more appropriate. That can be addressed by condition. That having been stated the illustrative plans result from a detailed analysis of the existing built form and how the settlement pattern has changed and do in your officers opinion demonstrate that development of the general form and scale proposed can be satisfactorily accommodated on site. In contrast with the recent appeal decisions in the settlement there is much less (virtually no) harm to the setting of listed Chartist buildings and the character of the scheme offers the opportunity for some degree of betterment- with the scale and location of the built form generally sitting away from the areas where most of the less compromised Chartist buildings lie.
- 5.5 The site is open countryside at present, immediately adjacent to the boundary of the AOPNB, on one of the major approaches to the settlement and sits atop a ridge forming one side of the Windrush valley. As such the landscape impact is clearly a major issue. The applicants have produced a LVIA which concludes that the existing screening on the northern boundary means that the site is not as open and exposed as other Open Limestone Wolds but rather is not highly visible from the north or east and is screened by vegetation from the south and west. Beyond the immediate environs of the site there are no large scale impacts and when seen from further afield it is in the context of existing residential development which establishes a context for the new scheme. Screening could reduce wider impacts to negligible and limited to filtered views of rooftops in the context of existing development.
- 5.6 Your Officers would in general concur with the above assessment. Additionally it will be noted that the AONB Board and the Governments advisors as to the impacts on the AONB (Natural England) are similarly not raising objections on landscape grounds. Whilst recognising that there will be some localised impact these harms are not considered to be sufficiently significant to outweigh the benefits when tested against paragraph 14 of the NPPF such as to justify refusal.

Highways

- 5.7 It will be noted that originally there was a highway concern regarding the adequacy of the assessment set out in the applicants covering documents. The technical concerns have now been addressed such that OCC has withdrawn its highways objection. Thus with conditions the highways impact is considered acceptable.

Residential Amenities

- 5.8 The existing properties located along the eastern boundary of the site currently back onto open countryside and as such have a very high standard of residential amenity. Clearly in developing in their outlook there will be a considerable change. However there is no right to a view in planning law. The illustrative plans have demonstrated that it is possible to site the proposed houses sufficiently away from the existing dwellings such that no undue overlooking overshadowing etc will occur and as such this would not represent a significant harm such as would justify refusal.

Planning benefits

- 5.9 The applicants have in principle agreed to meet all of the stated /requested items of mitigation made on behalf of the County, Parish and District Councils. In addition to the contributions set out below there would also be a need to ensure that the POS was properly maintained, that the pavilion and playing fields were properly maintained and that the Parish Council could at nil cost connect its land to the development site for the purposes of enabling better access to village facilities and connection of the sports facilities. The additional Heads of Terms would cover:

69K towards refurbishment of the Ripley Avenue play area
Provision of the football pitch, car park and changing facility
191,650 towards the cost of a cycle route to Carterton
85k towards the cost of improved bus services
Contributions to a new village hall and play equipment by St Kenelms Hall
Affordable Housing as per eLP requirements for the site
Public Art provision

Archaeology

- 5.10 Members will have noted that at the time of agenda preparation OCC Archaeology has a holding objection pending the outcome of an archaeological dig which it is understood has been undertaken but your officers have not as yet had sight of the findings. Were members to support the recommendation to approve subject to a legal agreement then it would additionally be subject to the findings of any such dig being made known such that if there were any finds of such significance as would justify refusal this matter could be reconsidered by Members in the light of that up to date information.

Conclusion

- 5.11 This is a controversial application where local residents hold strong views that the development should not be supported. When tested against adopted plan policies the proposals would fail the policy tests but these policies are increasingly out of date. The emerging plan policies are more permissive of development of this nature and indeed the site is proposed for allocation in the emerging local plan- although again this does not as yet have full weight. Of most relevance

however is that the Council does not currently have a demonstrable 5 year housing land supply and as such the so called "tilted balance" is in place whereby developments should be approved unless the harms of so doing significantly and demonstrably outweigh the benefits. Your Officers do not consider that the harms do outweigh the benefits and indeed consider that both the physical form of the scheme and the associated mitigation package offers the opportunity to provide a number of social and environmental benefits to the village. As such, and provided that the archaeological dig results do not produce any "show stoppers" conditional approval subject to the applicants first entering into a legal agreement to secure the benefits outlined earlier in the report is recommended.

6 CONDITIONS/REASONS FOR REFUSAL

- I It is anticipated that a list of conditions addressing the following matters will be available for consideration at the meeting:

Time limits
Reserved matters details
NWS submitted illustrative plans 1 -2 storey development and levels
Highways and access
Construction traffic management plan
Drainage Grampian condition
Details of changing rooms with reserved matters application
Landscaping details
Detailed layout to make provision for connection to adj PC land
Status of revised illustrative plans
Provision of strategic landscaping belts to AONB
Street lighting details
Noise insulation
Etc

Appendix 3c

**Details relating to Application (ref. 17/01859/OUT),
seeking outline planning permission for up to 125 dwellings
at what is now the Holloway Lane Estate
adjacent to the Current Appeal Site,
as approved by the LPA**

Mr Mike Robinson
Strutt & Parker
269 Banbury Road
Oxford
OX2 7LL

Our Ref: 17/01859/OUT
Date Received: 9th June 2017
Parish: Minster Lovell

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves subject to a legal agreement** the application, as outlined below.

Proposed: Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping.

At: Land West Of Minster Lovell South Of Burford Road Minster Lovell Oxfordshire

For: Mr & Mrs Martin and Jenny Kinch

CONDITIONS:

- 1 (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission;
and
(b) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended
- 2 Details of the appearance, landscaping, layout and scale, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
REASON: The application is not accompanied by such details.
- 3 The development shall be carried out in accordance with the details and plans accompanying the application :

Site Location Plan (DWG. 4745_001) prepared by LDA Design;
Illustrative Masterplan (DWG. 4745_002A) prepared by LDA Design;
Land Use and Key Principles Plan (DWG. 4745_003) prepared by LDA Design

Proposed Site Access and Visibility Splays (DWG. 8160107/6102D) prepared by Glanville.

as clarified by the agents letter dated 25/1/18

REASON: The application has been clarified by the submission of additional details.

- 4 Notwithstanding the generality of the above conditions the dwellings on site shall comprise a mix of 1 and 2 storey units with no units above 2 storey height and shall feature extensive planting belts to the boundaries of the site with open countryside
REASON To limit landscape impact, limit harm to the setting of the AONB and respect the built form context of the settlement

- 5 No development, including any works of demolition, shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:
- I The parking of vehicles for site operatives and visitors
 - II The loading and unloading of plant and materials
 - III The storage of plant and materials used in constructing the development
 - IV The erection and maintenance of security hoarding including decorative displays
 - V Wheel washing facilities
 - VI Measures to control the emission of dust and dirt during construction
 - VII A scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: To safeguard the means to ensure that the character and appearance of the area, living conditions and road safety are in place before work starts.

- 6 An archaeological watching brief shall be maintained during the course of all works affecting the historic fabric and any ground works taking place on the site in accordance with a written specification that has first been submitted to and approved in writing by the Local Planning Authority.
REASON: To safeguard the recording and inspection of matters of archaeological/historical importance associated with the site/building.
- 7 Bat and bird boxes and all measures set out in the ecological mitigation package shall be installed in accordance with details including phasing that have first been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To safeguard and enhance biodiversity.
- 8 Prior to the commencement of development, the developer must submit details for agreement in writing by the Local Planning Authority of evidence that every premise in the development will be able to connect to and receive a superfast broadband service (>24Mbs). The connection will be to either an existing service in the vicinity (in which case evidence must be provided from the supplier that the network has sufficient capacity to serve the new premises as well as the means of connection being provided) or a new service (in which case full specification of the network, means of connection, and supplier details must be provided). The development shall only be undertaken in accordance with the said agreed details which shall be in place prior to first use of the development premises and retained in place thereafter.
REASON: In the interest of improving connectivity in the District.
NB Council will be able to advise developers of known network operators in the area.
- 9 No development (including site works and demolition) shall commence until all existing

trees which are shown to be retained have been protected in accordance with a scheme which complies with BS 5837:2012: 'Trees in Relation to design, demolition and construction' has been submitted to, and approved in writing by, the Local Planning Authority. The approved measures shall be kept in place during the entire course of development. No work, including the excavation of service trenches, or the storage of any materials, or the lighting of bonfires shall be carried out within any tree protection area.

REASON: To ensure the safeguard of features that contribute to the character and landscape of the area.

- 10 No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.
REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties
- 11 Vision splays shown on the submitted plan shall be provided as an integral part of the construction of the accesses and shall not be obstructed at any time by any object, material or structure with a height exceeding 0.9 metres above the level of the access they are provided for.
Reason: In the interests of road safety
- 12 No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking courts that serve the dwellings have been constructed, laid out, surfaced, lit and drained in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. Thereafter, construction shall only commence in accordance with the approved details.
Reason: In the interests of road safety.
- 13 Prior to the commencement of the development hereby approved, vehicle tracking analysis shall be submitted to and approved in writing by the Local Planning Authority that shows that refuse vehicles of not less than 11.4m in length can access and exit the development safely in forward gear. The vehicle tracking analysis should also show that refuse vehicles can reach a point no more than 25m away from single domestic refuse bin.
Reason: In the interests of road safety
- 14 A Residential Travel Plan is required for this development prior to first occupation. This should be updated on occupation of the 40th dwelling when adequate survey data becomes available. A Travel Plan monitoring fee of £1,240 will be required to enable the travel plan to be monitored for a period of five years.
Reason: In the interests of sustainable transport in accordance with guidance set out in the National Planning Policy Framework.
- 15 Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
Discharge Rates
Discharge Volumes
Maintenance and management of SUDS features (this maybe secured by a Section 106 Agreement)
Sizing of features - attenuation volume

Infiltration in accordance with BRE365

Detailed drainage layout with pipe numbers

Those SUDS featured within the FRA or otherwise which are to be employed

Network drainage calculations

Phasing

The drainage plans must show that there will be no private drainage into the public highway.

There must be no private drainage to discharge onto any area of proposed adoptable highway

Reason: In the interests of road safety.

- 16 As part of the submission of the first reserved matters application details of the following, including the timetable for provision, shall be submitted to and approved in writing by the LPA and the development shall only be undertaken and shall be retained thereafter in accordance with the said agreed details unless written consent is given by the LPA for any variation thereto:

a The physical measures to ensure that the application site can be connected to the adjoining Parish Council playing field upon request from the Parish Council (see parallel 106 agreement)

b The streetlighting details

c The means to ensure that the dwellings are protected from road and aircraft noise

d A layout that provides a minimum of at least 30m back to back to the existing properties to the east of the site

REASON Because the application was not accompanied by such details or to ensure that the reserved matters details are acceptable

- 17 Prior to the commencement of the development hereby approved, full details of the proposed access to the site from the existing pedestrian and cycle network in Minster Lovell shall be submitted to and approved in writing by the Local Planning Authority. This facility must be at least 3m in width. Thereafter, and prior to first occupation of the development, construction of this facility shall only commence in accordance with the approved details.

Reasons: In accordance with highway safety and sustainable transport in accordance with the National Planning Policy Framework

- 18 No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include, but not necessarily be limited to, the following:

i. Risk assessment of potentially damaging construction activities;

ii. Identification of 'biodiversity protection zones';

iii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);

iv. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);

v. The times during construction when specialists ecologists need to be present on site to oversee works;

vi. Responsible persons and lines of communication;

vii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);

viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and

ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

- 19 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the local planning authority . No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community



Giles Hughes
Head of Planning and Strategic Housing

Dated 29th August 2018

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X:\JOBS\4745_MINSTER LOVELL\CAD\DRAWINGS\4745_030A_SITE BOUNDARY.DWG



LEGEND

Site Boundary

REV. DESCRIPTION APP. DATE

LD&DESIGN

PROJECT TITLE

Minster Lovell

DRAWING TITLE

Application Drawing 1: Site Location Plan

ISSUED BY	Oxford	T: 01865 887 050
DATE	June 2017	DRAWN RS
SCALE@A3	1:2,500	CHECKED PC
STATUS	Planning	APPROVED PC

DWG. NO 4745_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources Ordnance Survey



- Site access
- Pedestrian/cyclist access
- Main movement loop
- Residential development area
- Public open space area
- Potential for future pedestrian/cycle access
- Key dwelling frontages
- Dwelling backs to be no closer than 30m to the facade of existing dwellings
- Location of attenuation basin
- Location of Local Equipped Area for Play
- Retained trees
- Location of strategic planting
- Location of foul water pump station
- Appropriate offset to be provided to existing adjacent dwellings

L D A DESIGN

PROJECT TITLE
MINSTER LOVELL

DRAWING TITLE
Application Drawing 3: Land Use and Key Principles Plan

ISSUED BY	Oxford	T: 01865 887050	
DATE	June 2017	DRAWN	RS
SCALE@A3	1:2,000	CHECKED	PC
STATUS	Planning	APPROVED	PC

DWG. NO. 4745_003

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Area measurements for indicative purposes only.

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Sources: Ordnance Survey...



- Site boundary
- Public open space
- Plots
- Roads
- Shared surfaces
- Footpaths
- LEAP play area
- Parking
- Relocated village entrance feature
- Dwellings/garages
- Foul water pump station
- Drainage basin
- Proposed trees
- Existing trees
- Hedgerows/shrubs

LDA DESIGN

PROJECT TITLE
MINSTER LOVELL

DRAWING TITLE
Application Drawing 2: Illustrative Masterplan

ISSUED BY	Oxford	T: 01865 887050
DATE	June 2017	DRAWN RS
SCALE@A3	1:2,000	CHECKED PC
STATUS	Planning	APPROVED PC

DWG. NO. 4745_002A

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Area measurements for indicative purposes only.

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Sources: Ordnance Survey...

WEST OXFORDSHIRE DISTRICT COUNCIL

LANDS AREA PLANNING SUB-COMMITTEE

Date: 12th February 2018

**REPORT OF THE HEAD OF PLANNING
AND SUSTAINABLE COMMUNITIES**



Purpose:

To consider applications for development details of which are set out in the following pages.

Recommendations:

To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

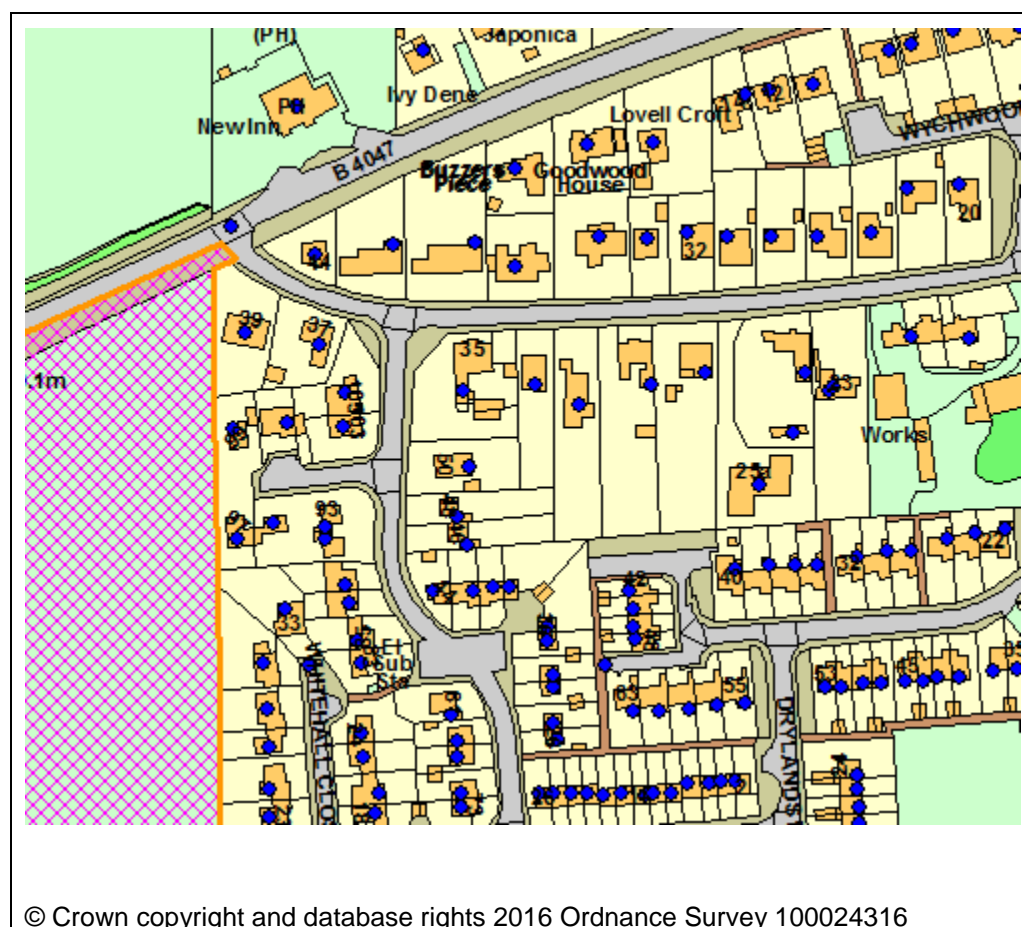
All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

Please note that observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Application Number	Address	Page
I7/01859/OUT	<u>Land West Of Minster Lovell South Of Burford Road, Minster Lovell</u>	3
I7/02772/FUL	<u>Cote Farm Barn, Cote</u>	21
I7/03250/HHD	<u>50 Richens Drive, Carterton</u>	25
I7/03521/S73	<u>Eynsham Nursery And Plant Centre Old Witney Road, Eynsham</u>	30
I7/03989/FUL	<u>8 Crawley Road, Witney</u>	35
I7/04007/FUL	<u>Common Leys Farm, Whitings Lane, Hailey</u>	40
I8/00090/HHD	<u>4 Lovell Close, Ducklington</u>	52

Application Number	17/01859/OUT
Site Address	Land West Of Minster Lovell South Of Burford Road Minster Lovell Oxfordshire
Date	31st January 2018
Officer	Phil Shaw
Officer Recommendations	Approve subject to Legal Agreement
Parish	Minster Lovell Parish Council
Grid Reference	430851 E 210716 N
Committee Date	12th February 2018

Location Map



Application Details:

Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space, children's play area and landscaping.

Applicant Details:

Mr & Mrs Martin and Jenny Kinch
C/O Agent

- viii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
 - ix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.
The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.
19. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed".
- REASON: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community

Appendix 3d

**Details relating to
the reserved matters Application (ref. 18.03473/RMS)
further to Application (ref. 17/01859/OUT),
seeking reserved matters approval for 125 dwellings
at what is now the Holloway Lane Estate**

Mr Mike Robinson
Strutt & Parker
269 Banbury Road
Oxford
OX2 7LL

Our Ref: 18/03473/RES
Date Received: 29th November 2018
Parish: Minster Lovell

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **approves** the application, as outlined below.

Proposed: Residential development of 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping (Matters seeking approval are appearance, landscaping, layout and scale pursuant to 17/01859/OUT)

At: Land West Of Minster Lovell South Of Burford Road Minster Lovell Oxfordshire

For: Bovis Homes Ltd

CONDITIONS;

- 1 The development shall be commenced within either five years from the date of the outline permission granted under reference 17/01859/OUT, or two years from the date of this approval, or where there are details yet to be approved, within two years from the final approval of those matters.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

- 2 The development shall be carried out in accordance with the plan(s) accompanying the application as modified by the revised plan(s) deposited on 20/3/2019 and further amended by plans uploaded 10/4/2019.

REASON: The application details have been amended by the submission of revised details.

- 3 Before above ground building work commences, samples of the materials to be used in the elevations of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials.

REASON: To safeguard the character and appearance of the area.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Classes A, B, C, D, E, G and H shall be carried out to any of the properties backing onto the Eastern boundary of the site other than that expressly authorised by this permission.

REASON: Control is needed to ensure that the interests of the amenity of adjoining properties are properly protected.

- 5 Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.

REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

- 6 No dwelling shall be occupied until the boundary treatment to be erected as per the agreed plans has been provided. The boundary treatment shall include provision for hedgehog highways and for the delivery of the proposed enhanced planting along the shared boundary with existing residences, and shall be completed in accordance with the approved details prior to occupation of the dwelling it serves and be retained thereafter.

REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.

- 7 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority before occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

REASON: To safeguard the character and landscape of the area.

INFORMATIVES :-

- 1 You are reminded of the terms of the conditions on the outline application and of the requirements of the parallel legal agreement
- 2 Members expressed a desire that dialogue continues as regards reducing the impact of the proposals upon the amenity of the existing adjoining properties
- 3 It was suggested that the developer be responsible for the establishment of a delivery forum involving local residents and the Parish Council to aim to reduce impacts during implementation
- 4 For the avoidance of doubt it is hereby confirmed that the details approved as part of the approval of reserved matters addresses the requirements of conditions 10, 13, 15 and 19 of the outline consent



Head of Planning and Strategic Housing

Dated 7th June 2019

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THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes . If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.



- P6 Drawing updated to suit site plan changes. Refer to drawing 0230-D5-P10 for a complete list of amendments 09.04.2019
- P5 Drawing updated to suit site plan changes. Refer to drawing 0230-D5-P9 for a complete list of amendments 18.03.2019
- P4 Drawing updated to suit site plan changes. Refer to drawing 0230-D5-P8 for a complete list of amendments 20.02.2019
- P3 Drawing updated to suit site plan changes. Refer to drawing 0230-D5-P7 for a complete list of amendments 23.01.2019
- P2 Drawing issued for planning 19.11.2018
- P1 Drawing issued for comments 06.11.2018

Revision	Amendment	Date
FC	POR	POR
Drawn by	Reviewed by	Approved by
60277	NOV18	1:1000 @ A2
McB Number	Date created	Scale @ A2

McBains
McBains Ltd
5th Fl, 28 Finsbury Square London EC2A 1DS
+44 (0)20 7786 7900 mcbains.co.uk

Client
BOVIS HOMES

Project
LAND AT BURFORD ROAD
MINSTER LOVELL
OXFORDSHIRE

Drawing Title
SITE LAYOUT PLAN - WIDER CONTEXT

ARCHITECTURE

Project Name	Originator	Zone	Level	Type	Discipline	Number	Suitability	Revision
BURF	MCB	ZZ	ZZ	DR	A	0235	D5	P6



NOTES:

1. Do not scale this drawing. If in doubt, ask.
2. This drawing is to be read in conjunction with all other relevant Engineers, Architects and specialist design drawings and details.
3. All dimensions are in metres unless noted otherwise. All levels are in metres unless noted otherwise.
4. Any discrepancies noted on site are to be reported to the Engineer immediately.
5. FFLs shown are indicative only and are subject to change at full design stage by up to +/- 450mm.

Overland Flow Route Notes.

1. Flow routes are required to facilitate the potential route of flood flow in rainfall events exceeding the storm sewer design criteria as required by Sewers for Adoption 6th Edition and FPS25.
2. Flow routes illustrated on the drawings shall be kept clear of permanent physical obstructions which may impede the flow of surface water (e.g. walls, retaining walls). Failure to do this will increase the risk of flooding to properties.
3. House slab levels, external works, drive and garden gradients shall be designed in such a way as to minimise the risk of flooding to properties immediately adjacent to flow routes.



Overland flow route (see notes)

KEY:

Slab Level (FFL) relates to the finished level of the concrete floor slab (typically 150mm above external levels).

Indicative surface water sewer network.

Indicative foul water sewer network.

Indicative foul rising main.

Proposed retaining

(proposed brick/tanking where shown on dwelling, gravel boards up to 0.45m where not supporting drive or visible to street access)

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0.45 - 1.0m

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Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
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Streetscene BB scale 1:200



Key Streetscene CC - scale 1:500



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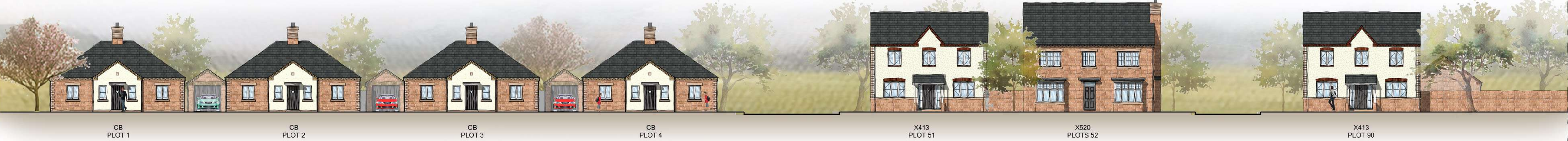
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Streetscene DD 1 scale 1:200



Streetscene DD 2 scale 1:200



P2	Streetscenes updated to suit layout amendment	13.02.2019
P2	Streetscene A-A updated to suit layout amendment	09.11.2018
P1	Issued for comments	02.10.2018
Revision	Amendment	Date
JP	FC	PO'R
Drawn by	Reviewed by	Approved by
60277	September '18	1:200
MCB Number	Date created	Scale @ A1

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Project
LAND AT BURFORD ROAD
MINSTER LOVELL
WEST OXFORDSHIRE

Drawing Title
ILLUSTRATIVE STREETSCENES
AA,BB,CC,DD

ARCHITECTURE

Drawing / Document Reference							Status	
BURF - MBC - ZZ - ZZ - DR - A - 261							D5 - P3	
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Appendix 4a

September 2023 Regulation 10A Review of the West Oxfordshire Local Plan 2031



West Oxfordshire Local Plan 2031

Regulation 10A Review

September 2023

Introduction

Planning legislation¹ requires local planning authorities such as West Oxfordshire District Council to undertake a review of their Local Plan within 5 years of adoption. The purpose of such a review is to determine whether or not the plan's policies need to be updated.

The West Oxfordshire Local Plan 2031 was formally adopted on 27 September 2018.

As such, a review of the policies included in the plan has been undertaken and is set out in full in this document.

For ease of reference, the review is set out in tabular format with each policy considered in turn, and any notable amendments to national policy, relevant evidence or changes in circumstances since the plan was adopted highlighted accordingly.

¹ Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
OS1 - Presumption in favour of sustainable development	<p>National policy remains based on a presumption in favour of sustainable development (NPPF paragraph 11).</p> <p>Whilst the wording of Local Plan Policy OS1 does not precisely reflect the NPPF, the scope and purpose of the policy is generally consistent.</p>	<p>The Government's Planning Practice Guidance on Plan-Making (October 2021) confirms that whilst Local Plans should reflect the presumption in favour of sustainable development, this should be done by identifying and providing for objectively assessed needs and by indicating how the presumption will be applied locally.</p> <p>It confirms that there is no need for a local plan to directly replicate the wording in paragraph 11 of the NPPF in a policy.</p>	<p>Policy OS1 remains generally consistent with the NPPF in setting out a presumption in favour of sustainable development.</p> <p>Current planning practice guidance confirms that although Local Plans should reflect the presumption in favour of sustainable development, there is no need for them to include a specific policy on this.</p> <p>As such, it is anticipated that the new Local Plan 2041 will not include such a policy, rather it will articulate what sustainable development means in the context of West Oxfordshire through other policies.</p>
OS2 - Locating development in the right places	<p>As outlined above, the NPPF remains underpinned by a presumption in favour of sustainable development.</p> <p>In terms of plan making, this means promoting a sustainable pattern of development which is what Policy OS2 seeks to do - adopting a hierarchal approach, whereby the majority of development is steered towards the District's larger</p>	<p>In terms of specific evidence, it is relevant to note that the District Council has commissioned independent research on rural service provision in West Oxfordshire through the Plunkett Foundation (March 2023).</p> <p>The intention is that this will be taken into account along with other relevant evidence and feedback in determining the most appropriate</p>	<p>Policy OS2 remains consistent with the NPPF in setting out a sustainable pattern of development based on a 'hierarchal' approach.</p> <p>The general principles contained in Policy OS2 are also considered to be consistent with the current NPPF albeit certain elements (e.g. design) now have a much stronger emphasis than was the case with the 2012</p>

	<p>settlements, with proportionately less development taking place in smaller settlements and rural areas.</p> <p>Policy OS2 also sets out a number of general criteria which all development is required to comply with.</p> <p>These cover a range of issues in line with the NPPF including for example flood risk, amenity, conserving and enhancing the historic environment etc.</p>	<p>pattern of development (spatial strategy) for the new Local Plan 2041.</p>	<p>NPPF under which the current Local Plan was prepared.</p> <p>The new Local Plan 2041 provides the opportunity to consider the extent to which Policy OS2 should be rolled forward or whether an alternative approach should be taken both in terms of the pattern of development and the applicability/wording of any general development principles.</p>
OS3 – Prudent Use of Natural Resources	<p>Policy OS3 requires all development to demonstrate efficient and prudent use and management of natural resources (waste, water efficiency etc.)</p> <p>This is consistent with national policy which emphasises the importance of natural resources being used prudently (NPPF paragraph 8).</p>	<p>Since the Local Plan was adopted, the District Council has declared a climate and ecological emergency and published a net zero carbon toolkit and sustainability checklist.</p> <p>The Salt Cross Area Action Plan (AAP) has also progressed to main modifications and final reporting with ambitious targets set in a number of areas including water and energy efficiency.</p>	<p>Whilst Policy OS3 remains consistent with the NPPF, the Local Plan review provides the opportunity to consider in what form the policy should be taken forward, updated and potentially strengthened to reflect the District Council's current priorities and ambitions as well as relevant national policy.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
OS4 – High Quality Design	<p>Policy OS4 requires all development to demonstrate a high quality, inclusive and sustainable approach to design, with developers required to adhere to a number of specific principles and also take account of relevant considerations including the West Oxfordshire Design Guide (2016).</p> <p>This is consistent with national policy which emphasises the importance of fostering well-designed, beautiful and safe places (NPPF paragraph 8) and strategic policies setting out an overall strategy for the design quality of places (NPPF paragraph 20).</p>	<p>There have been no specific changes locally but national policy now places a much stronger emphasis on design quality than the 2012 version of the NPPF under which the adopted Local Plan was prepared.</p> <p>This includes an expectation that Local Plans will include a design vision and expectations and policies that reflect local aspirations.</p> <p>The NPPF also set out a number of design principles relevant to plan-making and decision-taking.</p> <p>Alongside the NPPF, the Government has also published a National Design Guide and National Model Design Code with the expectation that local authorities will take these into account in drawing up their own local design codes and guides - either as part of their Local Plan or alongside.</p>	<p>Whilst Policy OS4 remains consistent with the NPPF in seeking high quality design solutions, since the Local Plan was adopted, the importance of design has been much more fully recognised at the national level including the introduction of the National Design Guide and National Model Design Code.</p> <p>The new Local Plan 2041 therefore provides an opportunity to strengthen and enhance the Council's policy approach.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
OS5 – Supporting Infrastructure	<p>Policy OS5 requires all new development to deliver or contribute towards the timely provision of essential supporting infrastructure.</p> <p>This is consistent with the NPPF which requires development to be supported by necessary infrastructure (e.g. transport, communications, green infrastructure etc.).</p>	<p>Since this policy was drafted, further countywide work on infrastructure provision has taken place through the Oxfordshire Infrastructure Strategy (OXIS) in 2017 and 2022 with a further refresh currently planned.</p> <p>The Council has recently adopted a Developer Contributions SPD (July 2023).</p> <p>Further work on infrastructure provision in the Eynsham Area has also taken place in support of the Salt Cross Area Action Plan (AAP).</p> <p>Nationally, the CIL regulations have been updated to remove reference to Regulation 123 lists which are currently referred to in the policy.</p>	<p>Whilst Policy OS5 remains consistent with national policy, the emerging Local Plan provides the opportunity to consider whether a standalone policy is necessary or whether the need for supporting infrastructure can be incorporated into other policies related to biodiversity, healthy communities, green infrastructure transport etc.</p> <p>It also provides the opportunity to strengthen supporting infrastructure requirements and consider issues such as phasing in more detail.</p> <p>The new Local Plan will be supported by up-to-date evidence of future infrastructure requirements in the period to 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>H1 – Amount and Distribution of Housing</p>	<p>Policy H1 is consistent with the NPPF insofar as it establishes an overall housing requirement for the plan period 2011 – 2031 (NPPF paragraph 63).</p> <p>However, the requirement itself is derived primarily from the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 which was prepared on a countywide basis having regard to methodology and best practice in place at that time.</p> <p>Since then, the Government has introduced a standard method for establishing local housing need with the expectation that strategic policies should be informed by such an assessment unless exceptional circumstances justify an alternative approach (NPPF paragraph 61).</p>	<p>All of the Oxfordshire local planning authorities are preparing new Local Plans and notably, none are relying on the Oxfordshire SHMA (2014).</p> <p>Oxford and Cherwell have jointly commissioned a Housing and Economic Needs Assessment (HENA) and South Oxfordshire and the Vale of White Horse have commissioned a separate local housing needs assessment to inform their emerging joint Local Plan.</p> <p>West Oxfordshire District Council is currently in the process of commissioning its own local housing needs assessment covering the period to 2041.</p>	<p>Policy H1 and the housing requirement contained therein is underpinned by evidence dating from 2014 which was in itself prepared under now superseded national policy, methodology and best practice.</p> <p>Given the shift in national policy emphasis towards the use of the standard method to inform local housing needs assessment, the policy will need to be updated/replaced through the new Local Plan with regard to up to date evidence of housing need and other relevant considerations.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>H2 – Delivery of New Homes</p>	<p>Policy H2 has two strands with the first part of the policy confirming the overall housing requirement (as per Policy H1) and how this is expected to be phased over the plan period.</p> <p>It explains how 5-year housing land supply will be calculated and what will happen should the anticipated trajectory not be achieved (i.e. an early plan review).</p> <p>For the reasons outlined above in relation to Policy H1, this aspect of Policy H2 needs to be updated to reflect current national policy and new evidence of housing need.</p> <p>The second part of Policy H2 sets out the circumstances in which new dwellings will be permitted at the main service centres, rural service centres and villages as identified by the Local Plan.</p> <p>It also sets out the circumstances in which new dwellings will be permitted in small villages, hamlets and the open countryside</p>	<p>As outlined above, none of the Oxfordshire LPAs are relying on the 2014 Oxfordshire SHMA to inform their emerging Local Plans.</p> <p>West Oxfordshire District Council is in the process of commissioning an up-to-date assessment of local housing need which will form the basis of establishing a new housing requirement to 2041 through the emerging Local Plan.</p>	<p>Like Policy H1, the first strand of Policy H2 needs updating because it is based on 2014 evidence which pre-dates the introduction of the standard method for assessing local housing need.</p> <p>It will be for the new Local Plan to establish an appropriate housing requirement to 2041 based on up-to-date evidence of housing need.</p> <p>Whilst the second strand of Policy H2 remains consistent with the NPPF and the need to promote a sustainable pattern of development and remains up to date, the review of the Local Plan presents the opportunity to consider reasonable alternatives and determine whether this current approach should be rolled forward, or a different strategy pursued.</p>

	<p>(essentially a more restrictive approach).</p> <p>The general approach of the policy is considered to remain broadly consistent with national policy which remains based on a presumption in favour of sustainable development and requires local plans to promote a sustainable pattern of development (NPPF paragraph 11).</p>		
H3 – Affordable Housing	<p>Policy H3 sets out the circumstances in which on-site affordable housing will be sought from qualifying market housing schemes as well as the circumstances in which a financial contribution towards off-site provision may be sought. The policy also addresses the issue of rural exception sites including the potential inclusion of an element of market housing to facilitate delivery.</p> <p>This approach is considered to remain consistent with national policy which requires local plans to set out the contributions expected from development including the level and type of affordable housing required (NPPF paragraph 34) and</p>	<p>Relevant national changes since the local plan was adopted include the introduction of First Homes and an increased emphasis on some new tenures including Build to Rent.</p> <p>The District Council adopted its Affordable Housing SPD in October 2021.</p> <p>As outlined above, as part of the preparation of the new Local Plan 2041, the District Council is in the process of commissioning evidence of local housing need which will provide an up-to-date assessment of the overall level of need for affordable housing in West Oxfordshire along with information</p>	<p>Whilst Policy H3 remains consistent with the NPPF in setting out the circumstances in which an affordable housing contribution will be sought from development, there have been important national changes including the introduction of First Homes as a form of affordable housing. The District Council is also in the process of commissioning new evidence of housing need including affordable housing.</p> <p>As such, the current provisions of Policy H3 will need to be considered as part of the review of the Local Plan and the policy updated and refined as appropriate.</p>

	to specify the type of affordable housing required through appropriate policies (NPPF paragraph 63).	on the type/tenure of affordable homes needed.	This will also take account of up-to-date viability evidence.
H4 – Type and Mix of New Homes	<p>Policy H4 deals with the type and mix of new homes to be provided including a requirement for all residential developments to provide or contribute towards the provision of a good, balanced mix of property types and sizes.</p> <p>This is consistent with national policy which emphasises the importance of creating mixed and balanced communities (NPPF paragraph 63b) and assessing the size, type and tenure of housing needed for different groups (NPPF paragraph 62).</p> <p>Policy H4 offers particular support for specialist housing for older people and for those with a disability. This is consistent with NPPF paragraph 62 which specifically refers to taking account of the needs of older people and people with disabilities.</p> <p>Policy H4 also places a requirement on larger housing schemes of 50 or</p>	<p>Although Policy H4 does not stipulate the size of new homes required, the supporting text does provide an indicative guide which is drawn from the Oxfordshire SHMA (2014).</p> <p>As outlined above, the District Council is in the process of commissioning new housing needs evidence to 2041 which will provide an up-to-date assessment of the type and size of new homes which are needed.</p> <p>New evidence is also being prepared (on a countywide basis) on the specific accommodation needs of gypsies and travellers.</p> <p>There are also proposed changes to building regulations relating to accessible and adaptable homes which are likely to have an impact on the provisions of Policy H4.</p>	<p>Whilst Policy H4 remains consistent with the NPPF, the policy will need to be considered and replaced/updated as appropriate through the new Local Plan to take account of a range of factors including up to date evidence of housing need (including in relation to gypsies and travellers) and proposed changes to the building regulations.</p>

	<p>more units to provide at least 25% of those units as accessible and adaptable homes (building regulation M4(2)) and at least 5% to wheelchair adaptable standards (building regulation M4(3)).</p> <p>Again, this is broadly consistent with national policy which emphasises the importance of providing a sufficient number and range of homes to meet the needs of present and future generations (NPPF paragraph 8).</p> <p>The policy also sets out the Council's intention to secure additional pitches for non-travelling gypsies and travellers and additional plots for travelling showpeople.</p> <p>This is consistent with national policy which emphasises the importance of taking account of the housing needs of different groups including travellers.</p>		
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
H5 – Custom and Self-Build Housing	<p>Policy H5 sets out the Council’s approach towards the provision of custom and self-build housing requiring all larger housing developments of 100 or more homes to make 5% of the residential plots serviced and available for this purpose. The policy also offers general in principle support for custom and self-build housing in suitable, sustainable locations subject to compliance with other relevant policies.</p> <p>The policy is considered to remain consistent with national policy which requires planning policies to reflect the housing needs of different groups including those who wish to commission or build their own homes (NPPF paragraph 62).</p> <p>The policy must also be seen in the context of the Self Build and Custom Housebuilding Act 2015, which requires local authorities to keep a register of those seeking to acquire serviced plots in the area for their own self-build and custom and to</p>	As outlined above, the District Council is in the process of commissioning new evidence of housing need which will consider the specific needs of different groups in the community including those who wish to commission or build their own homes.	Whilst Policy H5 remains consistent with national policy, it will be considered and updated accordingly as part of the proposed review of the Local Plan to take account of new evidence of need as well as the implementation of the policy since the Local Plan was adopted in 2018.

	give enough suitable development permissions to meet the identified demand.		
H6 – Existing Housing	<p>Policy H6 addresses development involving changes to existing residential properties including the potential loss of dwellings to other uses, alterations, extensions or sub-division and replacement dwellings. The policy also includes reference to the re-use of empty homes.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of making effective use of land and using natural resources prudently (NPPF paragraph 8) the re-use of previously developed land (NPPF paragraph 119) and the sub-division of existing dwellings in rural locations (NPPF paragraph 80).</p>	No specific changes in evidence or circumstance have been identified other than changes to permitted development rights introduced in August 2021, allowing the change of use of a dwelling (use class C3) to a house in multiple occupation (use class C4).	<p>Whilst the policy remains consistent with national policy, the review of the Local Plan presents an opportunity to consider the success of the policy to date and whether it needs to be retained, updated or replaced.</p> <p>This will include consideration of the changes to permitted development rights introduced in August 2021.</p>
H7 – Travelling Communities	<p>Policy H7 sets out how many pitches and plots will be provided in the period 2016 – 2031 for gypsies and travellers and travelling showpeople respectively.</p> <p>It explains that a 5-year housing land supply will be provided through expansion/intensification</p>	The evidence upon which Policy H7 is based was produced in 2016 and new evidence of housing need for travelling communities is in the process of being prepared on a countywide basis to help inform emerging Local Plans.	Whilst the policy remains consistent with the NPPF and the Government’s separate Planning Policy for Traveller Sites (2015), the evidence upon which it is based stems from 2016 and new evidence has recently been commissioned on a countywide basis covering the period to 2041.

	<p>of existing sites and the allocation of Cuckoowood Farm (see Policy H8 below).</p> <p>The policy also refers to other measures including existing sites being safeguarded and existing sites being extended where appropriate. A series of criteria are set out which any new sites will be expected to accord with.</p> <p>The policy is considered to remain consistent with national policy which requires the needs of different groups including travellers to be assessed and reflected in planning policies (NPPF paragraph 62).</p> <p>The policy is also considered to remain consistent with the general provisions of the Government's separate Planning Policy for Traveller Sites (2015).</p>	<p>It is also relevant to note that the allocation referred to in Policy H7 (Cuckoowood Farm) has now been implemented.</p>	<p>Policy H7 will therefore need to be updated/replaced as part of the review of the Local Plan to reflect this new evidence of need and any other relevant material considerations.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
H8 – Land at Cuckoowood Farm, Freeland	<p>Policy H8 allocates land at Cuckoowood Farm for the provision of up to 6 plots for showpeople as an extension to the existing showpeople’s site. It includes a number of criteria to guide the development of the site.</p> <p>The policy is considered to remain consistent with national policy which requires the needs of different groups including travellers to be assessed and reflected in planning policies (NPPF paragraph 62).</p> <p>The policy is also considered to remain consistent with the general provisions of the Government’s separate Planning Policy for Traveller Sites (2015).</p>	<p>The allocation has now been implemented.</p> <p>New evidence of the accommodation needs of travelling communities is in the process of being prepared.</p>	<p>The allocation has now been implemented.</p> <p>As outlined above, new evidence of need is in the process of being prepared.</p> <p>This will provide a needs figure for West Oxfordshire with the Local Plan review providing the opportunity to potentially allocate land to meet those needs.</p>
E1 – Land for Employment	<p>Policy E1 seeks to ensure that there is sufficient land for employment to meet identified needs.</p> <p>There are two strands to the policy – the provision of new employment land including a number of specific site allocations and the</p>	<p>The Oxfordshire Local Industrial Strategy was published in September 2019 seeking to position Oxfordshire as one of the top-three global innovation ecosystems.</p> <p>More recently the Oxfordshire Local Investment Plan has been published (2020) and a new Strategic</p>	<p>Although Policy E1 remains consistent with the NPPF, the policy will need to be updated/amended through the Local Plan review to take account of up-to-date evidence of economic needs, changes to economic trends and working patterns, existing commitments having now come forward for</p>

	<p>improvement and protection of existing employment sites.</p> <p>The policy is considered to remain consistent with national policy which emphasises that planning policies should help create the conditions in which businesses can invest, expand and adapt (NPPF paragraph 81) set criteria or identify strategic sites for local and inward investment (NPPF paragraph 82) and be flexible enough to accommodate needs not anticipated in the plan (NPPF paragraph 82).</p> <p>National policy also emphasises that a positive approach should be taken to applications for alternative uses of land which is currently developed but not allocated for a specific purpose, where it would help meet identified development needs (NPPF paragraph 123).</p>	<p>Economic Plan for Oxfordshire is imminent.</p> <p>Since the plan was adopted, much of the employment land identified has been developed, particularly at Witney. Proposals for a new Science and Technology Park at Salt Cross Garden Village have also moved forward through the Salt Cross Area Action Plan (AAP).</p> <p>Notable changes to working patterns have also taken place as a result of the pandemic.</p> <p>There have also been changes to the use classes order (the introduction of Use Class E) and associated permitted development rights.</p>	<p>development and changes to national policy including the use classes order and permitted development rights.</p>
E2 – Supporting the Rural Economy	<p>Policy E2 relates specifically to the rural economy, expressing in principle support for new, small employment sites in or adjacent to larger settlements and elsewhere, in principle support for rural</p>	<p>The economic evidence base upon which the current Local Plan is based is relatively out of date and will need to be refreshed to inform the new Local Plan.</p>	<p>Whilst Policy E2 remains consistent with the provisions of the NPPF, because it is based on relatively dated evidence and pre-dates Brexit and other relevant economic considerations, it is anticipated that the policy will need to be</p>

	<p>diversification projects subject to certain criteria.</p> <p>The policy also aims to deliver communications infrastructure to support economic activity in rural areas.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of supporting a prosperous rural economy, with planning policies expected to enable the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings and also the development and diversification of agricultural and other land-based rural businesses (NPPF paragraph 84).</p> <p>Also the importance of high quality and reliable communications infrastructure (NPPF paragraph 114).</p>	<p>It is anticipated that this will provide up to date information on West Oxfordshire's rural economy, taking account of relevant considerations including Brexit as well as emerging strategies including the new Oxfordshire Strategic Economic Plan (SEP).</p>	<p>updated/amended as part of the review of the Local Plan.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
E3 – Re-use of Non-Residential Buildings	<p>The policy relates to the re-use of existing non-residential buildings (both traditional and non-traditional) for different uses including employment, tourism and community uses.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of using previously developed land and sites that are physically well-related to existing settlements (NPPF paragraph 85) and the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings (NPPF paragraph 84).</p>	<p>There have been a number of changes to permitted development rights since the Local Plan was adopted which have potential implications for the provisions of Policy E3.</p> <p>This includes the change of use of agricultural buildings to commercial and residential uses.</p>	<p>Whilst Policy E3 remains consistent with the NPPF, it will be necessary to consider an update/amendment to the policy as part of the review of the Local Plan to take account of current permitted development rights and implementation of the policy to date.</p>
E4 – Sustainable Tourism	<p>Policy E4 supports tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire.</p> <p>The policy seeks to apply a sequential approach to the location of such development to ensure that it remains accessible. There is also significant emphasis on the</p>	<p>No specific changes in evidence or circumstances have been identified other than the preparation of a new Management Plan for the Cotswolds National Landscape (formerly known as the Cotswolds AONB).</p> <p>Tourism continues to be a key sector for the West Oxfordshire economy supporting a number of seasonal and year round jobs in</p>	<p>The policy is considered to remain consistent with the NPPF but the review of the Local Plan provides the opportunity to consider whether it needs to be updated/amended or potentially incorporated into another policy.</p>

	<p>protection and enhancement of the character of the area including the Cotswolds AONB (now referred to as the Cotswolds National Landscape).</p> <p>The policy remains consistent with national policy which emphasises the importance of planning policies and decisions enabling sustainable rural tourism and leisure developments which respect the character of the countryside (NPPF paragraph 84) as well as reducing the need to travel (NPPF paragraph 105) and protecting town centres (NPPF paragraph 87).</p>	<p>hospitality and other related businesses.</p>	
E5 - Local services and community facilities	<p>Policy E5 seeks to retain local services and community facilities to meet local needs and promote social wellbeing.</p> <p>Development proposals that would result in the loss of a community facility will only be permitted subject to certain criteria.</p> <p>The policy remains consistent with national policy which emphasises how non-strategic policies can be used to address local issues including the provision of</p>	<p>As a predominantly rural district, one of the primary deprivation measures for rural communities relates to access to services and facilities.</p> <p>The District Council has commissioned independent research on rural service provision in West Oxfordshire through the Plunkett Foundation (March 2023).</p> <p>This indicates that the district's service provision has remained relatively stable in recent years, but</p>	<p>Whilst Policy E5 remains consistent with national policy, the review of the Local Plan provides an opportunity to consider the effectiveness of the policy in the context of more recent evidence on service provision in rural areas and whether the policy should be updated/amended.</p>

	<p>infrastructure and community facilities at a local level (NPPF paragraph 28) as well as policies enabling the retention and development of accessible local services and community facilities including shops and meeting spaces (NPPF paragraph 84).</p> <p>It also requires policies to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments (NPPF paragraph 93).</p>	that a smaller number of communities have seen significant change.	
E6 – Town Centres	<p>The overarching aim of Policy E6 is to protect the District’s town centres and support them as the focus for shopping, leisure, community facilities and services.</p> <p>Town Centres are defined for Witney, Carterton, Chipping Norton, Burford and Woodstock with primary and secondary shopping frontages defined for Witney, Carterton and Chipping Norton.</p> <p>The policy applies the sequential approach and impact tests of the NPPF and seeks to control certain</p>	<p>Recent years have continued to see changes to people’s shopping habits, reduced demand for town centre space for traditional high street anchors and a changing role for town centres.</p> <p>There have also been a number of changes to the use classes order and to permitted development rights including change of use from commercial, business and service uses (Use Class E) to residential use (Use Class C3).</p>	<p>Although Policy E6 remains generally consistent with national policy, there have been a number of important changes since the policy was adopted including changes to the use classes order and associated permitted development rights.</p> <p>As such, the policy will be considered as part of the review of the Local Plan and updated/replaced to reflect current national policy and any up-to-date evidence relating to town centre needs and opportunities.</p>

	<p>changes of use including the loss of retail and other town centre uses.</p> <p>The policy is considered to remain generally consistent with national policy, with the NPPF emphasising the importance of supporting the role of town centres, defining the extent of town centres and primary shopping areas (NPPF paragraph 86) and applying a sequential approach to development proposals outside of designated centres (NPPF paragraph 87).</p> <p>National policy also allows for the use of a locally set threshold for requiring an impact assessment (NPPF paragraph 90) as is the case with Policy E6 which applies a local threshold of 500 sq. m.</p>	<p>The District Council has also commissioned new evidence in the form of a Market Towns Study which seeks to identify improvements that could be made to the District's main market towns.</p> <p>Further evidence (e.g. retail needs) may also be commissioned as part of the review of the Local Plan.</p>	
T1 – Sustainable Transport	<p>Policy T1 aims to reduce the need to travel by private car and to maximise opportunities for walking, cycling and use of public transport.</p> <p>The policy supports additional home working and mixed-use developments in accessible, sustainable locations.</p>	<p>The provision of rural public transport has evolved in recent years. Cuts to subsidies have seen some rural bus services cut and re-established via funding from new development.</p> <p>The establishment of 20mph speed limits and low traffic neighbourhoods have been</p>	<p>In seeking to reduce the need to travel and maximising opportunities for walking, cycling and the use of public transport, Policy T1 is considered to remain consistent with national policy.</p> <p>The policy will however be considered as part of the review of the Local Plan and updated/replaced as appropriate –</p>

	<p>Transport assessments are required for new developments with significant transport implications.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of planning policies promoting walking, cycling and public transport (NPPF paragraph 104) actively managing patterns of growth and limiting the need to travel, offering a genuine choice of transport modes (NPPF paragraph 105).</p> <p>National policy also emphasises the importance of promoting social interaction including through mixed-use development (NPPF paragraph 92).</p>	<p>introduced to make active travel safer and more attractive.</p> <p>There has been increased ownership and access to electric bicycles and scooters in recent years which may encourage active and healthy travel over longer distances.</p> <p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>LTCP5 includes a number of important shifts in emphasis including a move away from 'predict and provide' (whereby past data is used to determine future needs) to a 'decide and provide' approach (whereby a preferred outcome is identified and the means to accommodate that is then provided).</p> <p>The County Council also continues to roll out a programme of Local Cycling and Walking Infrastructure Plans (LCWIPS) across the District with a number of local area</p>	<p>in particular to take account of Oxfordshire County Council's Local Transport and Connectivity Plan (LTCP5) and other associated plans and strategies.</p>
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		strategies also proposed for key locations.	
T2 – Highway Improvement Schemes	<p>Policy T2 seeks to ensure that all developments have safe access and an acceptable degree of impact on the highway network.</p> <p>A number of specific highway infrastructure schemes are identified to support the delivery and mitigate the impact of future development.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of assessing the potential impacts of development on transport networks (NPPF paragraph 104) and identifying and protecting sites and routes which could be critical in developing infrastructure to widen transport choice (NPPF paragraph 106).</p>	<p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>A number of the highway schemes referred to in the policy have progressed.</p> <p>For example, the park and ride at Eynsham is now under construction and the Shores Green Slip Roads now has planning permission.</p> <p>Oxfordshire County Council has also worked up detailed improvements to the A40 having secured central Government funding through HIF.</p>	<p>Policy T2 remains consistent with national policy although there have been a number of important changes since the policy was adopted.</p> <p>The proposed review of the Local Plan provides an opportunity to consider whether the policy should be updated/replaced taking account of the most recent position regarding the various highway infrastructure schemes included as well as new policy set out in the County Council's Local Transport and Connectivity Plan (LTCP5).</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
T3 – Public transport, walking and cycling	<p>Policy T3 seeks to locate and design development in such a way that it maximises opportunities for walking, cycling and the use of public transport. Where appropriate, new development will be expected to contribute towards new or enhanced infrastructure.</p> <p>The policy also commits the District Council to partnership working to increase the use of public transport and provide safe and convenient travel for pedestrians, cyclists and other vulnerable road users.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of identifying opportunities to promote walking, cycling and public transport (NPPF paragraph 104) and provide for attractive and well-designed walking and cycling networks (NPPF paragraph 106).</p>	<p>The provision of rural public transport has evolved in recent years. Cuts to subsidies have seen some rural bus services cut and re-established via funding from new development.</p> <p>The establishment of 20mph speed limits and low traffic neighbourhoods have been introduced to make active travel safer and more attractive.</p> <p>There has been increased ownership and access to electric bicycles and scooters in recent years which may encourage active and healthy travel over longer distances.</p> <p>Oxfordshire County Council published a new Local Transport and Connectivity Plan (LTCP5) in 2022 which aims to deliver a net-zero Oxfordshire transport and travel system.</p> <p>LTCP5 includes a number of important shifts in emphasis including a move away from ‘predict and provide’ (whereby past data is used to determine future needs) to</p>	<p>Whilst Policy T3 remains consistent with the NPPF, the policy will be considered as part of the review of the Local Plan – particularly in the context of the County Council’s Local Transport and Connectivity Plan (LTCP5) and other associated strategies as well as up to date evidence on the infrastructure needed to support planned development to 2041.</p>

		<p>a 'decide and provide' approach (whereby a preferred outcome is identified and the means to accommodate that is then provided).</p> <p>The County Council also continues to roll out a programme of Local Cycling and Walking Infrastructure Plans (LCWIPS) across the District with a number of local area strategies also proposed for key locations.</p>	
T4 – Parking provision	<p>Policy T4 aims to ensure that there is appropriate off-street car parking available to support town and village centres and address issues of congestion and air quality.</p> <p>Proposals for new off-street parking will be supported in accessible locations.</p> <p>Car parking in new development should be provided in accordance with County Council adopted standards and development which significantly increases parking demand will be expected to make appropriate provision or a financial contribution.</p>	<p>The Government has published a National Model Design Code and National Design Guide and national policy now emphasises the importance of the design of parking areas having to reflect these.</p> <p>Oxfordshire County Council has also produced a new Local Transport and Connectivity Plan (LTCP5) and updated parking standards.</p>	<p>Whilst T4 remains consistent with national policy, the review of the Local Plan provides the opportunity to update/replace the policy to take account of more recent guidance and policy including the introduction of the National Design Guide and National Model Design Code as well as Oxfordshire County Council's LTCP5 and associated guidance and standards.</p> <p>There is also an opportunity to consider evolving infrastructure requirements such as the need for electric car charging.</p>

	<p>The policy is considered to remain consistent with national policy which emphasises that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes (NPPF paragraph 104) and that parking standards should take account of a number of considerations including accessibility and the type and mix of development (NPPF paragraph 107).</p>		
EH1 – Cotswolds Area of Outstanding Natural Beauty	<p>Policy EH1 seeks to ensure that development within and affecting the setting of the Cotswolds AONB, conserves and enhances the area's natural beauty, landscape and countryside, including its wildlife and heritage.</p> <p>The policy confirms that major development within the AONB will only be permitted in exceptional circumstances and that the Cotswolds AONB management plan and associated guidance are relevant material planning considerations.</p> <p>It also offers in principle support for proposals that support the economy and social wellbeing of communities</p>	<p>The Cotswolds Area of Outstanding Natural Beauty (AONB) is now known as the Cotswolds National Landscape.</p> <p>In February 2023 a new Cotswolds National Management Plan was adopted (and endorsed by West Oxfordshire District Council in September 2023).</p> <p>The Plan covers the period 2023-2025, during which time evidence and data is to be developed in anticipation of significant national and local policy development for protected landscapes, especially in relation to climate action.</p>	<p>The policy remains consistent with national policy. However, since it was adopted, there have been a number of relevant changes including the publication of a new management plan and associated guidance which will need to be considered in determining whether the policy needs to be updated/amended as part of the Local Plan review.</p> <p>Changes to the policy may also be needed, following consideration of potential national policy changes and further research to be undertaken by the Cotswolds National Landscape Board.</p>

	<p>including affordable housing and small-scale renewables.</p> <p>The policy is considered to remain consistent with national policy which emphasises that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs (NPPF paragraph 176) and that permission for major development in AONBs should be refused, other than in exceptional circumstances (NPPF paragraph 177).</p> <p>The policy is also consistent with the national policy emphasis on affordable homes in rural areas (NPPF paragraph 78) and community-led initiatives for renewable and low carbon energy (NPPF paragraph 156).</p>		
EH2 – Landscape Character	<p>Policy EH2 seeks to conserve and enhance the District’s natural environment with new development required to conserve and where possible enhance the local landscape.</p> <p>The policy also addresses the issue of pollution including noise and light.</p>	<p>In recent years there has been an increased emphasis on the need to look at the environment, including maintaining and enhancing landscape, at a strategic, multi-functional landscape-scale. Consideration needs to be made, for example, of climate change, natural capital, green infrastructure</p>	<p>While the general approach of the policy remains appropriate and consistent with national policy, the policy wording or supporting text may need to be updated to reflect more recent advice on design, character, strategic scale and multi-functional nature of landscape, as well as local initiatives such as the</p>

	<p>The policy is considered to remain consistent with national policy which specifically identifies the need to conserve and enhance landscapes, including recognising the importance of local ‘character’ and ‘setting’ (NPPF paragraph 130).</p> <p>National policy also emphasises the need for planning policies to contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution (NPPF paragraph 174).</p>	<p>and the inter-relationship of these issues.</p> <p>There has also been an increased emphasis placed on the importance of good design as a whole and on the concept of ‘beauty’, particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p>	<p>NE Cotswolds Landscape Recovery Project.</p> <p>There is also the opportunity to remove duplication with Policy EH8 (see below) which also seeks to address the issue of pollution.</p>
EH3 – Biodiversity and Geodiversity	<p>Policy EH3 addresses biodiversity and geodiversity, seeking to ensure that the biodiversity of West Oxfordshire is protected and enhanced to achieve an overall net gain. The policy sets out a number of ways in which this will be achieved.</p> <p>The policy remains broadly consistent with national policy which emphasises the need for</p>	<p>The Environment Act 2021 is introducing new incentives, actions and planning tools to drive improvements for nature, including mandatory requirements for biodiversity net gain (BNG) through the planning system (where the natural environment is left in a measurably better state post-development) and the creation of Nature Recovery Networks through</p>	<p>While the main thrust of Policy EH3 remains relevant, in light of the emerging environmental policy and context changes for biodiversity at a national, county and local level, a detailed re-appraisal of this policy and the supporting evidence will be required as part of the review of the Local Plan.</p>

	<p>plans to take a pro-active approach to mitigating and adapting to climate change taking into account biodiversity (NPPF paragraph 153) protecting sites of biodiversity value and minimising impacts on and providing net gains for biodiversity (NPPF paragraph 174).</p>	<p>Local Nature Recovery Strategies (LNRS).</p> <p>The District Council has declared an Ecological Emergency. A Biodiversity Strategy is being produced for West Oxfordshire.</p> <p>An Oxfordshire Local Nature Partnership has formed. Three priority areas are identified: natural capital; nature recovery; and people and nature.</p> <p>Work has begun on producing a LNRS for Oxfordshire which will include a Local Nature Recovery Network.</p> <p>In January 2024, there will be a national requirement for major developments to provide at least a 10% net biodiversity gain (and for almost all development to achieve it by April 2024).</p>	
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH4 – Public Realm and Green Infrastructure	<p>Policy EH4 seeks to protect and enhance areas of public space and green infrastructure with new developments expected to incorporate public realm and green infrastructure (GI) as integral components. The policy stipulates a number of specific criteria which development should accord with and explains that contributions towards local green infrastructure projects will be sought where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being (NPPF paragraph 8).</p> <p>National policy also emphasises the importance of GI in supporting healthy lifestyles (NPPF paragraph 92) and adapting to climate change (NPPF paragraph 154).</p>	<p>Since the Local Plan was adopted, there has been an increased emphasis on the importance of beauty and good quality design, particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p> <p>In February 2023, Natural England published a new tool to help make areas greener and more nature-rich.</p> <p>The Green Infrastructure Framework introduces five key standards: Urban Nature Recovery Standard; Urban Greening Factor; Urban Tree Canopy Standard; Accessible Greenspace Standards; and a Green Infrastructure Strategy.</p> <p>Changes to Green Infrastructure will also emerge through the Environment Act 2021, for example, through BNG and the requirement for Local Nature Recovery Strategies.</p>	<p>While the main thrust of Policy EH4 remains relevant, in light of the emerging environmental policy and context changes for public space and green infrastructure at a national, county and local level, a detailed reappraisal of this policy and the supporting evidence will be required as part of the review of the Local Plan.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH5 – Sport, Recreation and Children’s Play	<p>Policy EH5 relates to the issue of sport, recreation and children’s play with new development expected to provide or contribute towards such facilities where appropriate and existing facilities safeguarded unless surplus to requirements or the benefits would outweigh the loss.</p> <p>The policy is considered to remain consistent with national policy which continues to identify sport, recreation and children’s play space as important components for promoting healthy communities (NPPF paragraph 92).</p> <p>The requirement to normally protect existing provision, and for policy to be based on a robust and up-to-date assessments of need, remains (NPPF paragraphs 84 and 98 respectively).</p>	<p>Since the current Local Plan was prepared, there has been a re-connection of planning and public health. National guidance and good practice increasingly emphasises the importance of healthy place shaping and the need to address local health and wellbeing issues.</p> <p>While Sport England continue to focus on participation in sport, their emphasis is also on physical activity as a whole, including active travel and active lives.</p> <p>The government has increased its emphasis on the need for supporting infrastructure.</p>	<p>Whilst Policy EH5 remains consistent with the NPPF, the policy will be considered as part of the review of the Local Plan and could for example potentially be expanded to address the wider role and multi-functionality of facilities and open space as part of healthy place shaping.</p> <p>Part of the policy relates to the requirements of new provision through development proposals. An up-to-date assessment of need will be required to support the policy in order to strengthen infrastructure provision.</p>
EH6 – Decentralised and renewable or low carbon energy development (excepting wind turbines)	Policy EH6 addresses the provision of decentralised and renewable or low carbon energy (other than wind turbines) – offering general in principle support and setting out a number of criteria which such proposals will be required to accord	Since the adoption of the Local Plan, the need to address climate change at an international, national and local level has been receiving greater weight.	Whilst Policy EH6 remains consistent with national policy, in light of both national policy and the speed of technological advancement rapidly changing, the policy will need to be considered and updated/replaced accordingly

	<p>with including landscape, residential amenity and highway safety.</p> <p>The policy offers particular support for proposals that are led by or meet the needs of local communities.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of transitioning to a low carbon future and supporting renewable and low carbon energy and associated infrastructure (NPPF paragraph 152).</p> <p>National policy also requires a positive strategy for energy from renewable and low carbon energy (NPPF paragraph 155) which Policy EH6 is considered to accord with.</p>	<p>In March 2023, the Government set out its Energy Security Plan (Powering Up Britain) and, in August 2023, reiterated their commitment to deliver decarbonised power by 2035 and net zero by 2050.</p> <p>West Oxfordshire District Council has declared a Climate Emergency and produced a Climate Change Strategy 2021-2025 and a Carbon Action Plan.</p> <p>A delivery plan for the Oxfordshire Energy Strategy was published in 2019.</p> <p>Project LEO (Low Energy Oxfordshire) ran a series of trials in the county with the aim of building a broad range of reliable evidence of the technological, market and social conditions needed for a greener, more flexible, and fair electricity system.</p>	<p>as part of the review of the Local Plan.</p> <p>As more renewable energy developments are delivered, there is a need for an assessment of cumulative impacts.</p> <p>This specific requirement could be added to the policy or to any supporting detailed guidance.</p> <p>The Local Plan review also provides the opportunity to consider the potential allocation of land for renewable and low carbon energy.</p>
EH7 – Flood Risk	<p>Policy EH7 addresses the issue of flood risk and essentially confirms that national policy will be applied including the application of the sequential risk-based approach. The policy stipulates a number of specific criteria relating to the</p>	<p>As part of the stronger emphasis on the transition to a low carbon future, national policy and guidance increasingly considers flood risk in this wider context.</p>	<p>Whilst Policy EH7 remains consistent with national policy, the review of the Local Plan provides an opportunity to consider whether the policy should be expanded and strengthened to embrace the water environment.</p>

	<p>sequential test, sources of flooding, sustainable drainage, site specific flood risk assessments and flood management.</p> <p>The policy remains consistent with national policy which emphasises the importance of directing development away from areas at highest risk of flooding (NPPF paragraph 159) take account of all sources of flooding (NPPF paragraph 161) safeguard land needed for flood management (NPPF paragraph 161) and incorporate sustainable drainage systems into major developments (NPPF paragraph 169).</p>	<p>As a result of, for example, the Environment Act 2021, addressing flooding is being seen as part of a wider consideration of the water environment and an integrated approach to water management, incorporating issues such as green and blue infrastructure provision, BNG, sustainable drainage systems, natural flood risk management and water quality and quantity.</p> <p>The river catchment partnerships (for the Evenlode and the Windrush) have developed a greater understanding of these systems (including through the use of Citizen Science) and have delivered measures to begin to address local issues.</p>	<p>It could for example take a more integrated water management approach, linking to nature recovery and BNG and the use of sustainable building design and construction techniques, such as incorporating flood resilience credentials.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH8 – Environmental Protection	<p>Policy EH8 addresses a range of issues related to pollution and safety including air quality, contaminated land, light pollution, noise and waste.</p> <p>In essence proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of ensuring that new and existing development does not contribute to, or is put at unacceptable risk from, or being adversely affected by, unacceptable levels of pollution or land instability (NPPF paragraph 174).</p>	<p>Since the adoption of the local plan, there has been an increasing emphasis on healthy place shaping and a recognition of the relationship between planning and health and well-being.</p> <p>The Environment Act 2021 introduces measures for environmental improvement plans, waste and resource efficiency, air quality and the water environment.</p> <p>Project LEO and the Oxfordshire Energy Strategy considers emissions and waste.</p> <p>In West Oxfordshire the deterioration in river water quality has been well documented locally and nationally, including the impact of rural sewage treatment works and new development.</p> <p>Air Quality Action Plans are being drawn up for Witney and Chipping Norton.</p>	<p>While Policy EH8 remains consistent with national policy, some of the issues are addressed in part under other legislation.</p> <p>The review of the Local Plan provides an opportunity to consider whether the policy should be updated/replaced to strengthen it by more explicitly relating it to health and well-being, healthy place shaping and sustainable design and construction.</p>

EH9 – Historic Environment	<p>Policy EH9 relates to the historic environment, with all development proposals expected to conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment.</p> <p>The policy confirms that in determining applications, great weight will be given to conserving and/or enhancing the significance of designated heritage assets including listed buildings, conservation areas and the Blenheim World Heritage Site. It explains the relevant considerations should there be harm to any such asset.</p> <p>The policy also outlines the approach taken towards non-designated heritage assets including proposals that directly or indirectly affect their significance.</p> <p>The policy also sets out a number of criteria which all development affecting (or potentially affecting) a heritage asset will be expected to accord with.</p>	<p>There has been an increased emphasis on the importance of beauty and good quality design which is relevant to traditional buildings.</p>	<p>Although Policy EH9 remains consistent with national policy, the review of the Local Plan provides the opportunity to potentially rationalise this and other policies relating to the historic environment.</p> <p>There is also an opportunity to have a stronger linkage between heritage, design, climate change and ecology for example by considering sustainability and historic buildings.</p>
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	<p>The policy is considered to remain consistent with national policy which emphasises the importance of conserving and enhancing the natural, built and historic environment (NPPF paragraph 20) conserving heritage assets in a manner appropriate to their significance (NPPF paragraph 189) and ensuring that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (NPPF paragraph 199).</p>		
EH10 – Conservation Areas	<p>Policy EH10 relates specifically to development within or affecting the setting of a Conservation Area.</p> <p>Subject to certain criteria being met, development which can be shown to conserve or enhance the special interest, character, appearance and setting of Conservation Areas will be permitted.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).</p>	<p>No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on designated heritage assets.</p>	<p>Policy EH10 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended.</p> <p>For example, the requirement for local authorities to look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance (NPPF paragraph 206) and also to address the issue of climate change mitigation and adaptation.</p>

EH11 – Listed Buildings	<p>Policy EH11 relates specifically to listed buildings as designated heritage assets. In essence, the policy stipulates a number of criteria which development involving a listed building (e.g. change of use, addition or alteration) or within the setting or curtilage of a listed building will be expected to accord with.</p> <p>The policy remains consistent with the NPPF which emphasises the importance of great weight being given to the conservation of designated heritage assets including listed buildings (NPPF paragraph 199).</p>	No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on designated heritage assets.	<p>Policy EH11 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended - for example to address the issue of climate change mitigation and adaptation.</p>
EH12 – Traditional Buildings	<p>Policy EH12 relates to traditional buildings, with the policy stipulating criteria by which development proposals involving their conversion, extension or alteration will be judged.</p> <p>The policy is considered to remain consistent with national policy which emphasises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in</p>	No specific updates to evidence or changes in circumstance have been identified although the declaration of a climate emergency has placed an increased emphasis on the consideration of renewable and low-carbon energy and their potential impact on non-designated heritage assets.	<p>Policy EH12 is considered to remain consistent with national policy.</p> <p>The review of the Local Plan provides the opportunity to consider whether the policy should be updated/amended - for example to address the issue of climate change mitigation and adaptation.</p>

	determining the application (NPPF paragraph 203).		
EH13 – Historic Landscape Character	<p>Policy EH13 relates to the issue of historic landscape character setting out a number of criteria against which proposals affecting the historic character of the landscape or townscape will be judged.</p> <p>The policy is considered to remain in accordance with national policy which emphasises the importance of planning policies ensuring that development is sympathetic to local character and history (NPPF paragraph 130) as well as the desirability of new development making a positive contribution to local character and distinctiveness (NPPF paragraph 190).</p>	<p>Since the Local Plan was adopted, there is now a stronger emphasis on a landscape led approach in terms of understanding the context, history and the cultural characteristics of a site and its surroundings.</p> <p>In recent years there has also been an increased emphasis on the need to look at the environment, including maintaining and enhancing landscape, at a strategic, multi-functional landscape-scale.</p> <p>There is also increased emphasis on the importance of good design as a whole and on the concept of 'beauty', particularly since the publication of the National Design Guide in 2019 and National Design Code in 2021.</p>	<p>Whilst Policy EH13 remains consistent with national policy as set out in the NPPF, the review of the Local Plan provides an opportunity to consider the policy and whether it should be updated/amended and possibly incorporated into a wider landscape policy and/or other related policies regarding design and biodiversity.</p> <p>This could provide a strong emphasis on the importance of a landscape led approach in planning and designing new development, linking this to relevant issues including climate change, natural capital and GI.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EH14 – Registered Historic Parks and Gardens	<p>Policy EH14 relates specifically to registered parks and gardens and sets out criteria for development which would directly or indirectly affect their significance. The policy also offers in principle support for proposals that would enable the restoration of original layout and features where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).</p>	<p>Since the adoption of the Local Plan there has been increased development pressure within close proximity to Blenheim WHS both in terms of housing and other proposals such as renewable energy development.</p>	<p>Whilst Policy EH14 remains consistent with national policy, the review of the Local Plan provides the opportunity to consider this policy and whether it should be updated/amended.</p> <p>It may for example be possible to merge it with other policies related to heritage and/or green infrastructure.</p>
EH15 – Scheduled monuments and other nationally important archaeological remains	<p>Policy EH15 relates specifically to scheduled monuments and other nationally important archaeological remains setting out the circumstances in which development which directly or indirectly affects their significance will be permitted. The policy also addresses the issue of unavoidable harm to or loss of such assets.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance</p>	<p>No specific updates to evidence or changes in circumstance have been identified.</p>	<p>Whilst Policy E15 remains consistent with national policy, the review of the Local Plan provides the opportunity to consider this policy and whether it should be updated/amended.</p> <p>There may for example be opportunities to incorporate this policy into other heritage related policies as well as the potential to include reference to the opportunity for local understanding in the</p>

	of placing great weight on the conservation of designated heritage assets (NPPF paragraph 199).		historic relevance of sites to add local education and a sense of place.
EH16 – Non-Designated Heritage Assets	<p>Policy EH16 relates to non-designated heritage assets such as non-listed buildings, and non-nationally important archaeological remains with a presumption in favour of the avoidance of harm or loss.</p> <p>The policy is considered to remain consistent with national policy which emphasises that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application and that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF paragraph 203).</p>	No specific updates to evidence or changes in circumstance have been identified.	Whilst Policy EH16 remains consistent with national policy, the Local Plan review provides the opportunity to consider whether the policy should be updated/amended and possibly combined with other policies.
WIT1 – East Witney Strategic Development Area	Policy WIT1 allocates land at East Witney for the provision of about 450 new homes as a sustainable, integrated community that forms a positive addition to Witney. The allocation remains consistent with national policy which requires planning policies to identify a	Since the Local Plan was adopted, the landowner has submitted an outline planning application for the site which was refused. The District Council remains in discussion with the landowner with a view to bringing an acceptable scheme forward.	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner to bring an acceptable scheme forward.</p> <p>Subject to an assessment of anticipated deliverability, the</p>

	<p>sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The associated Shores Green Slip Road (SGSR) improvements referred to in the policy have now secured planning permission.</p>	<p>intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
<p>WIT2 – North Witney Strategic Development Area</p>	<p>Policy WIT2 allocates land at North Witney for the provision of about 1,400 homes as a sustainable, integrated community that forms a positive addition to Witney.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The North Witney Land Consortium have recently appointed masterplanners to prepare a comprehensive masterplan for the site with a view to informing an outline planning application.</p> <p>Pre-application public consultation has recently commenced.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the developer consortium in relation to the emerging masterplan and forthcoming outline planning application.</p> <p>Subject to an assessment of anticipated deliverability, the intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
WIT3 – Woodford Way Car Park, Witney	<p>Policy WIT3 allocates land at Woodford Way Car Park, Witney for the provision of around 50 dwellings either as part of a residential or mixed-use scheme with other compatible town centre uses.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>The site is owned by the District Council which has started to take development forward but not yet progressed it to the planning application stage.</p> <p>It remains the Council's intention to pursue the development of this site.</p>	<p>The policy remains consistent with national policy and the District Council will continue to take it forward to the planning application stage.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
WIT4 – Land west of Minster Lovell	<p>Policy WIT4 allocates land to the west of Minster Lovell for the provision of around 125 homes as part of a sustainable, integrated extension of the existing village. The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The site has detailed planning permission (17/01859/OUT and 18/03473/RES) and is currently under construction with completion due in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
WIT5 – Witney Town Centre Strategy	<p>Policy WIT5 sets out an overall strategy for Witney Town Centre, the overall objective being to maintain and enhance it as an accessible, attractive and diverse shopping, visitor and evening economy offer.</p> <p>The policy sets out a number of ways in which this will be achieved including protection of the main shopping core around the High Street, promoting Market Square and Corn Street as shopping, leisure</p>	<p>Since the Local Plan was adopted, there have been a number of relevant changes including to the use classes order and associated permitted development rights including change of retail to other uses such as residential.</p> <p>Oxfordshire County Council have also progressed new traffic arrangements in the High Street and Market Square and have been awarded £1.98 million by the Government’s Active Travel Fund to</p>	<p>Whilst Policy WIT5 remains consistent with national policy, the review of the Local Plan provides an opportunity to update/replace the policy to take account of a range of relevant considerations including changes to permitted development rights, Oxfordshire County Council’s work around the High Street and Market Square and any new evidence commissioned as part of the local plan process (e.g. retail needs assessment).</p>

	<p>and cultural quarters and investigating opportunities for phased, organic extension of the Woolgate shopping centre and at Welch Way to meet retailer needs.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance of planning policies supporting the role played by Town Centres and establishing a positive strategy for the future of such centres (NPPF paragraph 86).</p>	design and deliver associated street improvements.	
WIT6 – Witney Sub-Area Strategy	<p>Policy WIT6 sets out an overall strategy for the Witney sub-area as defined by the Local Plan.</p> <p>This confirms Witney as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council's intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p>	<p>Policy WIT6 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to deliver key highway infrastructure.</p> <p>The policy includes a number of general provisions relating to enhancing walking, cycling and public transport, avoiding flood risk, protecting the character and setting of Witney, conserving and enhancing the Cotswolds AONB and ensuring development is supported by timely investment in infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the avoidance of flood risk (NPPF paragraph 159) conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (NPPF paragraph 176) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic environment (NPPF paragraph 190).</p>	<p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p>	
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
CA1 – REEMA North and Central	<p>Policy CA1 allocates land at REEMA North and Central for the provision of around 300 homes (net gain) in the form of a sustainable, integrated community that forms a positive addition to Carterton.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>Part of the site (REEMA Central) has secured planning permission for a scheme of 81 dwellings (net gain) which has now been completed.</p> <p>At REEMA North, detailed planning permission is in place for 200 units under (13/0399/P/RM) but the Defence Infrastructure Organisation (DIO) has confirmed that it expects to submit a fresh planning application for 275 homes.</p> <p>This is currently awaited.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the DIO and other relevant partners including Annington Homes.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
CA2 – Land at Milestone Road, Carterton	<p>Policy CA2 allocates land at Milestone Road, Carterton for the provision of around 200 new homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>The site has full planning permission (21/00228/FUL) with construction now underway.</p> <p>The first completions are anticipated in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
CA3 – Land at Swinbrook Road, Carterton	<p>Policy CA3 allocates land at Swinbrook Road, Carterton for the provision of around 70 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises</p>	<p>The site has full planning permission (20/02422/FUL) and is now under construction.</p> <p>The first completions are anticipated in 2023/24.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

	that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).		
CA4 – Carterton Town Centre Strategy	<p>Policy CA4 sets out an overall strategy for Carterton Town Centre, the overall objective being for it to become the local retail centre of choice for those living and working in the town and surrounding villages.</p> <p>The policy sets out a number of ways in which this will be achieved including the provision of a wider range of shops and other commercial uses, high quality shopping frontages, good levels of parking and protection of retail uses in the defined primary shopping frontage. The policy also identifies a number of potential redevelopment opportunities and outlines that developer contributions towards town centre enhancements will be sought where appropriate.</p> <p>The policy is considered to remain consistent with national policy which emphasises the importance</p>	<p>Since the Local Plan was adopted, there have been a number of relevant changes including to the use classes order and associated permitted development rights including change of retail to other uses such as residential.</p> <p>The District Council has also commissioned strategic advice relating to Carterton to help inform the review of the Local Plan.</p> <p>It is anticipated that this will include recommendations and actions relating to Carterton Town Centre.</p>	<p>Whilst Policy CA4 remains consistent with national policy, the review of the Local Plan provides an opportunity to update/replace the policy to take account of a range of relevant considerations including changes to permitted development rights and any new evidence commissioned as part of the process (e.g. Carterton strategic advice and any updated retail needs assessment).</p>

	<p>of planning policies supporting the role played by Town Centres and establishing a positive strategy for the future of such centres (NPPF paragraph 86).</p>		
CA5 – Carterton Sub-Area Strategy	<p>Policy CA5 sets out an overall strategy for the Carterton sub-area as defined by the Local Plan.</p> <p>This confirms Carterton as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p> <p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to deliver key highway infrastructure.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the Council’s intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p>	<p>Policy CA5 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>The policy includes a number of general provisions relating to improved town centre connections, public transport, walking and cycling, green infrastructure including Kilkenny Lane Country Park and the Shill Brook Valley, protecting the character and setting of Carterton and the identity of neighbouring villages and conserving and enhancing the historic environment.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the avoidance of flood risk (NPPF paragraph 159) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic Environment (NPPF paragraph 190).</p>		
CN1 – East Chipping Norton Strategic Development Area	<p>Policy CN1 allocates land to the east of Chipping Norton for the provision of around 1,200 homes and 5 hectares of business land as a sustainable, integrated community that forms a positive addition to the town.</p> <p>The allocation remains consistent with national policy which requires</p>	<p>Two parts of the site have been completed including 73 units to the south of London Road by McCarthy & Stone and 100 units to the south of Banbury Road by Bloor Homes. The majority of the remaining land is in the control of Oxfordshire County Council and CALA Homes who in 2022 agreed to jointly commission a comprehensive</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the main landowners and other key stakeholders including the Town Council in the interests of agreeing a comprehensive masterplan and determining any subsequent planning applications that come forward.</p>

	<p>planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>masterplan to guide the delivery of the site.</p> <p>However, further progress since then has been delayed due to additional survey work revealing some potentially significant archaeological constraints. The matter is currently with Historic England and their response is currently awaited.</p>	<p>The review of the Local Plan provides an opportunity to consider the current allocation and whether any amendments are required in light of the forthcoming response of Historic England in relation to the archaeological constraints which have been identified.</p>
<p>CN2 – Chipping Norton Sub-Area Strategy</p>	<p>Policy CN2 sets out an overall strategy for the Chipping Norton sub-area as defined by the Local Plan.</p> <p>This confirms Chipping Norton as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the strategic allocation which is proposed to help meet this requirement.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council's intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>As outlined above, further progress with the East Chipping Norton SDA has been delayed due to additional survey work revealing some</p>	<p>Policy CN2 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p> <p>It also provides an opportunity to consider the current strategic allocation to the east of the town and whether any amendments are required in light of the forthcoming response of Historic England in relation to the archaeological</p>

	<p>It explains how provision for additional employment space will be made and sets out a commitment to continue to work with partners to reduce the impact of traffic on the town centre, particularly lorries.</p> <p>The policy includes a number of general provisions relating to enhancing walking, cycling and public transport, conserving and enhancing the town's landscape setting and heritage assets, conservation and enhancement of the Cotswolds AONB, a stronger town centre, management of public car parking and ensuring development is supported by infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (NPPF paragraph 176) the provision of supporting infrastructure (NPPF paragraph 34) and conservation and enhancement of the historic environment (NPPF paragraph 190).</p>	<p>potentially significant archaeological constraints. The matter is currently with Historic England and their response is currently awaited.</p>	<p>constraints which have been identified.</p>
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Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EW1 – Oxfordshire Cotswolds Garden Village Strategic Location for Growth</p>	<p>Policy EW1 allocates the land to the north of the A40 near Eynsham as a strategic location for growth (SLG) to accommodate a free-standing exemplar garden village, comprising about 2,200 homes and 40 hectares of business land.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p> <p>The site is identified as one of a number of new garden communities under the Government’s locally led garden village, town and city programme.</p> <p>It is also identified in the Eynsham Neighbourhood Plan (2020).</p>	<p>Policy EW1 requires comprehensive development of the site to be led by an Area Action Plan (AAP). Since the Local Plan was adopted, good progress has been made with the AAP, which, having been through independent examination in 2021/22, has been found sound subject to main modifications in the Inspectors’ final report received in March 2023.</p> <p>Formal adoption of the AAP is currently on hold pending the outcome of a 3rd party legal challenge in relation to the Inspector’s conclusions on Policy 2 – Net Zero Carbon Development. It is also relevant to note that in parallel with the AAP process, the site promoter Grosvenor Developments Ltd. has submitted an outline planning application which is currently pending determination subject to the outcome of the AAP.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the main site promoter and other key stakeholders including the Parish Council to finalise the AAP which will enable the current outline planning application to be determined and subsequent reserved matters applications to be able to come forward.</p> <p>Subject to an assessment of anticipated deliverability, the intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
<p>EW2 – West Eynsham Strategic Development Area</p>	<p>Policy EW2 allocates the land to the west of Eynsham for the provision of around 1,000 homes in the form of a sustainable integrated community that forms a positive addition to the village.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>Two parts of the site have been completed or are under construction including 160 units at ‘Thornbury Green’ by Taylor Wimpey (completed) and 77 homes at the former Eynsham Nursery and Plant Centre site by Thomas Homes (under construction).</p> <p>In addition, an outline planning application has been submitted for 180 homes to the west of Derrymerry Farm (20/03379/OUT). This scheme is now the subject of a non-determination planning appeal which is due to be heard in December 2023.</p> <p>The four main landowners/developers have prepared a comprehensive masterplan for the SDA which was endorsed by the District Council in March 2022.</p> <p>Planning applications for the remainder of the site are anticipated to come forward shortly.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the relevant landowners/developers as well as key stakeholders including the Parish Council to bring the development forward successfully.</p> <p>Subject to an assessment of anticipated deliverability, the intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EW3 – Land East of Woodstock	<p>Policy EW3 allocates land to the east of Woodstock for the provision of around 300 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns (NPPF paragraph 73).</p>	<p>The site has detailed planning permission for 300 dwellings and is currently under construction by Pye Homes. The scheme is known as 'Park View'.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>As the new Local Plan is expected to set a new housing requirement for the period 2021 – 2041, any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>
EW4 – Land North of Hill Rise, Woodstock	<p>Policy EW4 allocates land to the north of Hill Rise, Woodstock for the provision of around 120 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises</p>	<p>The site was the subject of a hybrid planning application for 180 new homes consisting of full planning permission for 48 dwellings and outline permission for up to 132 dwellings (21/00189/FUL).</p> <p>The application was refused in December 2022 with an appeal subsequently lodged.</p>	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Town Council to bring the development forward successfully.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>

	that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).	The outcome of the appeal is currently awaited.	
EW5 – Land North of Banbury Road, Woodstock	<p>Policy EW5 allocates land to the north of Banbury Road, Woodstock for the provision of around 180 homes as a well-integrated and logical extension of the existing built form of the town.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	The site now has a resolution to grant outline planning permission for the provision of 235 dwellings (21/00217/OUT).	<p>The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Town Council to bring the development forward successfully.</p> <p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
EW6 – Land at Myrtle Farm, Long Hanborough	Policy EW6 allocates land at Myrtle Farm to the east of Corn Hyde, Long Hanborough for the provision of around 50 homes as a well-integrated and logical extension of the existing built form of the village.	Discussions have been ongoing between the landowner and the District Council since the Local Plan was adopted in 2018. Although the landowner does not wish to bring the site forward for development at the present time, they have	The policy remains consistent with national policy and the District Council will continue to work with the landowner as well as key stakeholders including the Parish Council to bring the development forward successfully.

	<p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p>	<p>confirmed that they wish to retain the site as an allocation through the review of the Local Plan.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p>
EW7 – Land at Oliver’s Garage, Long Hanborough	<p>Policy EW7 allocates land at Oliver’s Garage, Long Hanborough for the provision of around 25 homes as a well-integrated and logical redevelopment of an existing use within the built area of the village.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the</p>	<p>The site has detailed planning permission under 18/03403/FUL for 25 dwellings (net gain of 22) and is currently under construction with completion expected in 2022/23.</p>	<p>The intention is to identify the site as an existing commitment in the emerging Local Plan 2041.</p> <p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

	<p>requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>		
EW8 – Former Stanton Harcourt Airfield	<p>Policy EW8 allocates land at the former Stanton Harcourt Airfield for the provision of around 50 homes as a well-integrated and logical redevelopment of an existing previously developed site adjacent to the existing settlement edge.</p> <p>The allocation remains consistent with national policy which requires planning policies to identify a sufficient supply and mix of sites (NPPF paragraph 68) and recognises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly (NPPF paragraph 69).</p> <p>As a previously developed site it is also consistent with the requirement for planning policies to make as much use as possible of such 'brownfield' land (NPPF paragraph 119).</p>	<p>The site has detailed planning permission for 66 dwellings and has now been completed by Hayfield Homes.</p>	<p>The new Local Plan 2041 is expected to set a new housing requirement for the period 2021 – 2041.</p> <p>Any new homes completed on this site since 1st April 2021 will therefore contribute towards meeting that requirement.</p>

Policy	Consistency with national policy	Any relevant changes in evidence and/or circumstances	Conclusion
EW9 – Blenheim World Heritage Site	<p>Policy EW9 relates to the Blenheim World Heritage Site (WHS) setting out a general expectation that the exceptional cultural significance (Outstanding Universal Value) of the Blenheim World Heritage Site will be protected, promoted and conserved for current and future generations.</p> <p>In accordance with the NPPF, the policy emphasises that great weight will be given to the conservation of the Outstanding Universal Value of the World Heritage Site and any harm or loss to its significance will require clear and convincing justification.</p> <p>The remainder of the policy sets out how such matters will be considered and highlights that the Blenheim Palace Management Plan will be a material consideration in assessing development proposals.</p> <p>The policy is considered to remain consistent with national policy which seeks to ensure that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing</p>	<p>There have been no specific changes in evidence or circumstances relating to the Blenheim Palace WHS since the Local Plan was adopted in 2018.</p>	<p>The policy remains wholly consistent with the NPPF but will be considered as part of the review of the Local Plan to determine whether it should be carried forward and/or updated as appropriate.</p>

	justification with any substantial harm to or loss of assets of the highest significance such as World Heritage Sites, being wholly exceptional.		
EW10 – Eynsham – Woodstock Sub-Area Strategy	<p>Policy EW1 sets out an overall strategy for the Eynsham – Woodstock sub-area as defined by the Local Plan.</p> <p>This confirms Eynsham, Woodstock, the Garden Village and Long Hanborough as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031 and the allocations which are proposed to help meet this requirement.</p> <p>The sub-area strategy also includes a number of more general provisions including support for rural employment opportunities, alleviating congestion on the A40,</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council's intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p> <p>Eynsham and Woodstock both now have neighbourhood plans in place (adopted in 2020 and 2023 respectively).</p> <p>Additional work on the infrastructure requirements of the Eynsham Area has been undertaken in support of the Salt Cross Area Action Plan (AAP) examination.</p>	<p>Policy EW10 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>enhancing public transport, walking and cycling and the provision of supporting infrastructure.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the protection of the Oxford Green Belt (NPPF paragraph 137) and conservation and enhancement of the Cotswolds Area of Outstanding Natural Beauty (AONB) (NPPF paragraph 176).</p>	<p>A number of the site allocations referred to in the policy have also now come forward for development and are under construction or completed.</p> <p>The Oxfordshire Investment Plan (2020) highlights the importance of the proposed science and technology park at Salt Cross Garden Village.</p>	
BC1 – Burford – Charlbury Sub-Area Strategy	<p>Policy BC1 sets out an overall strategy for the Burford – Charlbury sub-area as defined by the Local Plan.</p> <p>This confirms Burford and Charlbury as the focus for development (in line with the overall spatial strategy of Policy OS2) with development elsewhere limited to meeting local housing, community and business needs and being steered towards the larger villages.</p> <p>It confirms the number of new homes which are anticipated to be provided in the period to 2031.</p>	<p>The relatively broad nature of the policy makes it difficult to identify any specific changes in evidence or circumstances but there are relevant considerations which will need to be taken into account through the proposed review of the Local Plan including the publication of a new Management Plan for the Cotswolds National Landscape (formerly the Cotswolds AONB) as well as the Council's intention to commission new housing needs evidence to help inform a new housing requirement for the period 2021 – 2041.</p>	<p>Policy BC1 remains broadly consistent with national policy.</p> <p>However, the new Local Plan 2041 provides the opportunity to consider whether a sub-area policy approach remains appropriate and necessary if so, any necessary updates including in relation to housing need and the overall pattern of development (spatial strategy).</p>

	<p>The sub-area strategy also includes a number of more general provisions including the provision of supporting infrastructure, avoiding risk of flooding, retention and development of local services and facilities etc.</p> <p>The policy is considered to remain broadly consistent with national policy including issues such as the conservation and enhancement of the Cotswolds AONB (NPPF paragraph 176) enhancing public transport and pedestrian and cycle routes (NPPF paragraph 104) and the conservation and enhancement of the historic environment and heritage assets (NPPF paragraph 190).</p>	<p>Charlbury now has an adopted Neighbourhood Plan in place (June 2021).</p> <p>The issue of HGV movement through Burford has also been further considered by Oxfordshire County Council through a temporary weight restriction.</p>	
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Appendix 4b

West Oxfordshire District Council

**Planning Website Page relating to
the emerging West Oxfordshire Local Plan 2041**

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Local Plan 2041 - preparation of a new plan

Introduction

To make sure that our planning policies and proposals are up to date and effectively tackle vital issues such as climate change, health and wellbeing, housing and the economy, we are preparing a new Local Plan covering the period up to 2041.

The following key dates for drawing up the new Local Plan are expected to apply:

- Initial scoping consultation (Regulation 18): August – October 2022 (COMPLETE)
- Focused consultation on draft plan objectives, pattern of development and call for ideas, opportunities and sites (Regulation 18): August – October 2023 (COMPLETE)
- Consultation on preferred policy options/approaches (Regulation 18): Winter 2023
- Publication of pre-submission draft Local Plan (Regulation 19): Summer 2024
- Submission for independent examination: Autumn 2024
- Examination and adoption: 2025

Initial scoping consultation (August – October 2022)

The first step was an initial 'scoping' consultation which we ran from 24 August – 5 October 2022 to seek early views on what main topics the new Local Plan should cover.

A copy of the consultation document is available to download below.



[Your Voice Counts Consultation Document August 2022 - pdf - 2.52 Mb](#)

The consultation was very successful with over 5,000 visitors to our website, 441 respondents and 1,143 contributions being made.

The report below provides a summary overview of the responses received and the main issues raised by respondents.

Related Pages

[Local Plan 2031 \(/planning-and-building/planning-policy/local-plan-2031/\)](#)

[Planning policy \(/planning-and-building/planning-policy/\)](#)



Chat with us



[Local Plan 2041 Consultation Summary Report - pdf - 2.33 Mb](#)

Focused consultation on ideas and objectives (August – October 2023)

Building on the feedback received to our initial consultation last year, we ran an 8-week focused consultation from 30 August – 25 October 2023 based around 3 particular elements:

- **Draft local plan objectives** – a series of draft objectives which are intended to guide the future evolution of the plan in terms of its overall approach and anticipated policy content;
- **The future pattern of development in West Oxfordshire** – different scenarios for how and where we might look to focus future growth in the period up to 2041;
- **Call for sites, ideas and opportunities** – an open invitation for stakeholders to put forward their thoughts on how land in the district might be used in the future such as new housing, employment, infrastructure, community use, green space, nature recovery and renewable energy.

For ease of reference, a copy of the focused consultation document is available to download in PDF format below.



[Local Plan Focused Consultation Ideas and Objectives August 2023 -](#)

[pdf - 1.28 Mb](#)

We received a good level of response to the consultation and are currently in the process of collating and analysing the responses received.

We are aiming to publish a consultation summary report by the end of December 2023.

All comments and details of respondents will be added to the council's online consultation system, CitizenLab, on your behalf. [View our full privacy policy here.](#)

Supporting evidence

To help shape the new Local Plan we will draw on existing evidence and commission new studies as appropriate. The list of documents below will be added to as new evidence becomes available.



[West Oxfordshire Playing Pitch Strategy and Action Plan 2022 - pdf -](#)

[3.42 Mb](#)



[Rural Facilities and Services in West Oxfordshire 2023 - pdf - 2.31 Mb](#)

What happens next?

Taking into account the responses received to our two previous consultations and emerging evidence, we intend to further consult on a series of preferred policy approaches.

This will help to inform a final draft of the new Local Plan which will be published for comment before being submitted for independent examination. We are aiming to adopt the new Local Plan in 2025.

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Appendix 5a

The LPA's

Position Statement on Housing Land Supply

October 2023



Housing Land Supply Position Statement

2023 – 2028

October 2023

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1. Introduction

- 1.1 This paper sets out the Council's housing land supply position for the five-year period **1st April 2023 to 31st March 2028**.

2. Background

- 2.1 The Government's National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. This should include a buffer of at least 5% to ensure choice and competition in the market for land.
- 2.2 Where the local authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or a recently adopted plan, a 10% buffer applies and where there has been significant under delivery of housing over the previous three years, a buffer of 20% should be applied in order to improve the prospect of achieving the planned supply.
- 2.3 The Government's Housing Delivery Test (HDT) 2021 identified that West Oxfordshire exceeded its housing requirement in the period 2018 – 2021 (195%).
- 2.4 This position statement therefore adopts a 5% buffer.

3. The 5-Year Period

- 3.1 This position statement covers the 5-year period **1st April 2023 – 31st March 2028**.
- 3.2 The information provided on existing planning commitments is dated as of **1st April 2023**.
- 3.3 The information provided on past residential completions relates to the period **1st April 2011 – 31st March 2023**.

4. The Housing Requirement

- 4.1 Policies H1 and H2 of the West Oxfordshire Local Plan identify an overall housing requirement of 15,950 homes to be delivered in the period 2011 – 2031.
- 4.2 Ordinarily, this would be used to calculate the Council's five-year housing land supply. However, the Council has undertaken a formal review of the West Oxfordshire Local Plan 2031 in accordance with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 and in doing so has determined that Policies H1 and H2 are out of date and need to be reviewed.
- 4.3 In accordance with national policy¹, because those policies are now more than 5 years' old, until such time as a new housing requirement is determined through the new Local Plan, the District Council will calculate its five-year housing land supply position on the basis of local housing need using the Government's standard method.
- 4.4 For West Oxfordshire, the latest standard method calculation suggests a housing need figure of **570** homes per year. This is the basis upon which the requirement for the 5-year period 2023 – 2028 has been calculated.

¹ NPPF paragraph 74

5. Anticipated Housing Supply

5.1 Annex 2 of the NPPF² defines ‘deliverable’ housing as follows:

‘To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years’.

5.2 This definition together with information set out in the supporting Practice Guidance³ has been used to inform the judgements on anticipated housing delivery set out in this position statement.

5.3 In short, in accordance with the above definition, all smaller schemes of less than 10 units with planning permission have been classed as deliverable in the period 2023 – 2028 along with all schemes that benefit from detailed planning permission, unless there is clear evidence that homes will not be delivered on those sites within the next five years.

5.4 Sites that are allocated in the Local Plan or have outline planning permission have only been classed as deliverable where there is clear evidence that housing completions will begin on site before 31st March 2028.

5.5 For ease of reference, the anticipated housing land supply is categorised as follows:

- Large existing commitments of 10 or more dwellings;
- Small existing commitments of less than 10 dwellings; and
- Local Plan Housing Allocations (note: in a number of instances, planning permission has been granted for the allocated sites either in whole or in part).

5.6 **Appendices 1 – 3** provide information on the anticipated supply of deliverable housing sites in each of these three categories. The information is also summarised below.

5.7 In addition, a windfall allowance of **250** dwellings in the period 2023 – 2028 has been included. This is based on an assumed rate of 125 per year which was found to be reasonable and necessary by the Local Plan Inspector in his preliminary findings, on the basis of an average historic small site windfall delivery rate of 175 per year. This has been applied to the last two years of the five-year period to avoid potential double counting with existing permissions over the same period.

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

³ <https://www.gov.uk/guidance/housing-supply-and-delivery>

Large Existing Commitments (10 or more dwellings).

- 5.8 This category includes all existing commitments of 10 or more dwellings. A planning ‘commitment’ is taken to mean that the site either has planning permission or has received a resolution to grant planning permission subject to the completion of a legal agreement.
- 5.9 Appendix 1 includes all large commitments of 10 or more dwellings as of 1st April 2023, together with relevant information on their status and commentary on their deliverability against the definition set out in national policy and guidance.
- 5.10 The total number of deliverable homes from this source in the period 2023 – 2028 is anticipated to be **1,236** dwellings.

Small Existing Commitments (less than 10 dwellings)

- 5.11 This category includes all existing commitments of less than 10 dwellings. A planning ‘commitment’ is taken to mean that the site either has planning permission or has received a resolution to grant planning permission subject to the completion of a legal agreement.
- 5.12 Appendix 2 provides further detail on each of these sites.
- 5.13 The total housing supply from these small sites is **459** dwellings and in line with the NPPF and supporting practice guidance, these are all assumed to be deliverable in the 5-year period 2023 – 2028.

Local Plan Housing Allocations

- 5.14 The West Oxfordshire Local Plan 2031 was adopted on 27 September 2018 and includes a number of strategic and non-strategic housing site allocations.
- 5.15 In a number of instances, these allocated sites have already been granted planning permission either in whole or in part, with some already complete, under construction or close to commencement.
- 5.16 The total number of allocated homes is 7,720 and in the 5-year period 2023 – 2028, the Council considers it reasonable to expect delivery of **1,373** of these. Appendix 3 sets out the current position in respect of each allocated site.

6. Conclusion

6.1 Total anticipated housing delivery in the period 2023 – 2028 is summarised in the table below.

Source	Number of dwellings 2022 – 2027
Large existing commitments of 10 or more units	1,236
Small existing commitments of less than 10 units	459
Local Plan allocations	1,373
Anticipated windfall	250
Total	3,318

6.2 Set against a 5-year requirement of 3,060 homes, the Council is currently able to demonstrate a 5.4 year supply⁴.

6.3 The overall position is summarised in Table I overleaf.

⁴ i.e. 3,318 / 612 per annum requirement over the 5-year period 2023 - 2028

Table I – Five Year Housing Land Supply 1st April 2023 – 31st March 2028

Row	Source	Homes	Notes
Requirement			
A	Basic 5-year requirement –2023 - 2028	2,850	Based on local housing need of 570 dwellings per year using the Government's standard method (i.e. 570 x5)
B	Past shortfall in housing delivery in the period 1 st April 2011 – 31 st March 2023	64	The total housing requirement in the period 1 st April 2011 – 31 st March 2023 was 7,100 with a total of 7,036 homes delivered over the same period. This equates to a slight shortfall of 64 dwellings which is added to the basic 5-year requirement (i.e. 2,850 + 64 = 2,914).
C	5% buffer	146	5% of 2,914 (rounded up)
D	Total 5-year requirement 2023 – 2028	3,060	A+B+C
Anticipated Supply			
E	Large existing commitments of 10 or more dwellings	1,236	Appendix 1
F	Small existing commitments of less than 10 dwellings	459	Appendix 2
G	Local Plan allocations	1,373	Appendix 3
H	Anticipated provision from unidentified windfall sites (2023 – 2028)	250	Allowance of 125dpa applied to the last two years of the five-year period, to avoid potential double counting with existing permissions over the same period.
I	Total deliverable dwellings	3,318	

Appendix I – Large Existing Commitments of 10 or more dwellings

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
<p>12/0084/P/OP</p> <p>and:</p> <p>17/00843/RES – 117 17/01110/RES – 37 17/01238/RES – 87 17/1109/RES – 37 18/01718/RES – 149 18/01782/RES – 271 18/03206/RES – 184 20/00926/NMA - 9 21/01285/FUL – 33 21/03716/FUL - 62</p>	North Curbridge (West Witney)	269	255	<p>As of 1st April 2023, detailed planning permission was in place for a total of 986 dwellings (out of the 1,000 dwellings permitted under the original outline consent).</p> <p>It should be noted that since 1st April 2023, planning permission has been granted for an additional 74 dwellings on land previously reserved for a secondary school.</p> <p>These will be included in a future update of the HLS statement.</p>	<p>Development well under construction with two developers remaining on site.</p> <p>As of 1st April 2023, a total of 731 dwellings had been completed with a further 255 remaining from those phases with detailed permission, all of which are anticipated to be delivered within the 5-year period.</p>
<p>14/0091/P/OP and:</p> <p>18/01539/RES - 77 19/00105/RES - 144 19/02121/RES - 33 20/02017/RES - 282 22/02064/RES - 164</p>	Land east of Carterton	371	371	<p>Original outline planning permission for 700 units, all of which now have detailed permission.</p> <p>It should be noted that an additional 99 dwellings have been approved, subject to legal agreement and will be counted in a future update of the HLS statement.</p>	<p>Development now well underway through Bloor Homes.</p> <p>329 dwellings had been completed as of 31 March 2023 with the remaining 371 dwellings to be completed over the next 5 years.</p> <p>92 completions were recorded in 2021/22 and 95 completions in 2022/23.</p>

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
					This rate of delivery is anticipated to continue.
16/03415/OUT and 19/00875/RES	East of Mount Owen Road, Bampton	34	34	Detailed	Development is under construction by Taylor Wimpey, with 73 completions recorded in 2022/23. It is anticipated that the scheme will be fully completed in 2023/24.
15/00166/OUT, 18/03035/RES and 20/00303/FUL	Land west of Shilton Road, Burford	72	72	Detailed	<p>The scheme known as Cotswold Gate is currently under construction by Lioncourt Homes with 36 units remaining to be built out of the original 91 permitted.</p> <p>The Cotswold Gate scheme includes 67 extra-care units which have been previously completed by specialist housing provider Beechcroft.</p> <p>The scheme also includes a 64-bed care home (C2 class) and in accordance with the Government's planning practice guidance on housing supply and delivery, these units have been counted on the basis of the amount of accommodation they will release in the housing market, applying a ratio of 1.8 (i.e. 64 bedspaces / 1.8 = 36 units of accommodation).</p>

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
					Total assumed delivery in the period 2023 – 2028 is therefore 72 (i.e. 36 + 36).
17/03338/RES	Land North Of Burford Road Witney	52	52	Detailed	Development under construction by David Wilson Homes. As of 1 st April 2023, 52 dwellings were remaining to be completed, all of which will be delivered in the 5-year period.
16/01450/OUT 17/03252/RES 20/02452/FUL	Land at Downs Road Curbridge Witney	16	16	Detailed It should be noted that an additional 75 dwellings were granted permission at appeal within this site and will be counted in a future update of the HLS statement.	Development well under construction by Crest Nicholson with only 16 units remaining to be completed as of 1 st April 2023. These are all expected to be completed in 2023/24.
21/00691/RES	Land At Butts Piece Main Road Stanton Harcourt Oxfordshire	22	22	Detailed	The development, known as 'Deanfields' is under construction by Deanfield Homes with 18 completions recorded in 2022/23. The remaining 22 units are expected to be completed in 2023/24.

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
22/01330/OUT	Land North Of Witney Road Long Hanborough Oxfordshire	150	150	Outline	Outline planning permission was granted in February 2023. The applicant, Blenheim Estate Homes, has a strong track record of delivery in the local area and given the scale of development involved, it is anticipated that all of the 150 homes will be delivered by 31 st March 2028.
21/03405/OUT	Witney Road, Ducklington, Witney	120	120	Outline	Outline planning permission granted for 120 homes on appeal in January 2023. Given the scale of development involved, it is anticipated that all of these new homes will be delivered by 31 st March 2028.
19/00991/RES	Land south of Oxford Road, Enstone	29	29	Detailed	Development under construction by Orbit Homes. First completions were recorded in 2023/24.
15/03099/FUL	Land south of Forest Road, Charlbury	25	25	Detailed	Pre-construction work has now commenced. Development to be delivered by Rushy Bank Partnership/Harper Crewe.
21/02320/FUL	Land South of Giernalls Road, Hailey, Oxfordshire	22	22	Detailed	Developer on site. Scale of development is such that all units will be completed well within the 5-year period.
17/02814/FUL	Chipping Norton War Memorial Hospital Horsefair	14	14	Detailed	Small site with detailed planning permission. No evidence to suggest that the development will not be completed within the 5-year period.

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
	Chipping Norton				Developer has been in recent communication with WODC's Building Control team.
18/02841/FUL	Land South East Of 84 – 86 Grove Road, Bladon, Oxfordshire	10	10	Detailed	Developer on site. Scale of development is such that all units will be completed well within the 5-year period.
16/02113/FUL	Station Garage, Station Road, Kingham, Chipping Norton	10	10	Detailed	Small site to be constructed by Gentian Homes. Site has been cleared for development so recorded as having been started.
17/00629/FUL and 21/04126/RES	Land to the rear of 65 High Street, Standlake	10	10	Detailed	Developer on site. Scale of development is such that all units will be completed well within the 5-year period.
20/00929/FUL	Site Of Former 19 Burford Road Carterton Oxfordshire	10	10	Detailed	Building control application has been submitted. Small site with detailed planning permission. No evidence to suggest that the development will not be completed within the 5-year period.

Planning Application Reference Number	Site Name	Number of units yet to be built as of 1 st April 2023	Assumed delivery 2023 - 2028	Detailed / Outline Permission	Commentary on deliverability
19/02013/FUL	27 Market Square, Witney	10	10	Detailed	<p>Small site with detailed planning permission.</p> <p>No evidence to suggest that the development will not be completed within the 5-year period.</p>
21/02628/FUL	1 St Marys Court Witney	30	4	Detailed	<p>Planning permission for 30 dwellings.</p> <p>With the loss of 26 existing units, the development will result in a net gain of 4 units.</p>
	TOTAL	1,276	1,236		

Appendix 2 – Small existing commitments of less than 10 dwellings

WITNEY SUB AREA

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
12/0843/P/FP	61 Witney Road, Ducklington, Witney, Oxfordshire, OX29 7TS	Ducklington	Witney	STARTED	13/07/2012	1
15/00135/PN56	Harvestway House, 28 High Street, Witney, Oxfordshire, Witney, OX28 6RA	Witney	Witney	STARTED	16/02/2015	1
15/00089/FUL	29 Moor Avenue Witney Oxfordshire, Witney, OX28 6LL	Witney	Witney	STARTED	20/02/2015	1
15/00302/FUL	Land fronting Well Lane, Curbridge, Curbridge, OX29 7PB	Curbridge	Witney	STARTED	17/03/2015	4
15/00581/FUL	220 Burwell Drive Witney Oxfordshire OX28 5LT, Witney, OX28 5LT	Witney	Witney	STARTED	21/04/2015	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
16/02327/FUL	Hill Farm, Oxford Road, Witney, Oxfordshire. OX29 6UY	South Leigh	Witney	STARTED	15/09/2016	1
16/02874/FUL	41 High Street, Witney, Oxfordshire. OX28 6HP	Witney	Witney	STARTED	24/10/2016	1
16/04097/FUL	31A Market Square, Witney, Oxfordshire OX28 6AD	Witney	Witney	STARTED	02/02/2017	2
17/00901/FUL	10 Orchard WayWitneyOxfordshireOX28 4EW	Witney	Witney	STARTED	24/04/2017	1
17/01139/FUL	84 Abbey RoadWitneyOxfordshireOX28 5LF	Witney	Witney	STARTED	29/06/2017	1
18/00948/FUL	Barns At The Bungalow White Oak Green Hailey Oxfordshire	Crawley	Witney	STARTED	25/06/2018	1
19/00448/FUL	97 High Street Witney Oxfordshire OX28 6HY	Witney	Witney	STARTED	16/05/2019	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/01164/FUL	Rear Of 37 Corn Street Witney Oxfordshire OX28 6BW	Witney	Witney	STARTED	25/07/2019	4
19/02219/FUL	1 French Close Witney Oxfordshire OX28 5JP	Witney	Witney	STARTED	24/10/2019	1
20/00404/FUL	2 Springfield Park Witney Oxfordshire OX28 6EF	Witney	Witney	STARTED	09/04/2020	1
20/01053/FUL	29 Market Square Witney Oxfordshire OX28 6AD	Witney	Witney	STARTED	15/07/2020	4
20/02536/FUL	The Haybarn Burycroft Farm Crawley Road Witney Oxfordshire	Hailey	Witney	STARTED	08/12/2020	1
20/02605/FUL	2 Well Lane Curbridge Witney	Curbridge	Witney	STARTED	14/01/2021	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	Oxfordshire OX29 7PA					
20/03018/FUL	26 - 28 Corn Street Witney Oxfordshire OX28 6BL	Witney	Witney	STARTED	11/02/2021	1
21/00112/FUL	110 Witney Road Ducklington Witney Oxfordshire OX29 7TN	Ducklington	Witney	STARTED	01/04/2021	1
21/00667/FUL	147 Burwell Drive Witney Oxfordshire OX28 5LP	Witney	Witney	GRANTED	20/04/2021	1
20/03068/FUL	141 Queen Emmas Dyke Witney Oxfordshire OX28 4DT	Witney	Witney	GRANTED	13/05/2021	1
20/03185/FUL	1 Wesley Walk Witney Oxfordshire OX28 6ZJ	Witney	Witney	STARTED	01/06/2021	8

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/01766/FUL	73 High Street Witney Oxfordshire OX28 6JA	Witney	Witney	STARTED	11/06/2021	2
20/00858/FUL	Ash Close, Gloucester Place, Witney, OX28 6LB	Witney	Witney	GRANTED	16/06/2021	2
21/00858/OUT	Land North Of 7 St Kenelms Close Minster Lovell Oxfordshire	Minster Lovell	Witney	GRANTED	22/06/2021	1
21/01193/FUL	59 Colwell Drive Witney Oxfordshire OX28 5NJ	Witney	Witney	GRANTED	24/06/2021	1
20/03281/FUL	87 Corn Street Witney Oxfordshire OX28 6AS	Witney	Witney	GRANTED	15/07/2021	8
21/01965/FUL	Orchard Paddock Cottage 50 Abingdon Road Standlake Witney Oxfordshire OX29 7RQ	Standlake	Witney	GRANTED	11/08/2021	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/02361/PN56	14 Church Green Witney Oxfordshire OX28 4AW	Witney	Witney	GRANTED	26/08/2021	1
21/02550/FUL	156 Corn Street Witney Oxfordshire OX28 6BY	Witney	Witney	GRANTED	01/09/2021	-1
21/02033/OUT	Lovell Croft Burford Road Minster Lovell Witney Oxfordshire OX29 0RZ	Minster Lovell	Witney	GRANTED	20/09/2021	1
21/02654/FUL	Old Orchard Court Corndell Gardens Witney Oxfordshire	Witney	Witney	GRANTED	27/09/2021	1
21/02175/FUL	Land West Of Glebe Cottage Lew Road Curbridge Witney Oxfordshire	Curbridge	Witney	COMPLETED	15/10/2021	4
21/02905/FUL	6 Church Green Witney Oxfordshire OX28 4AW	Witney	Witney	GRANTED	02/11/2021	5

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/02628/FUL	1 St Marys Court Witney Oxfordshire OX28 4AP	Witney	Witney	STARTED	24/01/2022	4
21/03662/FUL	190 Colwell Drive Witney Oxfordshire OX28 5LW	Witney	Witney	STARTED	01/02/2022	1
21/03851/FUL	153 Thorney Leys Witney Oxfordshire OX28 5NS	Witney	Witney	STARTED	04/02/2022	1
22/00537/FUL	7 Burford Road Witney Oxfordshire OX28 6DP	Witney	Witney	GRANTED	15/06/2022	1
22/00998/FUL	41 Curbridge Road Witney Oxfordshire OX28 5JU	Witney	Witney	GRANTED	07/07/2022	1
22/00788/FUL	Curbridge Downs Farm Burford Road Minster Lovell Witney Oxfordshire	Curbridge	Witney	GRANTED	14/07/2022	5

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX29 0RD					
22/01888/FUL	77 High Street Witney Oxfordshire OX28 6JA	Witney	Witney	GRANTED	21/09/2022	-1
22/01674/FUL	Oakwood Place Lew Road Curbridge Witney Oxfordshire	Curbridge	Witney	STARTED	10/10/2022	1
21/03891/FUL	Orchard House Downhill Lane Hailey Witney Oxfordshire OX29 9UJ	Hailey	Witney	GRANTED	13/10/2022	2
22/02408/FUL	112 Brize Norton Road Minster Lovell Witney Oxfordshire OX29 0SQ	Minster Lovell	Witney	STARTED	21/10/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
22/02355/FUL	155 Burwell Drive Witney Oxfordshire OX28 5LP	Witney	Witney	GRANTED	01/11/2022	1
22/02489/FUL	10 Church Street Ducklington Witney Oxfordshire OX29 7UG	Ducklington	Witney	GRANTED	10/11/2022	2
22/02846/FUL	Elim Pentecostal Church West End Witney Oxfordshire OX28 1NQ	Witney	Witney	STARTED	13/12/2022	1
22/02953/FUL	1 French Close Witney Oxfordshire OX28 5JP	Witney	Witney	STARTED	23/12/2022	2
22/03359/PN56	First And Second Floors Buttercross House 14 Langdale Gate Witney Oxfordshire OX28 6EY	Witney	Witney	COMPLETED	11/01/2023	3

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
22/03152/FUL	112 Brize Norton Road Minster Lovell Witney Oxfordshire OX29 0SQ	Minster Lovell	Witney	STARTED	01/02/2023	1
23/00094/FUL	Aspley House Wood Lane Hailey Witney Oxfordshire OX29 9XB	Hailey	Witney	GRANTED	10/03/2023	1
					TOTAL	93

CARTERTON SUB AREA

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
11/0809/P/FP	Ham Court, Weald, Bampton, Oxfordshire, OX18 2HG	Bampton	Carterton	STARTED	01/08/2011	I
11/1213/P/FP	Hollytree House, Main Street, Clanfield, OX18 2SP	Clanfield	Carterton	STARTED	23/09/2011	I
14/0990/P/FP	Grove Farm, Brize Norton Road, Minster Lovell, Oxfordshire, OX29 0SJ	Brize Norton	Carterton	STARTED	12/08/2014	I
15/00468/FUL	The Cottage, Burford Road, Brize Norton, Oxfordshire, Brize Norton, OX18 3NL	Brize Norton	Carterton	STARTED	31/03/2015	I
15/01923/FUL	Land at Albion Place, Bampton, Oxfordshire, Bampton, OX29 4TB	Bampton	Carterton	STARTED	22/07/2015	I
15/04047/FUL	Tawny Cottage, Lower End, Alvescot, Bampton, OX18 2QA	Alvescot	Carterton	STARTED	20/01/2016	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
I6/00728/FUL	Threeways Langford Lechlade Oxfordshire GL7 3LN	Langford	Carterton	STARTED	27/04/2016	1
I7/02627/FUL	7 Brize Norton Road Carterton Oxfordshire OX18 3HN	Carterton	Carterton	STARTED	03/10/2017	1
I7/02666/FUL	Land North Of Paradise Farm Bull Lane Aston Bampton Oxfordshire	Aston, Cote, Shifford and Chimney	Carterton	STARTED	26/10/2017	3
I8/00758/FUL	Park Farm Lower End Alvescot Oxfordshire OX18 2QA	Alvescot	Carterton	STARTED	04/05/2018	5
I7/02809/FUL	Stonelea Farm Stonelands Brize Norton Carterton Oxfordshire OX18 3PA	Shilton	Carterton	STARTED	06/07/2018	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
18/01388/FUL	7 The Tower Centre Alvescot Road Carterton Oxfordshire OX18 3JG	Carterton	Carterton	STARTED	09/07/2018	1
18/02453/PN56	Ditcham Farm Lew Bampton Oxfordshire OX18 2BD	Lew	Carterton	STARTED	05/12/2018	1
18/03027/FUL	Grawins Rock Close Carterton Oxfordshire OX18 3BP	Carterton	Carterton	GRANTED	11/01/2019	1
18/03105/FUL	Park Farm Lower End Alvescot Oxfordshire OX18 2QA	Alvescot	Carterton	STARTED	24/01/2019	6
19/01114/PN56	Chimney Farm Barns Chimney Bampton Oxfordshire OX18 2EH	Aston, Cote, Shifford and Chimney	Carterton	GRANTED	06/06/2019	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/01267/FUL	Park Farm Lower End Alvescot Oxfordshire OX18 2QA	Alvescot	Carterton	STARTED	19/07/2019	I
18/00694/FUL	Clearwater Aston Road Bampton Oxfordshire OX18 2AL	Bampton	Carterton	STARTED	25/07/2019	I
19/02644/FUL	Land West Of 31 Home Close Carterton Oxfordshire	Carterton	Carterton	STARTED	19/12/2019	I
19/03224/FUL	Former 24 Sellwood Drive Carterton Oxfordshire OX18 3AZ	Carterton	Carterton	STARTED	22/01/2020	I
20/00072/FUL	Rear Of 9 - 11 Burford Road Carterton Oxfordshire	Carterton	Carterton	STARTED	30/03/2020	8
20/00889/FUL	4 Rock Close Carterton Oxfordshire OX18 3BP	Carterton	Carterton	STARTED	26/05/2020	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/00382/FUL	Land South East Of Grayshott House High Street Bampton Oxfordshire	Bampton	Carterton	COMPLETED	26/06/2020	1
20/01160/OUT	Grange Farm Cottages Burford Road Brize Norton Oxfordshire	Brize Norton	Carterton	GRANTED	17/07/2020	1
20/01321/FUL	Hulse Grounds Farm Little Faringdon Lechlade Oxfordshire GL7 3QR	Little Faringdon	Carterton	GRANTED	27/07/2020	2
20/02340/OUT	16 Black Bourton Road Carterton Oxfordshire OX18 3HA	Carterton	Carterton	GRANTED	16/11/2020	4
20/02303/FUL	93 Shilton Road Carterton Oxfordshire OX18 1EN	Carterton	Carterton	GRANTED	17/11/2020	1
20/03177/FUL	Aston Repair Depot The Square Aston Bampton	Aston, Cote, Shifford and Chimney	Carterton	GRANTED	19/01/2021	2

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	Oxfordshire OX18 2DL					
20/03179/FUL	8 Arkell Avenue Carterton Oxfordshire OX18 3BS	Carterton	Carterton	STARTED	16/02/2021	6
20/01993/FUL	Kielder 48 Station Road Brize Norton Carterton Oxfordshire OX18 3QA	Brize Norton	Carterton	STARTED	17/02/2021	1
20/03518/PN56	Shilton Downs House Shilton Burford Oxfordshire OX18 4AL	Shilton	Carterton	GRANTED	10/03/2021	1
21/00185/FUL	79 Milestone Road Carterton Oxfordshire OX18 3RL	Carterton	Carterton	STARTED	18/03/2021	6

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/03581/FUL	41 Burford Road Carterton Oxfordshire OX18 3AQ	Carterton	Carterton	GRANTED	22/06/2021	4
21/01180/FUL	43 Milestone Road Carterton Oxfordshire OX18 3RJ	Carterton	Carterton	STARTED	17/08/2021	1
21/02065/OUT	Peartree Farm Cross Tree Lane Filkins Lechlade Oxfordshire GL7 3JL	Filkins and Broughton Poggs	Carterton	GRANTED	17/08/2021	4
21/02587/FUL	Fairseat Arkell Avenue Carterton Oxfordshire OX18 3BS	Carterton	Carterton	STARTED	15/11/2021	2
21/03433/FUL	Down House Shilton Burford Oxfordshire OX18 4AB	Shilton	Carterton	GRANTED	10/03/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/04101/FUL	Kielder 48 Station Road Brize Norton Carterton Oxfordshire OX18 3QA	Brize Norton	Carterton	STARTED	07/04/2022	1
21/03832/FUL	81 Milestone Road Carterton Oxfordshire OX18 3RL	Carterton	Carterton	STARTED	31/05/2022	5
22/00884/FUL	Priory Barn Park Farm Lower End Alvescot Bampton Oxfordshire OX18 2QA	Alvescot	Carterton	GRANTED	15/06/2022	1
22/00814/FUL	Sturt Farm Oxford Road Burford Oxfordshire OX18 4ET	Shilton	Carterton	GRANTED	07/07/2022	1
22/01374/FUL	40 Milestone Road Carterton Oxfordshire	Carterton	Carterton	STARTED	18/07/2022	4

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX18 3RG					
22/00764/FUL	26 Milestone Road Carterton Oxfordshire OX18 3RF	Carterton	Carterton	STARTED	27/07/2022	1
22/00829/FUL	33 Rock Close Carterton Oxfordshire OX18 3BP	Carterton	Carterton	GRANTED	28/07/2022	1
22/02284/FUL	Brooklyn Nurseries 65 Shilton Road Carterton Oxfordshire OX18 1EN	Carterton	Carterton	GRANTED	11/10/2022	4
21/02209/OUT	Aston Mile Farm Aston Bampton Oxfordshire OX18 2EU	Aston, Cote, Shifford and Chimney	Carterton	GRANTED	26/10/2022	1
22/00017/PN56	Sturt Farm Courtyard, Oxford Road, Burford, OX18 4ET	Shilton	Carterton	GRANTED	01/12/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/02891/FUL	Kingsway Farm Bampton Road Aston Bampton Oxfordshire OX18 2BT	Aston, Cote, Shifford and Chimney	Carterton	GRANTED	02/12/2022	1
22/02171/FUL	Mill House Little Clanfield Bampton Oxfordshire OX18 2RX	Clanfield	Carterton	GRANTED	06/12/2022	1
22/02962/FUL	Carton Lodge Swinbrook Road Carterton Oxfordshire OX18 1DT	Carterton	Carterton	GRANTED	12/12/2022	1
22/03000/FUL	Micheli Lower End Alvescot Bampton Oxfordshire OX18 2QA	Alvescot	Carterton	GRANTED	21/02/2023	1
					TOTAL	101

CHIPPING NORTON SUB AREA

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
I1/0680/P/FP	Broadstone Manor Offices, Broadstone Hill, Old Chalford, Chipping Norton, Oxfordshire, OX7 5QL	Enstone	Chipping Norton	STARTED	21/06/2011	2
I3/0804/P/FP	Cherwell House, Chipping Norton Road, Little Tew, Oxfordshire, OX7 4JE	Little Tew	Chipping Norton	STARTED	01/08/2013	1
I4/0361/P/FP	39 Spring Street, Chipping Norton, OX7 5NN	Chipping Norton	Chipping Norton	STARTED	23/04/2014	1
I4/01719/FUL	12, Over Norton Road, Chipping Norton, OX7 5NR, OX7 5NR	Chipping Norton	Chipping Norton	STARTED	23/12/2014	1
I4/02267/FUL	8a West Street, Chipping Norton, OX7 5AA, Chipping Norton, OX7 5AA	Chipping Norton	Chipping Norton	STARTED	23/01/2015	2

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
I4/02275/FUL	33 South Street, Middle Barton, Oxfordshire, Middle Barton, OX7 7BU	Steeple Barton	Chipping Norton	STARTED	09/02/2015	I
I5/00306/FUL	Fits Barn, Enstone Road, Little Tew, Chipping Norton, Oxfordshire, Little Tew, OX7 3LP	Little Tew	Chipping Norton	STARTED	18/05/2015	I
I5/03603/FUL	Manor Farm, Sandford St Martin Road, Westcote Barton, Middle Barton, OX7 7AD	Westcot Barton	Chipping Norton	STARTED	27/11/2015	I
I6/02997/FUL	Manor Farm Enstone Road Little Tew Chipping Norton Oxfordshire OX7 4HZ	Little Tew	Chipping Norton	STARTED	08/11/2016	I
I6/02795/FUL	2 Mill Lane Middle Barton Chipping Norton Oxfordshire OX7 7BT	Steeple Barton	Chipping Norton	STARTED	21/11/2016	6

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
17/00982/PN56	Brook End Farm Chastleton Moreton-In-Marsh Oxfordshire GL56 0TA	Chastleton	Chipping Norton	STARTED	18/05/2017	I
17/01459/FUL	Cleeve-cot 16 Over Norton Road Chipping Norton Oxfordshire OX7 5NR	Chipping Norton	Chipping Norton	STARTED	30/08/2017	I
18/02088/FUL	The Studio Potato Town Banbury Road Swerford Chipping Norton Oxfordshire OX7 4AP	Swerford	Chipping Norton	STARTED	04/09/2018	I
18/01479/FUL	Horsehay Farm Duns Tew Road Middle Barton Chipping Norton Oxfordshire OX7 7DQ	Westcot Barton	Chipping Norton	STARTED	18/01/2019	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
18/03377/FUL	Glencairn The Close Salford Chipping Norton Oxfordshire OX7 5YR	Salford	Chipping Norton	STARTED	25/02/2019	1
17/04153/FUL	60 West Street, Chipping Norton, Oxfordshire. OX7 5ER	Chipping Norton	Chipping Norton	GRANTED	25/04/2019	1
19/01066/FUL	Glyme BankLidstoneChipping NortonOxfordshireOX7 4HL	Enstone	Chipping Norton	STARTED	11/07/2019	1
19/00638/FUL	5 The Leys Chipping Norton Oxfordshire OX7 5HQ	Chipping Norton	Chipping Norton	STARTED	05/08/2019	1
19/01262/FUL	Land South Of Rock Hill Chipping Norton Oxfordshire	Chipping Norton	Chipping Norton	STARTED	14/08/2019	3

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/02474/PN56	Northernmost Agricultural Building Chapel House Farm Chipping Norton Oxfordshire	Over Norton	Chipping Norton	STARTED	05/11/2019	2
19/02479/PN56	Barn 5 North West Of Chapel House Farm Chipping Norton Oxfordshire	Over Norton	Chipping Norton	STARTED	05/11/2019	1
20/00608/FUL	Cedar Bungalow Banbury Road Chipping Norton Oxfordshire OX7 5SY	Over Norton	Chipping Norton	GRANTED	24/04/2020	-1
20/01278/FUL	Glyme Bank Lidstone Chipping Norton Oxfordshire OX7 4HL	Enstone	Chipping Norton	GRANTED	11/08/2020	1
20/01164/FUL	35 North Street Middle Barton Chipping Norton Oxfordshire OX7 7BH	Steeple Barton	Chipping Norton	GRANTED	12/08/2020	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/02470/FUL	Chapel House Farm Chipping Norton Oxfordshire OX7 5SZ	Over Norton	Chipping Norton	STARTED	19/08/2020	4
20/01945/FUL	Red Brick House Southcombe Chipping Norton Oxfordshire OX7 5QH	Chipping Norton	Chipping Norton	GRANTED	01/10/2020	1
20/01653/FUL	Land At 8 Worcester Road Chipping Norton Oxfordshire	Chipping Norton	Chipping Norton	GRANTED	06/11/2020	1
20/00605/FUL	Manor Farm Barns North Street Middle Barton Oxfordshire	Steeple Barton	Chipping Norton	GRANTED	27/11/2020	3
20/02511/FUL	Land East Of 15 North Street Middle Barton Oxfordshire	Steeple Barton	Chipping Norton	STARTED	04/12/2020	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/01933/FUL	Police StationBanbury RoadChipping NortonOxfordshireOX7 5AW	Chipping Norton	Chipping Norton	STARTED	22/03/2021	8
20/02815/FUL	Little Crimea New Road Great Tew Chipping Norton Oxfordshire OX7 4AQ	Great Tew	Chipping Norton	GRANTED	07/04/2021	1
21/00612/FUL	Land North West Of 33 South Street Middle Barton Oxfordshire	Steeple Barton	Chipping Norton	STARTED	10/05/2021	1
21/00398/FUL	Land South Of Rock Hill Chipping Norton Oxfordshire	Chipping Norton	Chipping Norton	STARTED	16/06/2021	2
21/01204/FUL	29 - 30 High Street Chipping Norton Oxfordshire OX7 5AD	Chipping Norton	Chipping Norton	GRANTED	30/07/2021	8

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/03381/FUL	Old School House Main Street Over Norton Chipping Norton Oxfordshire OX7 5PU	Over Norton	Chipping Norton	STARTED	02/08/2021	1
21/01061/FUL	High Cleeve Over Norton Chipping Norton Oxfordshire OX7 5PH	Over Norton	Chipping Norton	GRANTED	31/08/2021	1
21/02536/FUL	26 The Paddocks Enstone Chipping Norton Oxfordshire OX7 4AZ	Enstone	Chipping Norton	GRANTED	20/09/2021	1
21/03187/FUL	Little Brook House Chastleton Moreton-In-Marsh Oxfordshire GL56 0TA	Chastleton	Chipping Norton	STARTED	24/11/2021	1
21/02984/FUL	Manor Farm Barns North Street Middle Barton Oxfordshire	Steeple Barton	Chipping Norton	GRANTED	15/12/2021	3

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/02494/FUL	Harcomb House Evenlode Lane Chastleton Moreton-In-Marsh Oxfordshire GL56 0SU	Chastleton	Chipping Norton	STARTED	20/12/2021	1
21/04076/FUL	7 Cleveley Road Enstone Chipping Norton Oxfordshire OX7 4LL	Enstone	Chipping Norton	STARTED	30/03/2022	2
22/00462/PN56	Chivel Farm Enstone Road Heythrop Chipping Norton Oxfordshire OX7 5TR	Heythrop	Chipping Norton	STARTED	12/04/2022	2
21/03970/FUL	Hitchmans Mews 2 West Street Chipping Norton Oxfordshire OX7 5AA	Chipping Norton	Chipping Norton	GRANTED	26/04/2022	1
22/00583/FUL	31 Worcester Road Chipping Norton Oxfordshire	Chipping Norton	Chipping Norton	GRANTED	29/04/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX7 5YF					
22/00727/PN56	Chapel House Farm Chipping Norton Oxfordshire OX7 5SZ	Over Norton	Chipping Norton	STARTED	05/05/2022	2
22/00134/FUL	Chastleton Glebe Chastleton Moreton-In-Marsh Oxfordshire GL56 0SZ	Chastleton	Chipping Norton	GRANTED	27/05/2022	1
21/02850/FUL	23 West Street Chipping Norton Oxfordshire OX7 5EU	Chipping Norton	Chipping Norton	STARTED	16/11/2022	1
22/02008/FUL	Land North Of Home Farm Chastleton Oxfordshire	Chastleton	Chipping Norton	GRANTED	14/12/2022	1
22/03329/FUL	Manor Farm Barns North Street Middle Barton Oxfordshire	Steeple Barton	Chipping Norton	GRANTED	16/02/2023	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
					TOTAL	82

EYNHAM - WOODSTOCK SUB AREA

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
12/0271/P/FP	Park House, Over Worton, Chipping Norton, Oxfordshire, OX7 7ER	Worton	Eynsham Woodstock	STARTED	04/04/2012	I
13/0466/P/FP	Southfield Barn, Stanton Harcourt Road, Eynsham	Eynsham	Eynsham Woodstock	STARTED	04/06/2013	I
13/1210/P/FP	Moreton Cottage, Moreton Lane, Northmoor, OX29 5SY	Northmoor	Eynsham Woodstock	STARTED	24/09/2013	I
13/1380/P/FP	Church Farm, Moreton Lane, Northmoor, OX29 5SY	Northmoor	Eynsham Woodstock	STARTED	20/11/2013	I
14/0302/P/FP	Hope House, 14 Oxford Street, Woodstock, Oxfordshire, OX20 1TS	Woodstock	Eynsham Woodstock	STARTED	25/04/2014	-I
14/02296/FUL	9 Market Place Woodstock Oxfordshire, Woodstock, OX20 1SY	Woodstock	Eynsham Woodstock	STARTED	04/02/2015	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
15/01517/FUL	Lincoln Farmhouse, High Street, Standlake, OX29 7RH, Standlake, OX29 7RH	Standlake	Eynsham Woodstock	STARTED	15/06/2015	I
17/00535/FUL	87 High Street Standlake Witney Oxfordshire OX29 7RH	Standlake	Eynsham Woodstock	STARTED	11/04/2017	I
17/00660/FUL	Home Close Millwood End Long Hanborough Witney Oxfordshire OX29 8BX	Hanborough	Eynsham Woodstock	STARTED	20/04/2017	I
17/01017/FUL	Mole End 27 Stonesfield Road Combe Witney Oxfordshire OX29 8PF	Combe	Eynsham Woodstock	STARTED	18/05/2017	I
16/02515/FUL	Long Close Oxford Road Woodstock Oxfordshire OX20 1QN	Woodstock	Eynsham Woodstock	STARTED	21/06/2017	I
17/02041/FUL	Wytham Barn Acre End Street Eynsham Oxfordshire	Eynsham	Eynsham Woodstock	STARTED	23/08/2017	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
17/02540/FU	Woodstock House, Woodstock House, Rectory Lane, Woodstock, OX20 1UG, OX20 1UG	Woodstock	Eynsham Woodstock	STARTED	09/11/2017	1
17/02909/FUL	Fruitlands 34 Park Road North Leigh Witney Oxfordshire OX29 6RX	North Leigh	Eynsham Woodstock	STARTED	27/11/2017	1
18/00386/FUL	59 Wroslyn Road Freeland Witney Oxfordshire OX29 8HL	Freeland	Eynsham Woodstock	STARTED	30/04/2018	1
18/00949/FUL	Croft Farmhouse 77 Abingdon Road Standlake Witney Oxfordshire OX29 7QN	Standlake	Eynsham Woodstock	STARTED	26/06/2018	3

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
18/01458/FUL	27 Aston Road Brighthampton Witney Oxfordshire OX29 7QW	Standlake	Eynsham Woodstock	STARTED	10/07/2018	1
18/01647/FUL	The Bungalow Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB	Stanton Harcourt	Eynsham Woodstock	STARTED	15/08/2018	1
18/00967/FUL	34 Grove Road Bladon Woodstock Oxfordshire OX20 1RD	Bladon	Eynsham Woodstock	STARTED	06/09/2018	1
18/02266/FUL	Garden House Hawthorn Road Eynsham Witney Oxfordshire OX29 4NT	Eynsham	Eynsham Woodstock	STARTED	24/09/2018	1
15/03165/FUL	Northmoor Park Church Road Northmoor Oxfordshire	Northmoor	Eynsham Woodstock	GRANTED	17/10/2018	5

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX29 5UH					
18/01973/FUL	Land West Of Ferndale New Yatt Road North Leigh Oxfordshire	North Leigh	Eynsham Woodstock	GRANTED	27/11/2018	5
19/00025/FUL	18 Heath Lane Bladon Woodstock Oxfordshire OX20 ISB	Bladon	Eynsham Woodstock	STARTED	05/03/2019	1
19/00401/FUL	Barclays Bank 14 Park Street Woodstock Oxfordshire OX20 ISW	Woodstock	Eynsham Woodstock	COMPLETED	08/05/2019	1
19/00994/OUT	61 High Street Standlake Witney Oxfordshire OX29 7RH	Standlake	Eynsham Woodstock	GRANTED	30/05/2019	2

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/00940/FUL	The Bungalow Wilcote Chipping Norton Oxfordshire OX7 3EA	North Leigh	Eynsham Woodstock	STARTED	11/07/2019	-1
19/01431/FUL	Bankfield Lodge Standlake Witney Oxfordshire OX29 7QB	Standlake	Eynsham Woodstock	GRANTED	16/07/2019	1
19/02249/PN56	Land And Farm Buildings At Lower Whitehill Farm Lower Whitehill Tackley Oxfordshire	Tackley	Eynsham Woodstock	GRANTED	26/09/2019	2
20/01024/PIP	16 Heath Lane Bladon Woodstock Oxfordshire OX20 1SB	Bladon	Eynsham Woodstock	GRANTED	26/06/2020	3
20/02053/FUL	2 Long Close Oxford Road Woodstock Oxfordshire OX20 1QN	Woodstock	Eynsham Woodstock	COMPLETED	06/10/2020	2
20/01557/FUL	42 Windmill Road North Leigh Witney Oxfordshire	North Leigh	Eynsham Woodstock	STARTED	17/11/2020	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX29 6RQ					
20/02634/FUL	Chillbrook Farm Barnard Gate Witney Oxfordshire OX29 6XD	Eynsham	Eynsham Woodstock	STARTED	15/01/2021	1
20/01567/FUL	Land And Farm Buildings At Lower Whitehill Farm Lower Whitehill Tackley Oxfordshire	Tackley	Eynsham Woodstock	COMPLETED	01/03/2021	1
21/00238/FUL	Former Village Hall Grove Road Bladon Oxfordshire	Bladon	Eynsham Woodstock	STARTED	09/04/2021	2
21/00417/FUL	42 Windmill Road North Leigh Witney Oxfordshire OX29 6RQ	North Leigh	Eynsham Woodstock	STARTED	17/05/2021	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/00622/FUL	Land North East Of 77 Abingdon Road Standlake Oxfordshire	Standlake	Eynsham Woodstock	GRANTED	01/06/2021	5
19/02406/FUL	Greensleeves, Blackditch, Stanton Harcourt, Witney, OX29 5SB	Stanton Harcourt	Eynsham Woodstock	GRANTED	16/07/2021	1
21/01802/FUL	Sutterton Horns Lane Combe Witney Oxfordshire OX29 8NH	Combe	Eynsham Woodstock	GRANTED	19/07/2021	1
21/02483/FUL	117 Main Road Long Hanborough Witney Oxfordshire OX29 8JX	Hanborough	Eynsham Woodstock	GRANTED	02/09/2021	1
21/00341/FUL	St Johns Brigade Headquarters Pinsley Road Long Hanborough Witney Oxfordshire OX29 8JQ	Hanborough	Eynsham Woodstock	GRANTED	04/10/2021	2

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/01497/FUL	The Bell Inn 21 High Street Standlake Witney Oxfordshire OX29 7RH	Standlake	Eynsham Woodstock	GRANTED	13/10/2021	3
21/03072/FUL	Partlows Barn Barnard Gate Witney Oxfordshire OX29 6XD	Eynsham	Eynsham Woodstock	GRANTED	10/11/2021	1
21/03127/FUL	27 Aston Road Brighthampton Witney Oxfordshire OX29 7QW	Standlake	Eynsham Woodstock	STARTED	10/11/2021	1
21/01812/FUL	The Stone Barn High Street Standlake Oxfordshire OX29 7RL	Standlake	Eynsham Woodstock	GRANTED	20/12/2021	1
21/03387/OUT	Garages East Of 25 Roosevelt Road Long Hanborough Oxfordshire	Hanborough	Eynsham Woodstock	GRANTED	11/01/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/04115/FUL	The Bungalow Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB	Stanton Harcourt	Eynsham Woodstock	STARTED	22/03/2022	1
21/02779/FUL	61 High Street Standlake Witney Oxfordshire OX29 7RH	Standlake	Eynsham Woodstock	GRANTED	28/03/2022	2
22/00028/FUL	The Bungalow Wilcote Chipping Norton Oxfordshire OX7 3EA	North Leigh	Eynsham Woodstock	GRANTED	30/03/2022	-1
21/02682/FUL	The Fisheries Blenheim Park Woodstock Oxfordshire OX20 1HE	Blenheim	Eynsham Woodstock	STARTED	11/04/2022	1
22/00465/FUL	North Leigh Methodist Church Chapel Lane North Leigh Witney Oxfordshire	North Leigh	Eynsham Woodstock	GRANTED	26/05/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
	OX29 6SD					
22/00749/FUL	Shabbanoneuk Park Close Bladon Woodstock Oxfordshire OX20 1RN	Bladon	Eynsham Woodstock	COMPLETED	27/05/2022	2
22/01269/FUL	7 Clover Place Eynsham Witney Oxfordshire OX29 4QN	Eynsham	Eynsham Woodstock	GRANTED	01/07/2022	1
22/00723/FUL	Land West Of Ferndale New Yatt Road North Leigh Oxfordshire	North Leigh	Eynsham Woodstock	GRANTED	06/07/2022	5
22/00430/FUL	Greensleeves Blackditch Stanton Harcourt Witney Oxfordshire OX29 5SB	Stanton Harcourt	Eynsham Woodstock	GRANTED	07/07/2022	4

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
22/01558/FUL	2 Marlborough Place Eynsham Witney Oxfordshire OX29 4LZ	Eynsham	Eynsham Woodstock	GRANTED	17/08/2022	2
22/00858/FUL	14 Park Street Woodstock Oxfordshire OX20 1SP	Woodstock	Eynsham Woodstock	COMPLETED	12/09/2022	1
22/01937/FUL	11 Elms Road Cassington Witney Oxfordshire OX29 4DR	Cassington	Eynsham Woodstock	GRANTED	06/10/2022	1
22/02070/FUL	Land And Garages Between 22 And 23 Pinsley Road Long Hanborough Oxfordshire	Hanborough	Eynsham Woodstock	GRANTED	13/10/2022	2
21/00961/FUL	Land South Of Shaston The Green Freeland Oxfordshire	Freeland	Eynsham Woodstock	GRANTED	18/10/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
22/01613/FUL	Land West Of 53 Main Road Main Road Stanton Harcourt Oxfordshire	Stanton Harcourt	Eynsham Woodstock	GRANTED	25/10/2022	2
22/01218/FUL	Northmoor Park Church Road Northmoor Oxfordshire OX29 5UH	Northmoor	Eynsham Woodstock	GRANTED	07/11/2022	2
21/03720/FUL	44 Common Road, North Leigh, Witney, OX29 6RB	North Leigh	Eynsham Woodstock	GRANTED	25/11/2022	9
22/02585/FUL	Five Elms Farm Old Witney Road Eynsham Witney Oxfordshire OX29 4PU	Eynsham	Eynsham Woodstock	STARTED	01/12/2022	1
22/03432/PN56	Common Farm Common Road North Leigh Oxfordshire	North Leigh	Eynsham Woodstock	GRANTED	14/02/2023	5
					TOTAL	106

BURFORD - CHARLBURY SUB AREA

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
12/0333/P/FP	Wysdom Hall, 115 High Street, Burford, Oxfordshire, OX18 4RG	Burford	Burford Charlbury	STARTED	23/04/2012	1
12/1176/P/FP	Priory Of Our Lady, 30 Priory Lane, Burford, Oxfordshire, OX18 4SQ	Burford	Burford Charlbury	STARTED	04/09/2012	1
15/01026/FUL	Golden Pheasant Hotel, High Street, Burford, Oxfordshire, OX18 4QA, Burford, OX18 4QA	Burford	Burford Charlbury	STARTED	18/05/2015	-2
15/01759/FUL	Brook House, Brook Lane, Stonesfield, Oxfordshire, Stonesfield, OX29 8PR	Stonesfield	Burford Charlbury	STARTED	29/06/2015	1
15/03722/FUL	Finstock Reservoir, Leafield Road, Finstock, Finstock, OX7 3DF	Cornbury and Wychwood	Burford Charlbury	STARTED	20/11/2015	1
18/00370/FUL	Springwell, The Ridings, Stonesfield, Oxfordshire. OX29 8EA	Stonesfield	Burford Charlbury	STARTED	19/04/2018	2

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
17/04042/FUL	Malthouse Court, Witney Lane, Leaffield, Oxfordshire. OX29 9AA	Leaffield	Burford Charlbury	STARTED	10/05/2018	I
17/03151/FUL	Walnut Tree Cottage, Swan Lane, Burford, Oxfordshire. OX18 4SH	Burford	Burford Charlbury	STARTED	21/05/2018	I
18/01593/FUL	53 Nine Acres Close, Charlbury, Oxfordshire. OX7 3RD	Charlbury	Burford Charlbury	STARTED	16/08/2018	I
18/03044/FUL	Shipton Lodge Cottage, High Street, Shipton Under Wychwood, Oxfordshire. OX7 6DG	Shipton-under-Wychwood	Burford Charlbury	STARTED	14/03/2019	-I
19/00606/FUL	Langley Ridge Farm, Leaffield Road, Shipton Under Wychwood Chipping Norton, Oxfordshire. OX7 6ED	Shipton-under-Wychwood	Burford Charlbury	STARTED	20/05/2019	I

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
19/01702/PN56	Unit 1 Upton Downs Farm Upton Burford Oxfordshire OX18 4LY	Burford	Burford Charlbury	COMPLETED	19/07/2019	1
19/02172/FUL	Rosedene Cottage, Sarsden, Chipping Norton, Oxfordshire. OX7 6PL	Sarsden	Burford Charlbury	STARTED	25/09/2019	1
19/03004/FUL	Three Ways, Churchill Road, Chipping Norton, Oxfordshire. OX7 5US	Churchill	Burford Charlbury	STARTED	10/01/2020	1
19/03068/OUT	7 Hughes Close, Charlbury, Chipping Norton, Oxfordshire. OX7 3ST	Charlbury	Burford Charlbury	STARTED	12/02/2020	1
20/00217/FUL	Foxdale, The Heath, Milton Under Wychwood, Chipping Norton Oxfordshire. OX7 6LG	Milton-under-Wychwood	Burford Charlbury	STARTED	19/03/2020	1
20/00070/FUL	High Fields, Church Road, Milton Under Wychwood Chipping Norton, Oxfordshire. OX7 6LF	Milton-under-Wychwood	Burford Charlbury	STARTED	23/03/2020	5

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/00738/FUL	Land At Green End, Chadlington, Oxfordshire.	Chadlington	Burford Charlbury	GRANTED	15/06/2020	1
20/01210/OUT	Lantern House, 15 Shilton Road, Burford, Oxfordshire. OX18 4PA	Burford	Burford Charlbury	GRANTED	30/07/2020	2
20/01608/PN56	Units 6-8, Mount Farm, Junction Road, Churchill, Oxfordshire.	Churchill	Burford Charlbury	GRANTED	17/08/2020	3
20/01609/PN56	Units 1-5, Mount Farm, Junction Road, Churchill. Oxfordshire	Churchill	Burford Charlbury	GRANTED	18/08/2020	3
20/01879/FUL	Rynehill House, Kingham, Chipping Norton, Oxfordshire. OX7 6UL	Churchill	Burford Charlbury	GRANTED	21/09/2020	4
20/02010/PN56	Stables, Fairspear House, Fairspear Road, Leafield, Oxfordshire OX29 9NY	Leafield	Burford Charlbury	STARTED	23/09/2020	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/02103/PN56	Farm Building At Kingham, Oxfordshire	Kingham	Burford Charlbury	GRANTED	01/10/2020	1
20/01869/FUL	Greystones Barn, Junction Road, Churchill, Chipping Norton Oxfordshire. OX7 6NW	Churchill	Burford Charlbury	GRANTED	05/10/2020	-1
20/01592/OUT	Land North East Of 51, High Street, Ascott Under Wychwood, Oxfordshire	Ascott-under-Wychwood	Burford Charlbury	GRANTED	03/11/2020	2
20/02577/RES	The Gables, West End, Chadlington, Chipping Norton Oxfordshire. OX7 3NJ	Chadlington	Burford Charlbury	GRANTED	27/11/2020	3
20/00991/FUL	Land North Of Gas Lane And Ascott Road Shipton Under Wychwood. Oxfordshire	Shipton-under-Wychwood	Burford Charlbury	STARTED	01/12/2020	2
20/02343/FUL	Yew Dell, Hixet Wood, Charlbury, Chipping Norton, Oxfordshire. OX7 3SA	Charlbury	Burford Charlbury	STARTED	12/01/2021	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/02818/FUL	Cuckoo Pen Farm, Westwell, Burford, Oxfordshire. OX18 4JU	Westwell	Burford Charlbury	STARTED	27/01/2021	1
20/03390/FUL	Alfred Groves And Sons Ltd, Groves Business Centre, Shipton Road, Milton Under Wychwood. Chipping Norton. Oxfordshire OX7 6JP	Milton-under-Wychwood	Burford Charlbury	GRANTED	11/02/2021	1
21/00014/OUT	7 Hughes Close, Charlbury, Chipping Norton, Oxfordshire. OX7 3ST	Charlbury	Burford Charlbury	GRANTED	25/02/2021	1
20/03527/FUL	Farm Buildings, Farley Lane, Stonesfield. Oxfordshire	Stonesfield	Burford Charlbury	STARTED	01/04/2021	1
20/01297/RES	Land North Of Langston Priory Nursing Home, Station Road, Kingham. Oxfordshire	Churchill	Burford Charlbury	STARTED	07/04/2021	4

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
20/03118/FUL	Lower Buildings, Green End, Chadlington, Oxfordshire	Chadlington	Burford Charlbury	GRANTED	16/04/2021	1
21/00372/FUL	Trevellis, Station Road, Kingham, Chipping Norton, Oxfordshire OX7 6UH	Kingham	Burford Charlbury	STARTED	19/04/2021	0
21/00738/FUL	19 Combe Road, Stonesfield, Witney, Oxfordshire. OX29 8QD	Stonesfield	Burford Charlbury	STARTED	10/05/2021	2
21/00776/FUL	Vicarage Field, Church Road, Milton Under Wychwood, Chipping Norton, Oxfordshire. OX7 6LQ	Milton-under-Wychwood	Burford Charlbury	GRANTED	24/05/2021	1
21/01135/FUL	Old Bakery, Thames Street, Charlbury, Chipping Norton, Oxfordshire. OX7 3QQ	Charlbury	Burford Charlbury	GRANTED	14/06/2021	1
21/01650/FUL	Mount Farm, Junction Road, Churchill, Chipping Norton Oxfordshire. OX7 6NP	Churchill	Burford Charlbury	GRANTED	03/09/2021	3

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/03224/FUL	Chadlington Methodist Church, West End, Chadlington Chipping Norton, Oxfordshire. OX7 3NJ	Chadlington	Burford Charlbury	GRANTED	24/11/2021	1
21/03048/FUL	Kantara, Woodstock Road, Charlbury, Chipping Norton. Oxfordshire. OX7 3ET	Charlbury	Burford Charlbury	GRANTED	14/12/2021	1
21/03627/RES	Cotswold Fuels Railway Yard, Station Road, Ascott Under Wychwood, Chipping Norton, Oxfordshire OX7 6AP	Ascott-Under-Wychwood	Burford Charlbury	GRANTED	04/01/2022	2
21/03702/FUL	Barley Hill Farm, Chipping Norton Road, Chadlington Chipping Norton, Oxfordshire. OX7 3NT	Chadlington	Burford Charlbury	STARTED	28/01/2022	1
22/00041/OUT	Land Adjacent To 10 Coombes Close, Shipton Under Wychwood Oxfordshire	Shipton-under-Wychwood	Burford Charlbury	GRANTED	22/02/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/03893/FUL	Building Referred To As Asgard South East Of Valhalla. Church Street, Stonesfield. Oxfordshire	Stonesfield	Burford Charlbury	GRANTED	08/03/2022	1
21/03949/FUL	Westbridge Cottage, Green End, Chadlington, Chipping Norton Oxfordshire. OX7 3NQ	Chadlington	Burford Charlbury	GRANTED	22/03/2022	2
22/00149/FUL	16 Combe RoadStonesfieldWitneyOxfordshireOX29 8QD	Stonesfield	Burford Charlbury	STARTED	24/03/2022	2
22/00508/FUL	Wayhill, Spelsbury Road, Charlbury, Chipping Norton Oxfordshire. OX7 3LS	Charlbury	Burford Charlbury	STARTED	20/04/2022	1
22/00948/FUL	Skyfall, Church Street, Stonesfield, Witney. Oxfordshire. OX29 8PS	Stonesfield	Burford Charlbury	GRANTED	31/05/2022	1
22/00571/FUL	49 Lower End, Leafield, Witney. Oxfordshire. OX29 9QH	Leafield	Burford Charlbury	GRANTED	01/06/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
21/02570/FUL	Land West Of Greenacres, Churchill Road, Kingham, Oxfordshire	Kingham	Burford Charlbury	GRANTED	19/08/2022	-2
22/02127/FUL	Land North Of Langston Priory Nursing Home, Station Road, Kingham. Oxfordshire	Churchill	Burford Charlbury	STARTED	29/09/2022	2
22/02470/FUL	1 Bury Barn Cottages, Lechlade Road, Burford, Oxfordshire OX18 4JF	Burford	Burford Charlbury	GRANTED	31/10/2022	1
22/02312/FUL	Mount Farm, Junction Road, Churchill, Chipping Norton, Oxfordshire. OX7 6NP	Churchill	Burford Charlbury	GRANTED	16/11/2022	1
21/04142/FUL	Land South East Of Anvil House, Sidings Road, Churchill Oxfordshire	Churchill	Burford Charlbury	GRANTED	18/11/2022	1
22/02023/FUL	Coronation Cottage, East End, Chadlington, Chipping Norton Oxfordshire. OX7 3LX	Chadlington	Burford Charlbury	GRANTED	23/11/2022	1

Permission Reference	Address	Parish Name	Sub Area	Current Status	Granted Date	Commitment
22/00565/FUL	Barley Hill Farm, Chipping Norton Road, Chadlington Chipping Norton, Oxfordshire. OX7 3NT	Chadlington	Burford Charlbury	STARTED	22/12/2022	1
22/03129/FUL	The Chapel, 6A Shipton Road, Ascott Under Wychwood, Chipping Norton, Oxfordshire. OX7 6AY	Ascott-under-Wychwood	Burford Charlbury	GRANTED	07/03/2023	2
22/02952/FUL	2 Elm Crescent, Charlbury, Chipping Norton Oxfordshire. OX7 3PZ	Charlbury	Burford Charlbury	GRANTED	16/03/2023	1
					TOTAL	77

Appendix 3 – Local Plan allocations

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
WIT1	East Witney SDA	450	0	<p>The site was the subject of a previous outline planning application (20/02654/OUT) for the erection of up to 450 dwellings together with associated open space and green infrastructure (amended).</p> <p>However, the application was refused in May 2023 and there has been no significant progress since then.</p> <p>For the purposes of this position statement, the assumed delivery in the 5-year period is therefore nil.</p>
WIT2	North Witney SDA	1400	0	<p>Two parts of the SDA are the subject of current planning applications including a full application for the erection of 106 dwellings west of Hailey Road (19/03317/FUL) and an outline planning application for the erection of up to 200 dwellings on land north west of Woodstock Road (14/01671/OUT). The former is now the subject of a non-determination planning appeal.</p> <p>The developer consortium responsible for bringing the SDA forward have appointed masterplanners to prepare a comprehensive masterplan for the SDA and have recently undertaken some pre-application</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
				<p>public consultation.</p> <p>It is anticipated that an outline planning application will be submitted for the whole of the SDA in 2024.</p> <p>However, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.</p>
WIT3	Woodford Way Car Park	50	0	<p>Whilst some initial work has been undertaken by the District Council as landowner to take this proposal forward, given the lack of a planning application or permission, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.</p>
WIT4	Land west of Minster Lovell	125	21	<p>The site has detailed planning permission (17/01859/OUT and 18/03473/RES) and is currently under construction by Bovis Homes.</p> <p>The remaining 21 dwellings are expected to be completed in 2023/24.</p>
CA1	REEMA North and Central, Carterton	300 ⁵	200	<p>The site falls into two main parts – REEMA Central and REEMA North.</p> <p>Development at REEMA Central (81 dwellings net</p>

⁵ Net increase – see Local Plan Policy CA1 – REEMA North and Central

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
				<p>gain) has been completed.</p> <p>At REEMA North, detailed planning permission is in place for 200 units under (13/0399/P/RM) which has commenced thus keeping the permission live.</p> <p>The DIO has recently confirmed that it is working with its development partner Taylor Wimpey to prepare a new detailed planning application for a higher number of units.</p> <p>Pre-application discussions are taking place at present with a view to a detailed application coming in during early 2024.</p> <p>DIO/Taylor Wimpey have also indicated that the whole of the revised scheme will be completed within the 5-year period 2023 – 2028.</p> <p>For the purposes of this position statement, assumed delivery is 200 units based on the current permission, but in reality, this is likely to be higher.</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
CA2	Land at Milestone Road, Carterton	200	200	<p>The site has full planning permission (21/00228/FUL) with the decision notice having been issued on 1st April 2022.</p> <p>The developer is now on-site and anticipates that the site will be completed in full within the next 5 years.</p>
CA3	Land at Swinbrook Road, Carterton	70	72	<p>The site has full planning permission (20/02422/FUL) with the decision notice having been issued on 12 November 2021.</p> <p>The developer is now on site and anticipates that the site will be completed in full within the next 5 years.</p>
CN1	East Chipping Norton SDA	1200	0	<p>Two parts of the SDA have already been completed including 73 units to the south of London Road by McCarthy & Stone (planning reference 16/04230/FUL) and 100 units to the south of Banbury Road by Bloor Homes (18/03310/RES).</p> <p>To bring forward the remainder of the SDA, the two main land controlling interests (Oxfordshire County Council Property and Facilities and CALA Homes) have previously agreed to jointly commission the preparation of a comprehensive masterplan.</p> <p>However, that process has been delayed in light of</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
				<p>some additional archaeological survey work which was undertaken.</p> <p>The District Council is currently awaiting advice from Historic England in terms of potential implications for the SDA and in light of this uncertainty, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.</p>
EWI	Oxfordshire Cotswolds Garden Village (Salt Cross Garden Village)	2200	0	<p>The site is the subject of a current outline planning application (20/01734/OUT) for a mixed-use Garden Village which remains pending determination subject to adoption of the AAP (see below).</p> <p>The County Council has also approved a planning application for an 850-space park and ride which forms a key component of the garden village proposal with construction now underway.</p> <p>The District Council is making good progress with the Area Action Plan (AAP) with the Inspector's report having been received in March 2023 and concluding that the AAP is sound subject to a number of main modifications.</p> <p>However, since then a legal challenge has been lodged which is due to be heard in November 2023. Formal adoption of the AAP remains on hold and so</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
				<p>too, determination of the current outline planning application.</p> <p>Given this uncertainty, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.</p>
EW2	West Eynsham SDA	1000	256	<p>Part of the SDA has already been completed – 160 units at ‘Thornbury Green’ by Taylor Wimpey.</p> <p>Of the residual 840 homes, a further 77 have full permission and are currently under construction by Thomas Homes on the former Eynsham Nursery and Plant Centre site (15/00761/FUL).</p> <p>For this scheme, a total of 1 unit is recorded as having been completed in 2022/23 leaving 76 to be built – all of which are expected to be completed within the 5-year period.</p> <p>Additionally, a further 180 units are the subject of a current outline planning application at Land west of Derrymerrye Farm (20/03379/OUT) which is the subject of a non-determination planning appeal due to be heard in December 2023.</p> <p>Other landowners within the SDA have previously indicated their intention to come forward with further applications in the near future.</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
				However, for the purposes of this position statement, assumed delivery in the 5-year period is 256 units which comprises the 76 remaining homes being constructed by Thomas Homes and the proposed 180 units on land west of Derrymerrye Farm.
EW3	Land east of Woodstock	300	187	<p>The site has detailed planning permission for 300 dwellings under 16/01364/OUT and 18/02574/RES and is under construction by Pye Homes with 113 completions recorded to date.</p> <p>The remaining 187 homes are all expected to be completed in the 5-year period.</p>
EW4	Land north of Hill Rise, Woodstock	120	180	<p>A hybrid application for the development of this land was granted at appeal in October 2023, comprising full permission for 48 dwellings and outline permission for a further 132 dwellings.</p> <p>The applicant, Blenheim Strategic Partners has a strong track record of delivery in the local area and given the hybrid nature of the application and the scale of development involved, for the purposes of this position statement, it has been assumed that all of the 180 units will be completed before 31st March 2028.</p>

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
EW5	Land north of Banbury Road, Woodstock	180	235	<p>Outline planning permission for the erection of up to 235 dwellings has been granted, subject to a S106 agreement (21/00217/OUT).</p> <p>The applicant, Blenheim Strategic Partners has a strong track record of delivery in the local area and given the scale of development involved, for the purposes of this position statement, it has been assumed that all of the 235 units will be completed before 31st March 2028.</p>
EW6	Land at Myrtle Farm, Long Hanborough	50	0	The landowner confirmed that they do not propose to bring the site forward for development at the current time. As such, for the purposes of this position statement, the assumed delivery in the 5-year period is nil.
EW7	Oliver's Garage	25	22	<p>The site has detailed planning permission for 25 dwellings (net gain of 22) under 18/03403/FUL</p> <p>The development is under construction and expected to be completed in 2023/24.</p>
EW8	Former Stanton Harcourt Airfield	50	0	Site is now fully complete (66 units completed).

Local Plan Allocation Reference	Site Name	Allocated number of homes	Assumed delivery 2023 - 2028	Commentary
TOTAL		7,720	1,373	

Appendix 5b

**The LPA's HLS rebuttal proof of evidence
produced for the Hailey Road appeal**

WEST OXFORDSHIRE DISTRICT COUNCIL

**Rebuttal Evidence of Chris Wood
relating to: Housing Land Supply (“HLS”)
In Response to the Appellant’s HLS Evidence;
And taking account of the Updated NPPF**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

**Appeal by
A2 Dominion Developments Ltd**

**Against West Oxfordshire District Council’s
Non-Determination of Application ref. 19/03317/FUL,
which sought Full Planning Permission for
the construction of:**

106 residential dwellings,

**including access off Hailey Road; areas of open space;
landscaping; and associated works at**

Land to the West of Hailey Road, Witney

Appeal ref. APP/D3125/W/23/3328652

4 January 2024

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5	Conclusion on HLS: My assessment of the Deliverable Supply	16
6	Other Relevant Alterations to National Planning Guidance in the December 2023 NPPF	17
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List of Appendices (Bound Separately)

- Appendix B1** Planning roof of evidence of Jacqueline Mulliner, as presented to the Land east of Hill Rise, Woodstock Appeal
- Appendix B2** Trajectory provided in September 2022 for delivery of dwellings at Land to the north of Banbury Road, Woodstock and other sites in the SDistrict , with a covering email from Ashley Maltman, Head of Planning for the developer Blenheim Strategic Partners
- Appendix B3** Email dated 2 January 2024 from Keith Simmons, Managing Director of Taylor Wimpey Bristol
- Appendix B4** Appeal Decision for Appeal at Land to the west of Wroslyn Road Freeland

1 Introduction

- 1.1 My name is Chris Wood. I am the Senior Planning Officer (Appeals) for West Oxfordshire District Council, which is the Local Planning Authority in this case ("the LPA").
- 1.2 My details are as previously summarised and this evidence continues to represent my true professional opinions.
- 1.3 This document primarily represents rebuttal evidence in response to the appellant's evidence on housing land supply ("HLS"), as provided in the evidence of Martin Taylor (MT).
- 1.4 As I read his evidence (written before the NPPF was updated and therefore including a 5 % buffer), MT generally accepts our approach to the requirement based on local housing need as calculated using the standard method; although he *inter alia* regards Oxford's unmet need as an ongoing significant material consideration outside of HLS calculations.
- 1.5 There are much greater differences between us on the deliverable HLS, as he seeks to remove 925 dwellings from the LPA's published deliverable HLS, including a site which he regards as deliverable but considers should be attributed to Oxford's unmet needs, resulting in a 3.49 year supply.
- 1.6 I do not agree with all his alterations (universally deductions); and I set out my approach to those sites below, culminating in an updated HLS figure that takes due account of his evidence but nonetheless gives an amended HLS figure that remains above 5 years.
- 1.7 In looking at the requirement and the HLS, I take account of the policies (and in particular the changes in policy) set out in the newly published December 2023 NPPF.
- 1.8 Whilst many of the most significant alterations to the NPPF relate to HLS matters, there were a number of other alterations to the NPPF that I regard as relevant to the planning issues in dispute at this appeal; and I have therefore commented briefly on these at the end of this evidence.

2 Relevant National Planning Guidance Update: The December 2023 NPPF

- 2.1 My previous proof of evidence (on which I still rely) referred to the September 2023 *National Planning Policy Framework* (“the NPPF”) as the current NPPF.
- 2.2 This was replaced by an updated version of the NPPF on 20 December 2023; and as regards the planning issues in dispute at this appeal, I consider the most significant changes as they affect the current appeal to be related to the calculation of the housing requirement.
- 2.3 In particular, as regards the calculation of the deliverable HLS, I consider all the following relevant:
- 2.4 Paras 75-81 under the heading *Maintaining Supply and Delivery* and in particular the provisions of the new paragraph 77 are perhaps most directly relevant to the new approach to HLS calculations.

77. In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing⁴¹, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply. The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴². Where there has been significant under delivery of housing over the previous three years⁴³, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).

National planning guidance provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.

⁴¹ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

⁴² Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.

⁴³ This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. For clarity, authorities that are not required to continually demonstrate a 5 year housing land supply should disregard this requirement.

- 2.5 The new paragraph 77 clarifies that [other than for Local plans that are less than 5 years old and had a full deliverable HLS at adoption] ***In all other circumstances, local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing⁴¹, or a minimum of four years' worth of housing if the provisions in paragraph 226 apply.*** [footnote 41 relates to sites for travellers; and paragraph 226 relates to LPAs with emerging plans, neither of which apply in this case].
- 2.6 Paragraph 77 goes on to specify that ***The supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old⁴².***

[NB the unchanged footnote 42 confirms that this applies *unless these strategic policies have been reviewed and found not to require updating*, which as noted in my PoE does not apply here.

And it further confirms that. ***Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance***, in this case the 570dpa figure used in the latest HLSPS.]

- 2.7 As regards the appropriate buffer, paragraph 77 concludes: *Where there has been significant under delivery of housing over the previous three years⁴³, the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period).....*
- 2.8 In clarifying what is meant by *significant under delivery of housing over the previous three years*, footnote 43 states: ***This will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement. For clarity, authorities that are not required to continually demonstrate a 5 year housing land supply should disregard this requirement.***
- 2.9 The LPA's HDT results published so far are in my opinion highly satisfactory, the latest (2021-2022) HDT result in West Oxfordshire being 187%, with its previous HDT results being 153% of its target completions in 2019-2020, 114% of target in 2018-2019, 103% in 2017-2018 and 195% in 2020-2021, unsurprisingly with no consequences applying in any of these years.
- 2.10 Given these very good HDT results dating back to the inception of the HDT and as the Local Plan is over 5 years old, the LPA ***should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing,demonstratedagainst the local housing need where the strategic policies are more than five years old, with no buffer.***
- 2.11 Para 77 concludes by stating that the PPG *provides further information on calculating the housing land supply, including the circumstances in which past shortfalls or over-supply can be addressed.*
- 2.12 Finally, I note that the definition of "Deliverable" in the Annex 2 Glossary remains unchanged as follows:

Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

- 2.13 In particular, I note that the two categories of deliverable HLS remain unchanged, with:
- Category (a), including ***all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years*** [i.e. where the burden of proof effectively lies with the appellant]; and
 - Category (b), including ***sites with outline planning permission for major development, sites that have been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, which should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years*** [i.e. where the burden of proof effectively lies with the LPA]

3 Response to the Appellant's HLS Evidence 1: Housing Requirement

- 3.1 As noted in my Proof of Evidence ("PoE"), the appellant's appeal statement of case ("the SoC") was superseded by more detailed PoEs, including a 53-page PoE written by Martin Taylor (MT).
- 3.2 This included a review of the deliverability of each of the sites included within the LPA's 2023 HLS position statement; and I will comment individually on each contested site further below.
- 3.3 As regards the requirement, I note however that MT accepts that the LHN figure of 570dpa applies and that the standard method takes account of any past underdelivery.
- 3.4 It seems to me therefore that MT should accept that adding back the 64 dwellings for underdelivery is not necessary and effectively misstates the requirement in this respect, which is clearly and unequivocally identified in the NPPF as to be based on the standard method LHN.
- 3.5 My view on this point is reinforced by the additional wording at the end of new paragraph. 77, which, as discussed above specifically refers to the PPG as *providing further information on calculating the HLS, including the circumstances in which past shortfalls or over-supply can be addressed*.
- 3.6 In this context, the PPG confirms that there is no need to address specific under-delivery when using local housing need, with paragraph 031 of section 68 **Housing Supply and Delivery** (last updated July 2019) addressing the question **How can past shortfalls in housing completions against planned requirements be addressed?**; and stating *inter alia* that:
-**Step 2 of the standard method factors in past under-delivery** as part of the affordability ratio, so **there is no requirement to specifically address under-delivery separately** when establishing the minimum annual local housing need figure.
- Where relevant, strategic policy-makers will need to consider the recommendations from the local authority's action plan prepared as a result of past under-delivery, as confirmed by the Housing Delivery Test. [Whereas, as noted, this LPA has achieved very good HDT results]*
- 3.7 I note in this last respect that MT appears to accept that adding the past under delivery of 64 dwellings is incorrect; but suggests that this incorrect addition broadly cancels out with some assessed overcounting on the part of the LPA in relation to smaller sites. I will return to this further below but I consider that it is more mathematically robust to leave both figures in the calculations.
- 3.8 Finally, I presume it will be common ground that the December 2023 current NPPF removes the need for a buffer for LPAs that are not performing badly in their Housing Delivery Test ("HDT") results (whereas this LPA has consistently produced good HDT results, as set out in my PoE).
- 3.9 I therefore believe that a 5-year requirement derived simply as $5 \times 570\text{dpa} = 2,850$ dwellings is correct and I expect this to be agreed between the parties.

4 Response to the Appellant's HLS Evidence 2: Deliverable Housing Land Supply

4.1 As noted above, MT's PoE included a review of the deliverability of each of the large sites included within Appendices 1 and 3 of the LPA's 2023 HLS position statement ("the HLSPS2023"); and also reviewed the smaller sites included in Appendix 2 of the HLSPS2023.

4.2 I will comment first on each contested large site; and then turn to the smaller sites.

4.3 Before doing so, however, I would reiterate the importance of the distinction between categories (a) and (b) of the NPPF definition of deliverability, in which (as mentioned previously above) category (a) requires the appellant to demonstrate that housing is unlikely to come forward in the next 5 years; and category (b) where the burden of proof lies with the LPA to provide clear evidence that housing is likely to come forward in the same time period.

4.4 In that context, I note that section 68 of the PPG deals with **Housing supply and delivery**; and question 007 (last updated 22 July 2019) asks: *What constitutes a 'deliverable' housing site in the context of plan-making and decision-taking?* The answer given states:

*In order to demonstrate 5 years' worth of deliverable housing sites, **robust, up to date evidence needs to be available to support the preparation of strategic policies and planning decisions.***

Annex 2 of the National Planning Policy Framework defines a deliverable site.

*As well as sites which are considered to be deliverable in principle, **this definition also sets out the sites which would require further evidence to be considered deliverable, namely those which:***

- ***have outline planning permission for major development;***
- ***are allocated in a development plan;***
- *have a grant of permission in principle; or*
- *are identified on a brownfield register.*

4.5 Having thus summarised the NPPF definition, the PPG then identifies possible such evidence *Such evidence, to demonstrate deliverability, may include*

- ***current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;***
- ***firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers' delivery intentions and anticipated start and build-out rates;***
- ***firm progress with site assessment work; or***

- **clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.**

Plan-makers can use the Housing and Economic Land Availability Assessment in demonstrating the deliverability of sites.

- 4.6 I will bear this advice in mind in the following discussion, although I note that it is not intended to provide an exhaustive list of relevant considerations or factors which must be demonstrated.

Land East of Hill Rise, Woodstock

- 4.7 I note that MT questions this primarily on the basis that outline planning permission for this allocated site was approved in October 2023, thus postdating the 1 April base Date of the HLSPS2023.
- 4.8 He appears to accept that the hybrid element of the approval (48 dwellings) will be category (a) deliverable; but argues that the remaining 132 dwellings are category (b).
- 4.9 In fact, as an allocated site without full planning permission, this site was fully in category (b) on 1 April 2023 and the LPA recognised this; but it included all 180 dwellings in its 2020 HLS position statement on the basis of a trajectory and accompanying letter submitted by the developer.
- 4.10 Subsequently, the appellant's planning witness Jacqueline Mulliner provided a more detailed trajectory to the Woodstock inquiry in her PoE (as also confirmed in spoken evidence), see below:

Deliverability

- 3.50 Should outline and full planning permission be granted delivery can be anticipated as follows, demonstrating a significant and planned contribution of circa 135 homes to the current five-year HLS position (noting also that the HLS PS includes the site for delivery of 156 homes within the current five-year period from 1 April 2022 – 31 March 2027). Base-dated 1 April 2023, if the appeal is approved, the entire Appeal Scheme would be completed with the five-year period.

Table 2: Site Delivery Rate

Timescale		Activity	Comment
August 2023		Hybrid approval (no delay for submission of first phase reserved matters)	Detailed element facilitates immediate start, following discharge of any pre-commencement conditions
September - December 2023	4 months	Discharge of pre-commencement conditions including any additional/final surveys	
January – December 2024	12 months	Opening up works / start on site: Site preparation, mitigation, up-front infrastructure etc.	Construction works necessary before first completion / occupation
January – March 2025	3 months	15 completions	Based on single housebuilder and including affordable provision
2025/26	12 months	60 completions	As above
2026/27	12 months	60 completions	As above
2027/28	9 months	45 completions	As above

- 4.11 I consider this entirely plausible and indeed likely, given the time available to plan this in detail (the application was submitted in early 2022) and the fact that the hybrid element can be delivered while reserved matters are being approved; and the main access, internal connecting estate road(s) and much of the utilities infrastructure will be in place before the reserved matters scheme commences.
- 4.12 I would also emphasise that, as highly active developers, with other active local sites who are in the process of building out another large scheme in southern Woodstock, I would expect their estimated 60dpa build out rate to accurately reflect their experience and knowledge of the site.
- 4.13 In summary, I think that the “clear evidence” on which the LPA relied when including this then category (b) site in its HLS in 2022 to have been further vindicated by subsequent events and that, as such it should be retained in the LPA’s deliverable HLS. In my opinion, it would be illogical for the subsequent grant of consent at appeal to make this site less not more deliverable for the purposes of calculating the LPA’s HLS, particularly when additional weight was given to the benefit it could provide in helping to address what the LPA then accepted was a shortfall in its 5-year HLS.
- 4.14 I have provided the full proof of evidence of Jacqueline Mulliner referred to above at Appendix B1.
Land North of Banbury Road, Woodstock
- 4.15 This is an allocated site in northeastern Woodstock where outline permission for 235 dwellings was granted subject to the signing of a S.106 legal agreement on 12 December 2022.
- 4.16 It is again being brought forward by Blenheim Estates, who have wide experience, including recent experience bringing sites forward nearby and who control the site and have provided a trajectory in the past (in September 2022) that is at Appendix B2, with a covering letter submitted at that time.
- 4.17 I have spoken to officers involved with the case and I understand that the S.106 is now ready to be signed (it was fundamentally similar to the legal agreement signed in relation to the approved Hill Rise site discussed previously but had been held up due to detailed discussion of a minor point relating to community support contributions that has now been resolved).
- 4.18 Accordingly, there are no further barriers to the issue of this consent.
- 4.19 I note that MT questions this primarily on the basis that he considers it a Category B site in relation to which he argues that there is no clear evidence to demonstrate that the site is deliverable.
- 4.20 In the first instance, I agree that it is a category (b) site (and will still be a category (b) site, even after outline permission is granted.
- 4.21 However, I think all the following are relevant to this site:
- The site is near the Hill Rise site, enabling more efficient use of materials and perhaps labour;

- The trajectory previously provided showed a build out rate of 48dpa, with half a year's build out in 2024-2025, which I take to mean starting on site in late 2024, and then building three full years at 48dpa, equating to a total for the 2023-2028 period of 168 dwellings;
- However, it seems to me that the expected 60dpa build rates for the Hill Rise site are based on more recent experience and are therefore more reliable, noting again the general similarity of the two sites similarly appear equally applicable;
- On this basis, the trajectory would suggest a build out figure of 30 in year 2 of the 5-year period; and 60 dwellings in years 3-5, totalling 210 dwellings
- I note in this context that the letter submitted with the trajectory commented that: *Banbury Road is an outline application, and **we would immediately follow with preparing a Reserved Matters application but would not expect to be on site for 12-18 months following grant of outline permission to allow for reserved matters approval and discharge of conditions***
- As the December 2022 committee resolution effectively confirmed the approval, giving time to organise the next stages of development, including discharge of conditions and design of the RMs proposal, I consider it reasonable to start the 12-18 months in December 2020;
- I therefore expect the developer to be on site in the second half of 2024, which is consistent with the above trajectory, which requires a start by 1 October 2024.

4.22 Thus, on this basis and noting that the LPA understands that applications to discharge conditions are being prepared ready to follow formal granting of planning permission, I consider the original timeline remains reasonably reliable so that I would expect 210 dwellings to come forward by the end of the 2023-2028 period on the basis of the evidence provided in the past and the intention expressed throughout the process to develop the site speedily.

4.23 Furthermore, even if the Inspector took a different view on the likely build out rates or precise start date, there is plainly clear evidence that some completions will begin on this site within the five year period, therefore it should at the very least be regarded as being deliverable for the purposes of the second limb of the test in the NPPF and I cannot see any justification for Mr Taylor's approach, which is to discount all 235 dwellings from the LPA's deliverable supply.

Land North of Witney Road, Long Hanborough

4.24 This is an unallocated site, where outline planning permission has been granted for 150 dwellings

4.25 I also note that: (1) the standard time limit condition was amended to reflect expected early delivery:

Proposed: Outline application for the construction of up to 150 dwellings with access from Witney Road, open space and associated work.

At: Land North Of Witney Road Long Hanborough Oxfordshire

For: Mr Ashley Maltman

CONDITIONS:

- I (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission;

And

- (b) The development hereby permitted shall be begun either before the expiration of four years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

- 4.26 I see this as a clear indication of an intention to proceed to reserved matter submission speedily; and I can also confirm my understanding that discussions with the LPA are ongoing with a view to expediting the approval of the expected reserved matters application, which I therefore regard as ***progressmade towards approving reserved matters.***
- 4.27 In this case also they have also already begun to discharge pre-commencement conditions, including submission of details to meet archaeology and site investigation conditions (8 and 9)

tor
&CO

Planning and Strategic Housing
West Oxfordshire District
Council
Elmfield
New Yatt Road
Witney
Oxon
OX28 1PB

11 December 2023

Our Reference: 226404

Dear Sir/Madam

Land North of Witney Road, Long Hanborough, Oxfordshire

Application to discharge conditions 7 and 9 of outline planning permission 22/01330/OUT

West Oxfordshire District Council granted outline planning permission on 24 February 2023 (ref: 22/01330/OUT) for the following development at Land North of Witney Road, Long Hanborough, Oxfordshire.

Outline application for the construction of up to 150 dwellings with access from Witney Road, open space and associated work.

Eight conditions require further details to be approved prior to the commencement of development. tor&co hereby apply to discharge conditions 7 and 9 of outline permission 22/01330/OUT.

- 4.28 Noting that the developer is the same developer as for the Woodstock sites, with a good track record of delivery in the local area, I regard this as ***firm progress with site assessment work.***

- 4.29 I therefore consider that taken with the same developer's estimated delivery rate at Hill Rise of 60dpa (as discussed above), it is clear that housing is very likely to come forward at this site in the 5-year period ending 31 March 2028; and that achieving 150 dwellings is consistent with the expected delays and build out rate [this would require commencement no later than October 2025].
- 4.30 Indeed, I also note that para. A4.3 of the appellant's recently submitted Air Quality Assessment includes traffic flows associated with this development in its *baseline traffic data for 2026* because this *is expected to be operational by 2026*.

Witney Road, Ducklington

- 4.31 This site was the subject of an approval at appeal that granted outline planning permission; despite local residents' concerns about flood risk from Queen Emma's Dyke, a tributary to the Windrush that ran along the site's eastern boundary.
- 4.32 Since that decision, the Environment Agency ("the EA") has revised its Flood Risk Maps for Planning; and has reclassified more than half the site as lying in Flood Zone 3.
- 4.33 Although the outline proposal did not include housing in the eastern part of the site, nearest Queen Emma's Dyke, it is clear that the site cannot deliver the full 120 dwellings anticipated and a new application will likely be required to develop the part of the site that lies in Flood Zone 1.
- 4.34 It is thus unclear how many houses may eventually be approved; and whilst the appeal decision may be regarded as an acceptance that housing is acceptable in principle and I believe it is likely that some housing will be delivered at this site in the 2023-2028 period, I am unconvinced that there is the *clear evidence* demanded by the NPPF definition and I therefore accept that at present it should be omitted from the HLS.

West Eynsham SDA – Eynsham Nursery

- 4.35 This site has a full planning permission for 77 dwellings that are being built out at the moment with most fully built (at 1 April 2023 only 1 had been completed) and it therefore qualifies as a category (a) site that is sufficiently small that I would regard it as deliverable in full in the next 5 years even if it had not commenced, whereas in practice it is now well on the way to being fully built out.
- 4.36 As such, I can see no obvious reason at all to exclude this from the deliverable HLS.
- 4.37 Nonetheless, MT questions its inclusion because he appears to believe that these dwellings were in some way identified as being to meet Oxford City's unmet need, arguing that although it is *deliverable*, it is not 'deliverable against local housing needs' as the site is (or should be regarded as being) to meet Oxford's Unmet Needs; and MT excludes it, he says this is needed*to ensure a balanced calculation*.
- 4.38 I reject this entirely for a wide variety of reasons that include:

- There is no such thing as housing supply predicated to meet Oxford City's unmet need;
- The appeal decision for this site (appended to MT's evidence) does not say so (and neither party said so at the inquiry in my memory);
- Clearly, especially post the A40 improvements, this might be an attractive destination for people working in Oxford, but there are no controls over who lives there;
- In particular, there is no differentiation between this site and any other site in Eynsham, in the Eynsham SDA or in the nearby Salt Cross Garden Village, all of which might be attractive to some people currently living or working in Oxford but would also be attractive to people living and/or working in other locations, including Witney, Woodstock, Carterton and Burford.

4.39 Moreover, MT appears to agree that the LPA's requirement does not need to include the agreed contribution to Oxford City's unmet needs (which, as I explain in my PoE, I regard as out of date and requiring review) so that this would appear to involve reintroducing this "through the back door", by seeking to discount supply sites that might be required to meet part of that requirement.

4.40 In this context, paragraph 77 of the NPPF simply requires LPAs to *identify...a supply of specific deliverable sites sufficient to provide either a minimum of five years' worth of housing...demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need*. It doesn't refer to unmet needs, although if properly assessed, they can clearly be included within a housing requirement, which is not relevant here.

4.41 It is almost as if MT wants to impose an additional test on LPAs not only that they contribute to other LPAs unmet needs as appropriate but that they somehow identify a supply of deliverable sites to meet that need rather than a combined figure.

4.42 I am also concerned that this might either result in reliance upon requirements and unmet need figures that are potentially out of date or require inspectors to carry out their own mini assessment of neighbouring unmet needs at s.78 appeals, which was precisely the sort of exercise which it seemed to me that introducing the Standard Methodology sought to avoid.

4.43 I note that MT has found an appeal decision in which an Inspector was persuaded to follow an approach that MT seems to consider similar. However, whilst this does not influence what I consider the correct interpretation of the NPPF, I regard MT's case as very different for reasons that include:

- There is no separate housing trajectory or HLS calculation for Oxford City's unmet needs and para. 5.19 of the Local Plan notes that housing land supply will be calculated on a district-wide basis rather than individually for each sub-area.
- The Central Bedfordshire allocations referred to in MT's Mill Lane decision are located within the Green Belt and were released from the Green Belt because Luton's unmet needs were

considered to represent exceptional circumstances, hence the reference to exceptional policy justification at para. 56 of that decision.

- The Eynsham Nursery site was granted permission on appeal before Oxford's unmet needs had been fixed and before the adoption of the West Eynsham allocation. Although the appeal decision (MT appendix 17, para. 56) refers to it being likely that some of these needs will have to be met by the surrounding council, the Inspector clearly also considered that the site would help contribute to WODC's own undersupply in housing.

4.44 I recognise that some of the above may be the subject of legal submissions; but in any case, I strongly contend that this site should rightly remain in the deliverable HLS.

West Eynsham SDA – Derrymerrye Farm

4.45 This site is identified as phase 1 of the West Eynsham SDA (“the WESDA”) in the agreed masterplan for the WESDA [noting here that the WESDA masterplan was agreed by the West Oxfordshire District Council Cabinet]; and it was the subject of an outline application for 180 dwellings that I considered highly consistent with the WESDA masterplan.

4.46 However, the LPA did not feel that it was in a position to determine this application last year, primarily because the costs and extent of the “HiF2” highway improvement works funded by Homes England and intended to facilitate the delivery of housing in Eynsham, Witney and the Salt Cross Garden Village and perhaps other settlements near the A40 was not known; and there was no agreed and fully costed list of infrastructure requirements that needed to be met by the WESDA.

4.47 The applicant appealed against non-determination early last year but eventually withdrew because, although great progress had been made on the needed infrastructure list, the HiF2 proposals were expected to be decided early this year after the inquiry.

4.48 However, this site remains the key to unlocking the WESDA (because it would provide access from the main A40 as phase 1 of the masterplan) and the LPA remains very keen to bring it forward.

4.49 And whilst the appeal process was ultimately unsuccessful, it has resolved many of the infrastructure concerns; so that it seems to me that once the HiF2 situation is resolved, this development will be in position to proceed rapidly.

4.50 On that basis, I consider it highly likely that housing will be delivered on this site before the end of March 2028, and applying a build out rate of 60dpa and an outline application submitted after the HiF2 decision and a further year to approval of reserved matters, this would support the 180 dwellings proposed at the site and included in the deliverable HLS.

REEMA North

- 4.51 This is a site with an extant planning permission for 200 dwellings, albeit dating back to 2013; and albeit that the Ministry of Defence has joined forces with a major national housebuilder in Taylor Wimpey, to bring forward a greater number of dwellings as part of a different proposal.
- 4.52 Taylor Wimpey have provided reasonably detailed feedback, despite this being requested at short notice after having read MT's PoE, in the form of an email dated 2 January 2024 from Keith Simmons, Managing Director of Taylor Wimpey Bristol, which can be found at Appendix B3.
- 4.53 This contains the following detailed timeline leading to a quantified trajectory that gives a total estimated build out slightly in excess of that assumed in the LPA's HLSPS2023. Thus:

Anticipated date of full planning application

March 2024 – Target date for Full Planning Application

Assumed date of resolution to grant permission.

July 2024 – Target date for Planning Committee (Post local elections)

Assumed period for negotiation of any S106 provisions.

July 2024 – Assume that any S106 / UU conversations will happen through the application process with a view to having a ready to sign S106 / UU upon outcome of favourable Planning Committee Decision.

Grant of planning permission

July 2024 – Based on the above, assuming consent will be released following favourable Planning Committee Decision and UU/S106 being signed.

Discharge of pre-commencement conditions

August 2024 / September 2024 – We will try to minimise pre-commencement conditions (all conditions) as much as possible and have the detail approved through the Planning Process. As an example, our application for DIO homes (256 total / 176 of which for the DIO) in Tewkesbury Borough Council administrative boundary was approved with only a compliance condition relating to the RM Plans, with no additional discharge conditions attached to the decision. This application was slightly different in that it was an RM pursuant to OPP instead of Full Planning Application in this case but we would like to try and do the same here.

Mobilisation

December 2024 – Subject to the speed in which any pre-commencement conditions are dealt with we would look to mobilise on site for December 2024. We can start tendering / looking at mobilisation as soon as a favourable committee decision has been reached, this consists of compiling working drawings / tendering works with sub-contractors etc... with a view to commencing on site early 2025.

Commencement on site

January 2025 – We envisage being able to start on site at the beginning of 2025. The expectation is the site would be stripped / secured etc... as the first operation in January 2025 with foundations commencing in February/March 2025.

Assumed number of completions – Yr 1

Year 1 Completions – 15 (2025)

Assumed number of completions Yr 2, Yr 3 etc.

Year 2 Completions – 90 (2026)

Year 3 Completions – 90 (2027)

Year 4 Completions – 22 (to March 2028, end of WODC 5-year housing supply period)

Year 4 Balance of Completions – 54 to Oct 2028.

We believe the dates provided are reflective of the most likely scenario.

- 4.54 This thus identifies the various stages in the process leading from submission of the detailed application that they are already discussing with the LPA to an anticipated approval, discharge of conditions, mobilisation and finally commencement on site in January 2025.
- 4.55 This represents significant progress from the position considered in previous appeal decisions, where there were no active discussions and no evidence on anticipated timescales from those involved in the promotion of the site.
- 4.56 The trajectory thus identifies that $15 + 90 + 90 + 22 = 217$ dwellings will be delivered in the period 2023-2028.
- 4.57 In my opinion, this clearly meets the tests for clear evidence identified in the PPG, including:
- **current planning status** – the developer is clearly making very good **progress towards making a full application (which I regard as equivalent to approving reserved matters**, as listed in the PPG and although there is no **planning performance agreement that the LPA is aware of, the developer has clearly set a demanding timeline; and**
 - **firm progress is clearly being made towards the submission of an application – in this detailed email that confirms the developers' delivery intentions and anticipated start and build-out rates; and**
 - I believe that site assessment has already taken place [but noting that the site already has planning permission]; **and**
 - I do not believe this level of detailed ambitious timescale could be attempted without **clear relevant information about site viability, ownership constraints or infrastructure provision**

- 4.58 For all these reasons (and whichever category the site is seen as falling within), I consider that the site meets the definition of deliverability and whilst the trajectory can be seen as demanding, Taylor Wimpey is an extremely experienced housebuilder with experience in the District and I would expect their estimates to be realistic and reliable.
- 4.59 I therefore think 217 represents a well -considered and plausible figure for development of this site.
- 4.60 As such whilst I do not seek here to increase the supply by 17 dwellings, I certainly consider that this supports the inclusion of 200 dwellings in the deliverable HLS from this site.
- 4.61 Moreover, ultimately, if the proposal was entirely stymied and making no progress, the detailed consent remains a real extant alternative, as the Inspector at a recent appeal inquiry (see Appendix B4) found when concluding that the site (CA1) should be included in the LPA's deliverable supply:

50. The Council counts 298 dwellings for site Ref CA1, where detailed planning permission was granted for 200 dwellings in 2013 and 23 dwellings are under construction. While a scheme for 275 dwellings is now being pursued, the 200 consented should be considered deliverable unless there is clear evidence that they will not be delivered within five years. The Appellant raises the matter of funding difficulties, and that the Council's 2021 position statement indicates there is potentially no longer an intention to implement the original consent³³. However, I have seen no clear evidence that the 200 dwellings would not be viable nor anything confirming that if permission for the 275 dwelling scheme is not forthcoming, the 200 homes that have planning permission will not be delivered within five years. Therefore, **I consider these 200 dwellings should be counted.**

Smaller Sites

- 4.62 I note that MT appears to have reviewed all the smaller approvals set out in Appendix 2 to the HLSPS2023 and appears to have found a small but significant number of examples where planning permission relied on my not have approved a separate dwelling (so that in certain cases they related to self-contained annexes that were conditioned to precent use as a separate dwelling).
- 4.63 On the basis of my investigations (mainly "spot checking"), it seemed to me that most of MT's conclusions were soundly based; and, as such I am presently willing to accept them and reduce the overall supply by a further
- 4.64 I have not appraised all these cases although I have forwarded MT's evidence to the officer most responsible for issuing the LPA's HLS position statements, in order that these can be fully reviewed.
- 4.65 Incidentally, in this context, I am aware that the LPA is considering issuing an updated HLS position statement to reflect the changes in the NPPF but I am uncertain when this may happen.

5 **Conclusion on HLS: My assessment of the Deliverable Supply**

- 5.1 In the previous sections of this rebuttal evidence, I have set out my position on the appropriate requirement, which I have assessed as 570dpa, without any need to make allowances for past shortfall.
- 5.2 I have also responded individually to Martin Taylor's comments on the deliverability of certain of the large sites relied on by the LPA; and his assessment of some of the smaller approvals, as follows:
- Large existing Commitments - Witney Road Ducklington (-120dws); South of A4095 Long Hanborough (No change) **Total -42 dwellings**
 - Smaller Sites: I accept MT's reduction of 42 dwellings: **Total -42 dwellings**
 - Allocations: Woodstock – Hill Rise (No change); Woodstock – Banbury Road (-25 dws); West Eynsham SDA - Eynsham Nursery (No change) West Eynsham SDA - Phase 1 (No change); Reema North (No change); **Total -25 dwellings**
- 5.3 Summarising these as follows, this has affected my assessment of the LPA's HLS position as follows:

	WODC Published HLSPS2023 (CD K5)	Appellant Position (MT Proof Table 3)	LPA Appeal Position
Requirement			
Basic Requirement WODC (Standard Method 570 x 5)	2,850	2,850	2,850
Basic Requirement Oxford Unmet Needs	0	0	0
Combined Basic Requirement	2,850	2,850	2,850
Past shortfall in housing delivery 2011-2023	64	64	0
5% Buffer	146	146	0
Total 5-year Requirement	3,060	3,060	2,850
Anticipated Supply			
Large existing commitments of 10 or more dwellings	1,236	966	1,116
Small existing commitments of less than 10 dwellings	459	417	417
Local Plan allocations	1,373	502	1,348
Windfall allowance (2023–2028)	250	250	250
Total deliverable dwellings	3,318	2,135	3,131
5-Year HLS Position	5.42	3.49	5.49
Surplus/Shortfall	+258	-925	281

- 5.4 Thus, in summary, I assess the LPA's deliverable HLS as 5.49 years.

6 Other Relevant Alterations to National Planning Guidance in the December 2023 NPPF

6.1 As noted above, whilst the most relevant alterations to the NPPF for the purposes of this rebuttal evidence relates to the calculation of the housing requirement, there are a number of other alterations that have some relevance to the planning issues in dispute at this appeal, including all of the following:

- The requirement to provide *sufficient housing and other development in a sustainable manner* at paras 1 and 7
- Para 14 gives weight to neighbourhood plan policies and confirms that *In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply: a) **the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made**; and b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).*

Applied to this case, I consider that, as this previously set a time limit of 2 years, this must as a minimum give greater weight to neighbourhood plans that are more than two years old and less than 5 years old [and perhaps to neighbourhood plans generally]; and I note in this context that the Hailey Neighbourhood Plan (“the HNP”) was made in 2019; and is thus more than two years old and less than 5 years old (NB to the extent that this is relevant, I also note that as regards parts (b) of this para, it was considered sound in 2019 and the parish contains the NWSDA and the District-wide housing requirement has recently been reassessed as 570dpa [LHN]; so that in my opinion the HNP must continue to meet its identified housing requirement.

- Additional references to the need to achieve beautiful places and buildings, such as:
 - The added requirement to achieve well designed **and beautiful** places in the title of S.12
 - Added emphasis on strategic policies *ensuring outcomes support beauty and placemaking* at para 20
 - Added the requirement for *beautiful* buildings for sustainable business growth in rural areas in para 88 (was 84)
 - Added the requirement for *beautiful* [rather than attractive] buildings for achieving healthy, inclusive and safe places in para 96 (was 92)

[see discussion below]
- Support for *preparation and use of local design codes, in line with the National Model Design Code* by LPAs as *The primary means of should ensuring that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development* in para 138 (was 133) to *ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are*

clear about the approved use of materials where appropriate. This will provide greater certainty for those implementing the planning permission on how to comply with the permission and a clearer basis for local planning authorities to identify breaches of planning control.

I read this as supportive of an SDA-wide design code as part of comprehensive development of the NWSDA.

- New para 164, requiring that *In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).....*

I note that the current appeal proposal has not emphasised this aspect of design but consider that this might justify a more demanding condition in this respect.

6.2 As regards the introduction of additional references to the need to achieve beautiful places and buildings, including the requirement for *beautiful* [rather than *attractive*] buildings for *achieving healthy, inclusive and safe places* in para 96, I consider this relevant to this appeal in all the following ways:

- Setting aside [but acknowledging] the many difficulties of routinely achieving what I regard as the very high bar of achieving “beautiful” design outcomes, I consider that this must provide even further support for seeking high quality design, with particular regard to the design of new buildings and certainly to avoid unattractive buildings;
- In that context, as the case officer, whilst I do not regard the proposed house designs as genuinely “beautiful” in my understanding of that term/ requirement; I nonetheless continue to take the position that they are reasonably well designed; and in the context of what I regard as the generally unexceptional, mainly mid-late 20th century housing found nearby late I do not consider them unacceptable seen in isolation,
- However, I would emphasise that I regard the large flatted blocks that would dominate the entrance to this otherwise reasonably proportioned housing estate as unattractive and very far from beautiful
- Taken with the new emphasis on local design codes in para 138, I consider that this supports the conclusion that such a design code could have improved the quality and consistency of design that we should be seeking to achieve in a genuinely comprehensively developed NWSDA.
- I also think an increased emphasis on good design must give even greater weight to unnecessary design harms and greater importance to seeking ways to reduce design harm without adversely affecting benefits (this might include reducing the height of the houses near the northwestern boundary; and/or redesigning the large flatted blocks and/or the layout and scale of buildings).

7 Impacts on the Planning Benefits of the Appeal Proposal and the Planning Balance

- 7.1 Taking account of the above, I have reassessed the LPA's deliverable HLS as 3,131 dwellings, equating to a 5.49 years deliverable supply. I therefore conclude that the LPA can demonstrate a full 5-year deliverable HLS; and, as such that the paragraph 11(d)(ii) "tilted balance" does not apply.
- 7.2 In the simplest terms, I believe it is a matter of agreement that the weight to be given to the main benefits of this housing scheme relate to the HLS position, in that weight should be reduced in response to an improved the better the HLS position and/or the lower any shortfall might be.
- 7.3 In that context, the new NPPF has removed the need for any buffer for LPAs with excellent HDT results such as West Oxfordshire, which must improve the deliverable HLS [on any basis]; particularly as I believe for the reasons discussed above that the disputed sites have been included properly with regard to the wording of the [unchanged] NPPF definition of deliverability.
- 7.4 Moreover, on my reading of the "new" NPPF: (1) greater weight should be given to the urban design harms in particular; and (2) I can find no reason to give greater weight to any of the benefits.
- 7.5 As such, it seems to me that the overall planning balance(s) must continue to fall [even more clearly] against the appeal proposal, noting also that:
- Any possible paragraph 11(d)(i) "Archaeology Balance" would still need to be assessed first;
 - I concluded in my PoE that *even if a paragraph 11(d)(ii) "tilted balance" applied, the multiple very significant harms in this case must clearly and demonstrably outweigh the at most significant benefits likely to arise from the proposal;*
 - As such, on that basis, any possible "tilted balance" must also fall against the appeal proposal.
- 7.6 I therefore continue to respectfully request that the Inspector should dismiss this appeal.

WEST OXFORDSHIRE DISTRICT COUNCIL

**Appendices to Rebuttal Evidence of Chris Wood
relating to: Housing Land Supply (“HLS”)
In Response to the Appellant’s HLS Evidence;
And taking account of the Updated NPPF**



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

**Appeal by
A2 Dominion Developments Ltd**

Against West Oxfordshire District Council’s

Non-Determination of Application ref. 19/03317/FUL,

which sought Full Planning Permission for

the construction of:

106 residential dwellings,

including access off Hailey Road; areas of open space;

landscaping; and associated works at

Land to the West of Hailey Road, Witney

Appeal ref. APP/D3125/W/23/3328652

4 January 2024

Appendices

- Appendix B1** Planning roof of evidence of Jacqueline Mulliner, as presented to the Land east of Hill Rise, Woodstock Appeal
- Appendix B2** Trajectory provided in September 2022 for delivery of dwellings at Land to the north of Banbury Road, Woodstock and other sites in the District , with a covering email from Ashley Maltman, Head of Planning for the developer Blenheim Strategic Partners
- Appendix B3** Email dated 2 January 2024 from Keith Simmons, Managing Director of Taylor Wimpey Bristol
- Appendix B4** Appeal Decision for Appeal at Land to the west of Wroslyn Road Freeland

Appendix B1

**Planning roof of evidence of Jacqueline Mulliner, as presented to
the Land east of Hill Rise, Woodstock Appeal**





Land East of Hill Rise Woodstock
Planning Evidence for the Appellant

Appeal ref: APP/D3125/W/23/3315391

LPA ref: 22/00189/FUL

for Blenheim Estate
10 May 2023 (inquiry commences 6
June)

Appellant Proof: **PLANNING**

Prepared by: J Mulliner MRTPI
BA (Hons) BTP (Dist)
Managing Director

SUBMISSION

torandco.com

Town & Country Planning Act 1990 (as amended)

S78 APPEAL: AGAINST REFUSAL

APPEAL REFERENCE: APP/D3125/W/23/3315391

LPA REFERENCE: 22/00189/FUL

APPEAL BY: BLENHEIM ESTATE

APPEAL AGAINST: WEST OXFORDSHIRE DISTRICT COUNCIL

SITE: LAND EAST OF HILL RISE, WOODSTOCK

APPLICATION DESCRIPTION:

Hybrid planning application consisting of full planning permission for 48 dwellings, 57 sqm of community space (Class E), a parking barn, means of access from the A44, associated infrastructure, open space, engineering and ancillary works; outline planning permission for up to 132 dwellings, up to 57 sqm of community space (Class E), a parking barn, with associated infrastructure, open space, engineering and ancillary works

APPELLANT PROOF OF EVIDENCE: PLANNING

PREPARED BY: J MULLINER
BA (Hons) BTP (Dist) MRTPI
MANAGING DIRECTOR
tor&co

SUBMITTED: 10 MAY 2023

INQUIRY DATES: 6 – 9, 13 – 14 June & 4 – 7 July 2023

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APPENDICES

1. tor&co emailed request for CBA brief
2. Affordable Housing Technical Note (separately bound)
3. Planning Resource Article re self-build
4. Summary of responses to third parties

QUALIFICATIONS & EXPERIENCE

My name is Jacqueline Mulliner. I hold a BA (Hons) and BTP (Dist) from the former Bristol Polytechnic and have been a full member of the Royal Town Planning Institute for twenty-seven years. I am currently the Managing Director of tor&co where I have worked as a town planner since March 1993. During my time at tor&co I have provided planning advice in respect of a range of development projects throughout England for both the public and private sector. I have participated in many development plan examinations and appeared as expert planning witness at s78 inquiries and hearings. In recent years I have focused on the residential development sector.

Blenheim Estate (represented by Blenheim Strategic Partnerships – BSP) instructed tor&co in early 2017 to advise in respect of the appropriate planning strategy to promote the appeal site for residential development. At that time, the site was subject to a draft allocation in the submitted local plan. tor&co represented BSP at the local plan examination hearings and co-ordinated the submission of the planning application, providing planning, landscape architecture, heritage and environmental management services.

On behalf of BSP, and in respect of this appeal, tor&co has been responsible for the submission of the appeal, including drafting and submission of the Rule 6 Statement and draft Statement of Common Ground.

I have visited the appeal site and the surrounding area on several occasions and have examined the plans and documents relevant to the inquiry, including responses to the application and appeal from statutory consultees and the public. I am familiar with the planning, environmental and technical issues relevant to the site's development potential, as proposed.

The evidence that I have prepared and provide for this appeal (APP/D3125/W/23/3315391) in this proof of evidence is true and has been prepared and is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions and are provided to the Inquiry irrespective of by whom I am instructed.

1. KEY REFERENCES & ABBREVIATIONS

- 1.1 The following identifies the key planning policy documents, and background to those documents, where relevant to the application, now subject to appeal, and referred to throughout this proof.
- i. **National Planning Policy Framework (NPPF)** July 2021 (first published March 2012) (CD8.1)
 - ii. **National Planning Practice Guidance (PPG)** web based and first published March 2014
 - iii. **West Oxfordshire Local Plan 2031 (WOLP)** adopted September 2018, including allocation **EW4: Land north of Hill Rise, Woodstock** (CD6.1)
 - iv. **West Oxfordshire Local Development Scheme (LDS)** latest version dated October 2022, which anticipates adoption of a new local plan to complement the new Oxfordshire Plan 2050 and covering the period to 2041 sometime in 2024 – however, the Oxfordshire Plan 2050 has been abandoned by the authorities (CD7.2)
 - v. **West Oxfordshire Design Guide Supplementary Planning Guidance (WODG SPD)** adopted April 2016 (CD7.1)
 - vi. **West Oxfordshire Affordable Housing Supplementary Planning Guidance (WOAH SPD)** adopted October 2021 (CD7.3)
 - vii. **West Oxfordshire Developer Contributions Supplementary Planning Guidance (WODC SPD)** adopted December 2020 (CD7.4)
 - viii. **West Oxfordshire Housing Land Supply Position Statement 2022 –2027 (HLS PS)** published November 2022 provides the current position with reference to NPPF para 74 (CD11.4)
 - ix. **Woodstock Neighbourhood Plan (WNP)** (CD6.3) made 23 January 2023

2. INTRODUCTION AND STRUCTURE OF THE EVIDENCE

The Appeal

- 2.1 The appeal is made by Blenheim Estate (BSP) against the decision by West Oxfordshire District Council (WODC) to refuse the hybrid planning application for the development of 180 homes at Hill Rise, Woodstock. The Hill Rise site is undeveloped but lies contiguous to the built-up edge of Woodstock and is subject to a residential allocation (Policy EW4) in the adopted development plan – West Oxfordshire Local Plan 2031.
- 2.2 The sustainability of the site for residential development, as a matter of principle, is already confirmed by the allocation. The NPPF sets a presumption in favour of sustainable development, such that development proposals that accord with an up-to-date development plan should be approved without delay or, where policies most important for determining an application are out of date (including by way of a housing land supply shortfall) planning permission should be granted unless the adverse impacts would significantly and demonstrably outweigh the benefits¹.
- 2.3 The loss of countryside and inevitable change in the character of the site, and its urbanisation, is already accepted specifically to help meet the needs of the district. Planning for the timely delivery of new housing to meet forecast needs and support sustainable economic growth is one of the core objectives of the plan. The planning application / appeal is a critical step in the timely delivery of the allocated site, which is included in WODC's five-year housing land supply (HLS) for the provision of 156 homes before 31 March 2027.
- 2.4 At the current time WODC cannot demonstrate a sufficient HLS, the consequence of which is that the tilted planning balance is engaged (NPPF 11 d ii). On the basis of the tilted planning balance, WODC has recently granted planning permission for up to 150 homes on an unallocated greenfield site at Long Hanborough (WODC ref 22/01330/OUT granted 24 February 2023) and planning permission for up to 120 homes has been approved on appeal for an unallocated greenfield site at Witney (CD10.2) ref 3297487, approved 9 January 2023). These permissions further highlight the importance of granting planning permission for sites that are allocated in the plan, and the need to accept any limited and localised harm in order to secure the substantial benefit of additional housing delivery.

The Appellant

- 2.5 Blenheim Estate is the appellant and landowner of the site. Through its ownership of Pye Homes, it will also develop the site.
- 2.6 As set out in more detail in the Planning Statement submitted with the planning application, the Trustees of the Blenheim Estate are responsible for the repair and

¹ NPPF para 11 c) and d) ii.

maintenance of the Blenheim Palace World Heritage Site. In the context of a long-lasting interrelationship between the Estate, its communities and surrounding communities, BSP has adopted strong legacy principles that steer its developments towards good, sustainable, design with positive impacts on the environment.

- 2.7 The Estate fully intends to retain ownership of a significant number of the properties to provide affordable homes for local people. It will also retain ownership of all public and communal spaces within the development (including the Parking Barns) to ensure that they are well maintained and secure. This approach provides BSP with a vested interest in the quality and sustainability of the development.

The Appeal Site

- 2.8 A detailed description of the Appeal Site is given in the application documentation and summarised in the general Planning Statement of Common Ground.
- 2.9 Most significantly, the Appeal Site is located contiguous with the northern edge of Woodstock. Woodstock is a Rural Service Centre, as defined in the settlement hierarchy set out in the local plan. There can be no doubt that the Appeal Site lies in a sustainable location for residential development, this is the consequence of the allocation. The development of the Appeal Site will move the northern edge of the settlement northwards, creating a new edge.
- 2.10 The southern and western boundaries of the site are formed for the most part by the existing built-up area; back garden boundaries to properties fronting onto Hill Rise and Vanbrugh Close. The far north-west corner extends to the A44 Manor Road, which provides the only acceptable option to achieve vehicular access into the site. Further, the allocated area sits within a larger open field and its eastern and northern boundaries are not defined by field boundaries or topography. These boundaries are not discernible on the ground with reference to existing physical or landscape features.

Main Issues

- 2.11 The appeal site is allocated in the adopted development plan to accommodate 'around 120 dwellings', subject to thirteen criteria. WODC has confirmed that they maintain conflict arises with respect to the overall number of homes proposed and, as specifically confirmed at the Case Management Conference (CMC), EW4 criteria (c) and (d). WODC has since clarified that conflict with criteria (e) is also alleged with respect to connectivity.
- 2.12 In the above context, and as confirmed in the CMC Note, the main issues are:
- 1) The effect of the proposed development on the character and appearance of the site and surrounding area
 - 2) The effect of the proposed development on the significance and setting of Blenheim Palace World Heritage Site

- 3) Whether the proposed development would represent high quality design and provide an integrated, safe and connected community
- 4) The effect of the proposed development on local infrastructure
- 5) The overall planning balance having regard to the development plan and any proposed benefits

Scope

- 2.13 This planning evidence and its separately bound appendices address the general town planning issues arising in respect of the appeal. It specifically addresses the reasons for refusal, matters raised by The Campaign to Protect Old Woodstock (CPOW - as a Rule 6 Party) and other third-party comments, framed by the main issues as identified above. It addresses compliance with national policy, the development plan and the planning balance, including with reference to the agreed HLS shortfall.
- 2.14 The planning evidence is supported by separate Statements of Common Ground addressing the following:
- 1) Planning matters, prepared by tor&co and WODC
 - 2) Housing land supply, prepared by tor&co and WODC
 - 3) Heritage matters, prepared by tor&co and WODC
 - 4) Landscape and visual matters, prepared by tor&co and WODC
 - 5) Design and sustainability matters, prepared by PTE (for the appellant) and WODC
 - 6) Transport and highways matters, prepared by DTA (for the Appellant) and Oxfordshire County Council as Highways Authority

The evidence is also supported, and should be read alongside, the Appellants evidence in respect to the following:

- 7) Landscape and visual impact, prepared by Richard Burton of tor&co
 - 8) Design, prepared by Kaye Stout of PTE
 - 9) Transport and Accessibility, prepared by Simon Tucker of DTA
 - 10) Affordable Housing (briefing note) prepared by Gemma Saffhill of tor&co (included as appendix 2 to this proof)
- 2.15 A Statement of Common Ground has also been agreed between the Appellant and CPOW.

Structure

- 2.16 The remainder of this evidence is structured as follows:

Section 3: Background to the Appeal
Section 4: The Development Plan
Section 6: Housing Delivery
Section 7: Benefits & Other Harm
Section 9: Planning Balance and Conclusions

3. BACKGROUND TO THE APPEAL

Local Plan allocation

- 3.1 The appeal site was identified as a residential allocation along with 15 other 'non-strategic' housing sites (including three in Woodstock) following positive evaluation by WODC through its Strategic Housing and Economic Land Availability Assessment (SHELAA) and Sustainability Appraisal (SA) undertaken in 2016, which considered nearly 300 sites (see Examination Report CD11.2 para 106).
- 3.2 Following receipt of third-party objections and debate at examination hearings held in July 2017, WODC agreed to undertake further landscape and heritage assessment of the proposed allocations at Woodstock and within the AONB to better understand their potential impact on the surrounding landscape and nearby heritage assets, including Blenheim Palace World Heritage Site (WHS).
- 3.3 WODC commissioned Chris Blandford Associates (CBA) to provide independent advice on the landscape and heritage impacts of residential development on the sites. Their report 'Landscape and Heritage Advice' dated October 2017 (CD11.1) supported the allocations, including the appeal site. Importantly, the advice did not set the development capacity of the sites, CBA were given the capacity and advised on how that capacity could be achieved within the area to be allocated. Paragraph 1.2.1 is clear that CBA were assessing a pre-set 'indicative' number of homes, which WODC had suggested could be accommodated on site. The status of the CBA report (paragraph 1.3.1) confirms:

"The recommendations relating to dwelling numbers, site layout and extent of development described in the text and shown on the opportunities and constraints plans are illustrative only and represent only one potential approach to providing development on the sites in a manner that addresses the various issues identified through the landscape and heritage appraisal."

- 3.4 In terms of development capacity and extent, the report explicitly states that the recommendations are indicative only and should not be taken as an absolute (e.g. see paragraph 2.4.2). The CBA report included recommended mitigation for each site to limit the heritage and landscape impacts. For the Appeal Site (section 8 of the report) this mitigation was interpreted into policy criteria, within the eventual allocation policy, but key to this appeal those recommendations included the following.

- 1) In relation to landscape impact (CD11.1 from paragraph 8.2.26):

- *"Retain selected views eastwards to the wider countryside, southwards to Woodstock Parish Church tower and westwards to Blenheim Park avoiding development in identified view cones.*
- *Restrict residential development to mostly 2 storeys (maximum c.8m roof ridge height), or 2.5 storeys (maximum c.9m roof ridge height), taking the opportunity*

to include some 1.5 storey development towards the eastern boundary of the site.

- *Design of development to be landscape dominated in accordance with the design principles/considerations set out in the 2017 Design Guide, Section II, Development and Context; and with reference to the New Rural Form illustrated in West Oxfordshire Design Guide (2006) towards the eastern and northern boundaries and to the new Urban form of development towards the south of the site.”*

2) In relation to heritage impact (CD11.1 from paragraph 8.3.14):

“Ensuring that built development on the site is restricted in its geographical extent and scale to lessen the overall change to the rural character of the setting of the WHS. This could include:

- *keeping development back from the eastern boundaries of the allocation site and hence away from the upper sides of the river valley, which would also address other identified issues; and*
- *ensuring that the northern part of the site where it joins the main road remains undeveloped to reduce perception of urbanisation.”*

3.5 Clearly the CBA Report was not intended to set absolute design parameters in terms of numbers, boundaries, development capacity or extent. It provided some recommendations and an indicative, non-binding, approach which could be adopted but acknowledging that another approach to development on the site might be appropriate. Significantly, the CBA framework masterplan (included in the CBA report) was not duplicated in the WOLP, neither WODC nor the Inspector sought its inclusion.

3.6 The Inspector’s Report into the WOLP (CD11.2 paragraphs 194 - 213) clarified that the WOLP evidence base did not conclude that larger scale housing development on the sites proposed at Woodstock would be definitively inappropriate, nor did it intend to identify what development would and would not be appropriate. Further the evidence base provided a cautious assessment of the effects, including landscape and heritage effects. The Inspector identified that the loss of countryside is an inevitable consequence of meeting housing need, he dismissed concerns regarding the impact on parking in Woodstock, given that the allocated sites would be within walking distance of the town centre, and dismissed concerns regarding further development in Cherwell District close to Woodstock – given that the allocations were running ahead of the Cherwell allocation (this position has not changed²).

3.7 It is clear, with specific regard to the Hill Rise site, the Inspector’s comments endorsing a focus of development on the southern part of the site, were concerned with minimising harmful effects on the setting of nearby heritage assets and not with wider landscape and visual effects. This is specifically clarified at paragraph 211, with the

² The Cherwell site is not allocated for development, it is subject to an undetermined planning application and draft allocation (officer recommendation – awaiting Cherwell Council resolution to proceed to Reg 18 consultation).

end of the last sentence stating, *“it is the rural setting of the WHS which is to be protected and this does not, as a matter of principle, rule out housing development within the setting.”*

- 3.8 The Inspector did not recommend the introduction of a framework plan to the WOLP and did not introduce absolute criteria/mapping in terms of depth of buffers around the site/development. Further, it was the case (particularly once the requirement for bus turning in the site had been introduced – see EW4 criterion d)) that a new vehicular access would need to be formed from the A44 in the north-western corner of the site, closest to the WHS, which would have a significantly urbanising influence.
- 3.9 Thus the criteria approach provided flexibility, providing guidelines without explicit or binding mappable land-use parameters and/or geographical measurements, for example in terms of the absolute extent of development that would be acceptable across the allocated site with reference to any specific width of buffers on the northern and eastern boundaries.
- 3.10 In this context, the Appellant understood the position to be that the final number of homes to be accommodated on site and extent of development within the allocated area would be subject to further master planning, and testing of the impact of development on the setting of the WHS, at the application stage. The Appellant did not feel the need to make further representations to the Main Modifications in this respect, being content with the situation and explanatory text at paragraph 9.5.84 of the WOLP:
- “...The design and layout of any scheme and any landscape impact mitigation would need to be considered and agreed on the basis of a full landscape and visual impact assessment....”*
- 3.11 Note that the general approach of, and specific requirements of, the development plan with regards to spatial strategy, housing numbers and site allocation policy are addressed further below in section 4 and with reference to the Appellant’s Landscape and Design Proofs of Evidence.
- 3.12 The West Oxfordshire Local Plan 2031 (CD6.1) was adopted on 27 September 2018 and allocated three sites for residential development in Woodstock.

- EW3 Land east of Woodstock (300 homes)
- EW4 Land north of Hill Rise (120 homes)
- EW5 Land north of Banbury Road (180 homes)

- 3.13 All these sites are within the Appellant’s control.

Pre-application

- 3.14 Having secured the allocation of the site in September 2018, tor&co were instructed by BSP in early 2019 to progress planning applications for the Appeal Site and for the

Banbury Road site, also allocated in the WOLP (under policy EW5 'Land north of Banbury Road, Woodstock for around 180 homes) and located on the northern edge of Woodstock. It is of some relevance, as highlighted in the collective evidence of the appellant and below (in terms of consistency), that the two applications, although separate, were prepared by the same consultant team and subject to the same assessment methodologies.

- 3.15 BSP sought to work positively with WODC and the local community pre application.
- 3.16 In 2019 the Appellant appointed Community First Oxford (CFO) to lead a community engagement programme in Woodstock to understand the needs of the town and help inform development at the forthcoming local plan allocations. CFO led several rounds of community engagement and held discussions with Woodstock Town Council (WTC) to facilitate positive development at the allocated sites. As part of this process two public consultation events were held in November 2019 and May 2020 to present the evolving proposals on the Hill Rise and Banbury Road sites. Feedback from these events was used to develop the evolving masterplans for each site. The way in which the consultation shaped the masterplan is further outlined in the Design and Access Statement and Design evidence but one of the most significant responses was the provision of an open space buffer adjacent to the back gardens of existing homes on Hill Rise along the western edge of the Appeal site.
- 3.17 Alongside the community engagement formal paid pre-application advice was sought from WODC as Planning Authority and Oxfordshire County Council (OCC) as Highway Authority, Education Authority and the Lead Local Flood Authority. Despite WODC's commitment to provide written responses within 20 working days of receipt (or agree an alternative timescale), both responses were received outside of this timescale³. These responses dated 6 December 2019 and 3 June 2020 are provided as CD11.5 and CD11.6.
- 3.18 Following an extensive pre-application consultation process with the statutory authorities and third parties, the appeal application was formally submitted to WODC on 17 December 2020 through the Planning Portal and validated on 4 February 2021.

Application Determination Process

- 3.19 On 10 May 2021 the case officer e-mailed the Appellant to request an extension of the determination period of both the Hill Rise application and related Banbury Road application. The officer explained that although both applications had been under consideration (at this point for over three months), key internal responses from the WODCs landscape, design and conservation, planning policy, sports and waste officers were still outstanding. The officer advised that the applications could not be reported to Planning Committee until 28 June 2021 at the earliest. The Appellant reluctantly agreed to extend the determination periods until 30 June 2021 on the basis

³ The first pre-application response was received after 71 days (51 working days) and the second after 41 days (29 working days) of submission.

that the outstanding responses would be published on WODC's website by the end of May 2021 and the applications reported to the June Committee.

- 3.20 Despite this agreement and repeated chasing by the Appellant, by the end of July 2021 of the outstanding responses, only those from the Conservation and Design and Planning Policy had been received, and officers had still not agreed to meet BSP to discuss the application in the context of the consultation responses.
- 3.21 Despite continued requests from the Appellant to WODC for an update on the progress of the application, with a view to the likely determination date, officers refused to meet until 4 August 2021. At this meeting WODC officers expressed the view that the Appellant had not provided sufficient evidence to justify the proposed increase in dwelling numbers above the 'around 120' figure in the policy allocation (EW4) or how the impacts on landscape and heritage were acceptable.
- 3.22 On the 11 November 2021 the Appellant submitted revised and additional information in response to the stated concerns, particularly responding to landscape and heritage matters (see Appellant SOC paragraph 2.20). These can be summarised as follows:
- The red line boundary was reduced to match the policy allocation
 - The north-south public right of way route was widened and further landscape added
 - The scale and mass of the proposed development was reduced with all three-storey buildings removed
 - The height and location of new development amended to retain/protect key views to and from Woodstock Parish Church, Blenheim Park and the wider countryside
 - The proposed density of the development along the eastern boundary was reduced and hedgerow introduced
 - The proposed village green in the centre of the site was expanded
 - Minor amendments were made to the proposed mix and tenure of homes
 - The north-east section of the site was re-designed and the pumping station relocated to reduce the amount of built-form along this edge
 - A number of the house types and the parking courts were redesigned to respond to the council's design comments
 - The allotments, community orchard and public square were re-designed
 - The proposed planting along the northern edge was re-designed to provide further screening
 - The off-site biodiversity net gain area was expanded
- 3.23 The submitted information explained the changes as well as setting out the overall planning benefits of the scheme.

- 3.24 To enable re-advertisement of the application, allowing for further consultation and time to report the applications to a future planning committee, the Appellant agreed a further extension of determination period until 12 January 2022. But despite this further extension officers failed to report the applications to committee, instead re-stating their concerns with respect to the Hill Rise proposal in an e-mail to tor&co dated 27 January 2022.
- 3.25 In response, the Appellant submitted further information (again listed in the SOC at paragraph 2.20), essentially further addressing landscape, heritage and placemaking matters as well as connectivity.
- 3.26 On 2 March 2022, the case officer wrote to the Appellant to advise that the council was commissioning CBA to undertake an 'independent' review of the landscape and heritage impacts of the proposal, which would be completed within two weeks. Note that CBA were the same authors that considered the WOLP allocations, as set out above, and were not starting from an entirely 'independent' position, and although the Appellant did not object to their involvement per se, BSP did request a copy of their brief (see Appendix 1). The case officer did not provide the brief but replied to this request on the 14th March as follows:
- "As previously advised an independent review of the applications has been requested. This review will assess likely landscape and heritage impacts arising from the proposed developments, taking into account the relevant policy context, submitted information and Local Plan evidence base. This review is anticipated to be received by the end of this week."*
- 3.27 The review did not however independently assess the likely heritage and landscape impacts arising, instead it reviewed the Appellant's approach to the site and relevant documentation.
- 3.28 On the 28 April 2022, following repeated chasing by the Appellant, officers shared two draft reports from CBA, which considered the landscape and heritage impacts of the proposal (CD3.1 and CD3.2) and reiterated their concerns over the appeal scheme. It is relevant however, that CBA had accepted, at this stage, that the proposal is landscape-led (paragraph 3.2.6).
- 3.29 Again further information was submitted to the council on 19 May 2022, to try and close the issues, and a meeting was requested to discuss and agree a way forward. A meeting between the Appellant and officers was held on 13 June 2022, along with a subsequent meeting with CBA on 11 July 2022.
- 3.30 In a final attempt to secure a positive local decision, the Appellant submitted final revised proposals on 26 August 2022. The key amendments made at this time were:
- The detailed area (phase 1) was reduced in size and the number of homes
 - A new north-south corridor was incorporated in the masterplan to retain a view of Woodstock Parish Church

- The entrance road and arrangement of houses along the northern boundary was amended
- The central green space was increased in size and allotments relocated
- The scale and form of the car barns was reduced to provide a more domestic appearance
- The off-site biodiversity enhancement area was relocated to the north and east boundaries of the site

- 3.31 In addition to these amendments, revised supporting reports were prepared and submitted covering design, landscape, heritage, biodiversity, flood risk and environmental issues.
- 3.32 A further extension to the application determination period was agreed, until 21 October 2022, to enable the application to be re-advertised and reported to the October Planning Committee meeting.
- 3.33 A final meeting was held between CBA and the Appellant on 8 November 2022, to explain the latest amendments. CBA's updated report on landscape and heritage issues was published on 24 November 2022 (CD3.3).
- 3.34 The Appellant was satisfied at this point that CBA no longer held strong concerns in terms of the impacts of the proposal on landscape and heritage.
- 3.35 On the 21 November 2022 the case officer e-mailed tor&co to request a further extension to the determination period to enable the application to be reported to the Uplands Area Planning Sub-Committee scheduled on 12 December 2022. Despite two-years of delays and protracted negotiation, leading the Appellant to make changes to the scheme and submit disproportionate volumes of technical information given the allocation, despite the CBA position, and despite the substantial benefits of the proposal facilitating the delivery of an allocated site, the officer report recommended refusal of the application.
- 3.36 Members of the committee voted to refuse planning permission in accordance with the case officer's recommendation.
- 3.37 For the same committee meeting officers recommended approval of the Banbury Road application, and members followed the recommendation.
- 3.38 The inconsistency in approach, and perverse position taken with regards to the Hill Rise application, was clear, as set out further below.
- 3.39 The Appellant contends that WODC mis-managed the Appeal application both at the pre and post submission stage, leading to an unnecessarily protracted determination period and an erroneous committee report, which failed to correctly apply s.38(6) of the Planning and Compulsory Purchase Order, failing to provide clear reasoning for the alleged conflict with the development plan. Further, and given the evidence, it failed to identify the significant and demonstrable harm that would outweigh the substantial

benefits of the scheme. Contrary to the technical work and final consultation responses received, it failed to demonstrate that the additional harm, above and beyond the level already accepted in allocating the site, that would push the level of harm into that which would be unacceptable under the tilted planning balance and therefore not represent sustainable development.

Inconsistent committee reports

- 3.40 Although the committee report for the Appeal Site (CD4.2) recommended that the application be refused, it is notable that the committee report for the Appellant's other outline planning application at Banbury Road (CD4.5), determined at the same Committee meeting, was recommended for approval despite clear similarities between the reports. The table below highlights the inconsistency in approach, most importantly inconsistency in the overall approach to the planning balance, by comparing the case officer's conclusions on the main issues for each site.

Table 1: Comparison of the Hill Rise and Banbury Road committee reports

Issue	Hill Rise para refs.	Banbury Road para refs.	Commentary on conclusions
Compliance with 'around' dwelling figure	5.10 – 5.12	5.11 – 5.13	Both reports conclude that the proposed increase in dwellings above the stated 'around' figures (50% on Hill Rise and 30% on Banbury Road) are contrary to the allocation policies EW4/5.
Layout, design, scale	5.19 – 5.37	5.20 – 5.26	Both reports conclude that the parameter plans conflict with the allocation policies (EW4/5) in terms of their 'land use, scale and density'. The Hill Rise report goes on to make specific comments on the phase 1 design, which was submitted in detail.
Parking barns	5.26 – 5.27	5.25 – 5.26	Both reports conclude that the parking barn solution is 'inappropriate' for each site, is 'likely to be problematic' and is therefore contrary to the allocation policies (EW4/5)
Impact on heritage assets	5.38 – 5.49	5.27 – 5.47	Both reports incorrectly reference paragraph 199 [instead of 202] of the NPPF and conclude in very similar wording that <i>"it is considered that the economic and social benefits arising from the scheme[s] which will deliver market and affordable housing units with associated benefits and additional</i>

			<i>benefit of proceeds going towards the conservation, maintenance and restoration of Blenheim Palace WHS would outweigh the less than substantial harm arising” in each case.</i>
Impact on landscape	5.50 -5.57	5.48 – 5.58	<p>Both reports conclude that the applications fail to demonstrate a ‘landscape dominated design’ contrary to the allocation policies (EW4 (c) / EW5 (f)) and would cause landscape harm to their surroundings by virtue of the location of development on each site, heights of buildings and visibility from the surrounding areas.</p> <p>The Banbury Road report notes that this harm may be capable of mitigation through appropriate landscaping and should be considered in the planning balance.</p>
Accessibility/ Highways issues	5.61 – 5.67	5.61 – 5.66	Both reports confirm that OCC as Highway Authority does not object to the applications subject to appropriate planning conditions and s.106 contributions. However, the Hill Rise report quotes some of OCC’s comments on pedestrian/cycle connectivity and, despite the lack of an objection from OCC, concludes that this aspect of the proposal is contrary to EW4 e).
Conclusion and planning balance	5.93 – 5.103	5.94 – 5.102	<p>The paragraphs summarising the planning balance for both applications are very similar except for the final paragraph in each report, which reach difference conclusions on whether the applications should be approved or refused.</p> <p>It is unclear from reading the reports side-by-side how the Planning Officer has reached different conclusions on ‘significant adverse impacts’; in the case of Hill Rise that harm being so substantially different in WODC’s view that it would ‘significantly and demonstrably outweighs the benefits’ of housing delivery on an allocated site.</p>

- 3.41 The above demonstrates a clear failure to explain and justify the conclusion which, as explained further below, should have been to grant planning permission both in

accordance with the WOLP and in the context of engagement of the tilted planning balance. Furthermore, the Banbury Road report highlights significant inconsistencies in the officer's approach to considering the submitted technical information (utilising the same project team, approach and methodologies) and in applying weight to the relevant local plan policies.

The Appealed Application

3.42 The application plans, for determination are:

- Site Location Plan (Ref: 1297.01)
- Existing Site Plan (Ref: 1297.02)
- Land Use Parameters drawing (Ref: HIL-PTE-ZZ-XX-DR-A-10020 Rev C)
- Landscape and open space parameter drawing (Ref: HIL-PTE-ZZ-XX-DR-A-10021 Rev C)
- Access parameter drawing (Ref: HIL-PTE-ZZ-XX-DR-A-10022 Rev C)
- Density parameter drawing (Ref: HIL-PTE-ZZ-XX-DR-A-10023 Rev C)
- Building heights parameter drawing (Ref: HIL-PTE-ZZ-XX-DR-A-10024 Rev C)
- Access drawing, A44 Manor Road Corridor (Ref: 21152-05 Rev F)
- Detailed drawings as set out in the Appellants SoC Table 3 and Planning SoCG

3.43 The above is supported by extensive technical information, including an Environmental Statement.

3.44 As confirmed in the Planning SCG, there are no technical or physical obstacles that would prevent the development of the site as proposed. Matters such as archaeology, flood risk, ground contamination and impacts on air quality, noise and ecology are deemed acceptable and/or can be overcome with the imposition of suitable planning conditions, to be agreed and through the s106 agreement. In technical terms the site is suitable for residential development⁴.

3.45 It is acknowledged that the Oxford Clinical Commissioning Group NHS would object to the application, unless a financial contribution is secured to support plans to expand the local surgery. The matter is therefore satisfactorily addressed by the s106 agreement.

3.46 Objections remain from the Thames Valley Police Crime Prevention Unit with regards to the parking barns however the concerns raised are very much based on assumptions regarding anti-social behaviour and are not evidenced. The matter is addressed further in the Design Proof of Evidence which confirms the measures taken to ensure that the barns will be appropriately used, managed and secure.

⁴ I note that objections regarding technical matters, highways, ecology and landscape have been raised by third parties and these are addressed further in section 7 below.

- 3.47 The less than substantial heritage impacts of the proposal are addressed in the Heritage SCG and overcome by the public benefits.
- 3.48 WODC officer concerns raised in terms of planning policy, landscape and design matters are addressed elsewhere in evidence, but do not provide an absolute / technical constraint to development and the level of harm (if any) identified can be mitigated and outweighed by the benefits of the scheme, as addressed in the planning balance section below.
- 3.49 The third-party comments submitted, in objection to the application/appeal, do not raise any additional technical issues that were not addressed in consultation with, and to the satisfaction of, the statutory consultees.

Deliverability

- 3.50 Should outline and full planning permission be granted delivery can be anticipated as follows, demonstrating a significant and planned contribution of circa 135 homes to the current five-year HLS position (noting also that the HLS PS includes the site for delivery of 156 homes within the current five-year period from 1 April 2022 – 31 March 2027). Base-dated 1 April 2023, if the appeal is approved, the entire Appeal Scheme would be completed with the five-year period.

Table 2: Site Delivery Rate

Timescale		Activity	Comment
August 2023		Hybrid approval (no delay for submission of first phase reserved matters)	Detailed element facilitates immediate start, following discharge of any pre-commencement conditions
September - December 2023	4 months	Discharge of pre-commencement conditions including any additional/final surveys	
January – December 2024	12 months	Opening up works / start on site: Site preparation, mitigation, up-front infrastructure etc.	Construction works necessary before first completion / occupation
January – March 2025	3 months	15 completions	Based on single housebuilder and including affordable provision
2025/26	12 months	60 completions	As above
2026/27	12 months	60 completions	As above
2027/28	9 months	45 completions	As above

4. THE DEVELOPMENT PLAN

General Provisions

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development. The NPPF does not change the statutory status of the development plan, but NPPF paragraph 11 does confirm the approach to sustainable development through both plan making and decision taking.

The Development Plan

- 4.2 The development plan comprises:
- The West Oxfordshire Local Plan 2031, adopted September 2018
 - The Woodstock Neighbourhood Plan 2020 – 2031, made January 2023
 - The Oxfordshire Minerals and Waste Local Plan, adopted September 2017
- 4.3 There is no contention by WODC (with reference to the officer report and reasons for refusal) that the application conflicts with either the Neighbourhood Plan or Minerals and Waste Plan. There is no contention by The Campaign to Protect Old Woodstock (CPOW), in its Statement of Case, that there is conflict with either plan. There are no matters of disagreement between the parties with respect to these plans/matters (see Planning SoCG and CPOW SoCG).
- 4.4 Briefly, the site is not safeguarded for minerals or waste purposes. With respect to the Neighbourhood Plan (WNP), the Foreword clarifies that it concentrates on green spaces, and its focus on the designation of Local Green Spaces is stated at paragraph 2.21. The plan contains a single policy, designating 11 local green spaces where development proposals will only be supported in very special circumstances. The Appeal Site is not designated. The WNP does list the WOLP allocations at Woodstock within the 'Setting the Scene' section, where a number of WOLP policies are quoted or referenced. The WNP provides no additional planning policy context to be considered with respect to the Appeal Site / application. There is no conflict with the WNP.
- 4.5 This section focuses on the claimed conflict with the WOLP, as set out in the reasons for refusal, WODC's SoC and CPOW's SoC alongside my position that the Appeal Scheme is in accordance with the plan read as a whole.
- 4.6 With reference to the first reason for refusal and the main issues for the appeal, including the number of homes proposed, the following policies are specifically addressed:
- Policy OS2: Locating development in the right places
 - Policy EW4: Land north of Hill Rise, Woodstock (120 homes)

- Policy OS4: High quality design
- Policy EH2: Landscape Character

Strategy for development – Policy OS2

4.7 Given the allocation of the site, it cannot be sensibly argued that the development is in an unsustainable location and fails, as a matter of principle, to accord with the general strategy for the distribution of development in the district. However, WODC's SoC does raise a number of matters with respect to Policy OS2, specifically in relation to the number of homes proposed and the corresponding impact on the character of the area. WODC's SoC suggests that a development of around 180 dwellings might not have been allocated (see paragraph 9.12). As such, it is important to understand the context of the allocation within the overarching strategy.

4.8 With reference to Woodstock and relevance to the Appeal Site, Policy OS2 includes the following provisions:

"The distribution of development is set out in Policy H1."

"Woodstock is suitable for a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace, in order to deliver affordable housing, enhance local services and reinforce its role as a service centre."

"Proposals for residential development will be considered in accordance with Policy H2 of this Local Plan."

4.9 The policy also sets out a number of general principles, applicable to all development, including the following requirements, that development should:

- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality
- Form a logical complement to the existing scale and pattern of development and/or the character of the area
- As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
- Conserve and enhance the natural, historic and built environment;
- Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband

4.10 The supporting text sets out the settlement hierarchy and explains that the overall strategy of the plan is to steer a significant proportion of development into the main services centres but that there is a need for development elsewhere. To this end it confirms that development around Eynsham⁵ (a rural service centre) would help to

⁵ Two allocations are made: 1) To the north, a new garden village, Policy EW1 for around 2,200 homes; and 2) To the west of the village, Policy EW2 for around 1,000 homes

meet the needs of West Oxfordshire as well as the needs of Oxford. Woodstock is also singled out (from other rural service centres) in noting that:

“The historic town of Woodstock has a relatively good range of services and facilities and good accessibility to Oxford. It can accommodate a reasonable scale of development, whilst protecting its important historic character and the setting of Blenheim Palace, in order to deliver affordable housing, enhance local services and reinforce its role as a service centre. Three medium scale allocations are proposed on different sides of the town in order to complement the structure and form of the town.” (paragraph 4.20, repeated at paragraph 5.17 in support of Policy H1)

- 4.11 The reference to a ‘reasonable’ scale of development contrasts with the remaining four service centres, which are considered to be suitable for only ‘modest’ scales of development, and the lower tier settlements which are considered suitable for only ‘limited’ development.

- 4.12 Policy H1: Amount and distribution of housing, requires the development of ‘at least’ 15,950 homes in the district 2011 - 2031. It is relevant that the supporting text, at WOLP paragraph 5.40 confirms that the planned provision is not entirely sufficient to meet this requirement:

“Taking account of homes already built, current commitments, proposed allocations and windfall development, the anticipated level of housing delivery is 15,799 homes which equates to 99% of the overall plan period requirement of 15,950 homes...”

- 4.13 The requirement is a combined one, comprising 13,200 homes to meet West Oxfordshire District need and 2,750 to meet Oxford City’s need. Policy H2: Delivery of New Homes confirms a stepped trajectory, which increases the requirement for West Oxfordshire from 2023/24 and anticipates starting to meet Oxford City’s need at a rate of 275 homes per annum from 2021/22, extending across the remainder of the plan period. The stepped trajectory was intended to reflect lead-in times for the larger, strategic allocations, with an emphasis on the smaller, non-strategic, allocations for more immediate delivery given shorter lead-in times (WOLP paragraph 5.31).
- 4.14 The requirement is subdivided into five sub-areas; the Appeal Site falls within the Eynsham - Woodstock sub. This sub-area is to accommodate 5,596 homes, including all of Oxford’s unmet need (2,750), given the proximity of the sub-area to Oxford City (WOLP paragraphs 9.5.31 & 9.5.38). Provision to meet this unmet need is specifically attributed to development at Eynsham: all 2,200 homes to be delivered at the Oxford Cotswolds Garden Village (Policy EW1) and a proportion of those within the West Eynsham Strategic Development Area (Policy EW2) (WOLP Policy H1 and paragraphs 9.5.42 & 9.5.43).
- 4.15 It is notable that the HLS PS (CD11.4 page 96) confirms that in addition to 160 homes already complete under Policy EW2 a further 427 homes are anticipated to be delivered under EW1 and EW2 by 31 March 2027. This totals 587 homes and is

woefully short of the 1,650 requirement to meet Oxford City's need across the 6- year period 1 April 2021 – 31 March 2027, set out under Policy H2. Given that the Appeal Site lies within the same sub-area its delivery within this five-year period, including the additional 60 homes above the anticipated capacity of 120 homes, could contribute to meeting the needs of both West Oxfordshire and Oxford City.

- 4.16 In this context it is also of note that, the adjacent Cherwell District has adopted a Partial Review of its Local Plan to also help address Oxford City's unmet need. The current delivery position was reported to Cherwell District Executive on 6 February, as follows:

"For the requirements of the Partial Review of the Local Plan for Oxford's unmet needs, there is a presently a negligible housing land supply of 0.2 years (for 2022- 27) because very little housing is currently expected to be delivered by 2027." (paragraph 3.21)

- 4.17 Policy H1 confirms that the distribution is indicative and should not be taken as an absolute target or maximum ceiling to limit development, as follows:

"This is an indicative distribution based on past completions and anticipated future supply and should not be taken as an absolute target for each sub-area or maximum ceiling to limit development. A number of site allocations are proposed to ensure identified needs are met."

- 4.18 Policy H1 also confirms that the distribution accords with the overall strategy set out in Policy OS2. Further that the site allocations are made to ensure identified needs are met and that further allocations may be made.

- 4.19 Policy OS2 also references Policy H2 'Delivery of New Homes.' As highlighted above, this sets out a stepped housing trajectory and approach to HLS, in terms of the requirement, confirming that:

- Housing delivery will include windfall development – the supporting text at paragraph 5.36 identifies a windfall expectation within the Eynsham – Woodstock sub area of 289 homes – this is an 'anticipated' and 'at least' provision (WOLP paragraph 9.5.40)
- New dwellings will be permitted on undeveloped land adjoining the built up area of rural service centres where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan in particular the general principles in Policy OS2.

- 4.20 The supporting text further clarifies that the Hill Rise allocation (EW4) is a non-strategic allocation, aimed at helping to ensure a deliverable HLS in the short-term (paragraph 5.31). Also that, subject to resources, WODC will seek to prepare site-specific planning briefs to guide the development of these allocated sites (WOLP paragraph 5.33). This has not happened with respect to the allocated Appeal Site, and WODC has provided

no assistance in this respect, whilst continuing to reply on it in the HLS (see HLS Statement of Common Ground).

- 4.21 In conclusion, with regards to spatial strategy, it is therefore clear that Woodstock is considered appropriate for a reasonable scale of development (which is greater than moderate and limited), and that the housing requirement, and associated allocations, are not to be viewed as a ceiling to housing delivery in the sub-area. Indeed, there is, in any event, a windfall expectation that would provide delivery beyond the allocations. Further, that delivery within the Eynsham and Woodstock sub-area is particularly important to assist in helping to meet Oxford City's unmet housing need, and the non-strategic allocations are particularly important to securing a five-year HLS; the importance of securing deliverable planning permissions now is significantly increased given the agreed position of 3.55 years HLS in West Oxfordshire (see HLS SoCG).
- 4.22 It is relevant that WODC's case does not claim that the additional number of homes, which would be secured through the appeal scheme, would alter the structure of the settlement of Woodstock or be disproportionate to the settlement – the main issue with reference to Policy OS2 is the impact on the character as a consequence of landscape and design matters. Equally, whilst CPOW raise the issue of increased pressure on the towns services, as a consequence of the additional homes, they do not suggest that the structure of the town would be adversely affected by the Appeal Scheme. Their concern is focused on cumulative impact on services and on the setting of the WHS. Significantly, their contention that the WOLP Inspector considered 'around 600' homes at Woodstock to be a 'limit' (see CPOW SoC paragraph 27) is clearly not the case, and is not the intended role of the WOLP.
- 4.23 Finally with respect to the overarching spatial strategy of the WOLP, it is relevant to highlight that the Sustainability Appraisal for the WOLP did not set a limit to the level of development that would be acceptable at Woodstock.
- 4.24 It can also be concluded that, in terms of delivery and maintaining a five-year housing land supply (before the larger strategic allocations start delivering), that there is a particular emphasis on the non-strategic allocation sites. Also some reliance on windfall developments and securing additional provision over and above existing commitments and the allocations. Achieving deliverable planning permissions, which make the most effective use of the allocations at this point in time, in this sub-area, is both relied upon and, in the context of a significant five-year HLS shortfall, is particularly important.

The allocation – Policy EW4

- 4.25 As noted above (paragraphs 4.10 and 4.14), Woodstock is a sustainable settlement suitable to accommodate a reasonable level of growth, whilst protecting the historic character of the town, and the Eynsham – Woodstock sub-area has a strategic benefit in its ability to accommodate growth to help meet the housing needs of Oxford City. WOLP paragraphs 9.5.32 - 9.5.35 explain that, within the sub-area and beyond the settlements of Eynsham and Woodstock the opportunities for development are

relatively limited, particularly as the area is environmentally sensitive (e.g. AONB, Green Belt, SAC and minerals).

- 4.26 With particular reference to Woodstock, the issues identified at WOLP paragraph 9.5.35, relate to heritage, not to landscape sensitivity or other constraints which is in contrast to other parts of the sub-area which are constrained, as noted in my preceding paragraph.
- 4.27 The allocation policy for the site states the intention to deliver “*around 120 [homes] as a well- integrated and logical extension of the existing built form of the town*”, subject to 13 criteria. Clearly, the reference to 120 dwellings is not intended as a cap, it is indicative, and the substantive criterion in this respect is that the development forms a well-integrated and logical extension of the existing built form. This approach is consistent with the WOLP read as a whole and in the context of policies H1, H2 and OS2, as set out above. It is also consistent with the WOLP Inspector Report and supporting work of CBA, as set out at paragraphs 3.3 – 3.9 above, all of which provide flexibility. The overall quantum of development would only be in conflict with the WOLP if, as a result, land-use consequences arose which meant that the development was not well-integrated or logical, or that there would be unacceptable implications in terms of technical matters and infrastructure that could not be mitigated. Conversely, making the most effective use of a site, and delivering more than minimum requirements, is a requirement of national policy (e.g. NPPF paragraphs 11, 35, section 11).
- 4.28 WODC contends conflict with the number of homes proposed, rejecting the proposition that 60 dwellings is a relatively small increase, commenting that the full extent of the consequential impacts of such a large figure were not taken into account at the local plan stage⁶ and, whilst appearing to accept that 120 is not a ceiling/cap, that a higher density alone would bring the scheme into conflict with the WOLP⁷. Also, with three of the 13 criteria, in summary:
- c) which requires a landscape dominated design and measures to mitigate the potential landscape, visual and heritage impact (setting out some of these measures), with built development kept away from the eastern and northern parts of the site.
 - d) but only insofar as cycle and pedestrian connectivity is concerned
 - e) but only insofar as cycle and pedestrian connectivity to adjoining areas and other key destinations is concerned
- 4.29 The Appellant’s landscape and design evidence addresses these matters in detail, however in terms of the general approach to the policy the following points are relevant.

⁶ WODC SOC paragraph 9.9

⁷ WODC SOC paragraph 9.15

4.30 Making efficient and effective use of an allocated site, taking into account matters such as the need for different types of housing and the desirability of maintaining an area's prevailing setting and character is a fundamental objective of national policy (NPPF paragraph 124). The WOLP does not dictate a density of development for the site. It does not dictate the minimum, or any, distance that development should be kept away from the eastern and northern parts of the site.

4.31 It is relevant that the 2017 CBA Landscape and Heritage Report (for the WOLP) considered the site as follows:

"The Site is fairly homogenous as it is a single field parcel, without any dramatic changes in topography. It has a more open and exposed feel to the north away from the settlement edge and where the field boundary is thinner." (paragraph 8.2.15)

4.32 There is no discernable line on the ground, in real terms, which dictates where the development boundary should be drawn. The supporting text at WOLP paragraph 9.5.82 confirms the lack of major physical or policy constraints to development. The primary purpose of the policy is not to limit development for its own sake but to ensure mitigation with respect to two matters: the setting of the WHS; and to avoid undue landscape harm (WOLP 9.5.84). The policy is explicit in its approach to mitigate potential harm, not to avoid harm – indeed some harm is inevitable and necessary to secure housing delivery. Paragraph 9.5.84 explains:

"...However, compared to other site options the landscape sensitivity of this site is considered to be relatively modest with the site very much reading as part of the existing settlement thereby providing the ability to integrate effectively with the existing built form in this location. The Council's evidence identifies that the site is of medium landscape sensitivity and medium-high visual sensitivity and that subject to appropriate mitigation is capable of accommodating around 120 dwellings without undue harm..."

4.33 In the context of policies H1 and H2, the figure of around 120 dwellings should be considered as a minimum, hence any alleged harm should be considered against that baseline. With respect to the landscape matters the text at paragraph 9.5.84 is also explicit in the expectation that :

"...The design and layout of any scheme and any landscape impact mitigation would need to be considered and agreed on the basis of a full landscape and visual impact assessment...."

4.34 In any event, and in terms of the assessment undertaken for the WOLP, the Sustainability Appraisal Further Addendum Report (Enfusion October 2017) confirmed with respect to the then draft Hill Rise allocation, and taking into consideration the CBA assessment:

14. Conserve and enhance landscape character and the historic environment ¹¹³	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is not located within the AONB and is separated from the Blenheim Parkland by existing urban development and the A44. The site has a medium landscape sensitivity and a medium-high visual sensitivity¹¹⁴, and an assessment¹¹⁵ concluded that a low density development of 120 dwellings could be accommodated with no significant effects. The assessment also provided several recommendations for mitigation against effects, including the strengthening of hedgerow boundaries, the incorporation of green space, and the retention of views to the east, south and west. Overall potential for a minor negative effect.</p> <p>Historic Environment The site does not contain any designated heritage assets. It does however lie in close proximity to Blenheim Palace World Heritage Site (WHS) and Registered Park and Garden and a Conservation Area. A heritage assessment¹¹⁶ concluded there is the potential for the site to have an effect on the wider rural setting of the WHS and Registered Park & Garden, however this is with a larger potential development of 300 dwellings. As only 120 are being proposed here effects are likely to be less significant.</p>	<div>-</div> <div>0?</div> <div>-?</div>
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4.35 The work now undertaken in respect of the appealed application is a more comprehensive LVIA (i.e. more comprehensive than the work undertaken during the local plan process). This work concludes that there is limited landscape harm, and that that limited harm is localised to the appeal site and nearby visual receptors. The landscape evidence concludes that the level of landscape harm, in broad terms, would be no different if the CBA framework masterplan (as included in the CBA report but not duplicated in the WOLP) was assessed. It is also accepted that the heritage harm is less than substantial and WODC has not alleged conflict with EW4 b) which relates to the protection of the WHS and its setting.

4.36 Part of the reason that these conclusions could be reached is that the same approach to the site has been taken as was expressed in the policy criteria c). Because there is no defining existing landscape feature on the ground and the Blenheim Estate own land to the north, up to the field boundary, the allocated area and associated masterplan, as proposed, can deliver the following:

- the retention and strengthening of existing hedgerows,
- use of appropriate building heights and materials,
- retention of key views
- the provision of structural planting and extensive areas semi- natural green space,
- with built development kept away from the eastern and northern parts of the site including where it adjoins the A44, noting the need to secure an appropriate vehicular access into the site with bus turning provision, and particularly if assessing the position from the wider landscape to the north, beyond the field boundary.

4.37 This approach is explained further in the Design and Landscape evidence.

4.38 In terms of connectivity, the existing and proposed connectivity of the site is illustrated on the Connectivity Plan (ref: TOR-XX-XX-LA-P-015 Rev F). The new connections and paths will provide a comprehensive network of routes for pedestrians and cyclists in compliance with criterion d) and e) of policy EW4.

4.39 The Officer Report at paragraph 5.66 explains:

“...The revised Access Parameter Plan shows no cycle connections to the wider area/town. OCC Transport has also commented that they have implored the applicant to explore the potential of providing a traffic free route towards amenities in Woodstock Town and most notably a more direct walking route over the Glyme towards the school...”

- 4.40 WODC's position on this matter suggests that the existing and proposed routes into Woodstock and the Banbury Road site are inadequate and unrelated to the appeal, principally because of a lack of detail (as clarified in its SoC paragraphs 4.22 and 9.54). This position is unjustified, as follows.
- 4.41 First, the WOLP does not dictate the alignment of the route. The Local Highways Authority has not dictated the alignment of the route. The Appellant is securing a pedestrian/cycle route across the Glyme towards the schools, across its own land, and as is being set out in the s106 agreement.
- 4.42 Second, the Banbury Road site is owned by the Appellant and there is a resolution to grant planning consent for the residential scheme. Consequently, there is no justifiable reason to dismiss the benefit of connecting the two residential sites (Appeal Site and Banbury Road site), and the benefit of connecting Hill Rise onto Green Lane. These routes will provide connectivity to a number of services and facilities in the town, such as primary and secondary schools. It is not necessary to determine the full detail of the link at the present time, there is a deliverable option, provision for which (including a plan of the intended route and timing for its delivery) is being secured through the s106 agreement.
- 4.43 Third, it is noted that there is Town Council resistance to the use of its water meadows, to the south of the Appeal Site, to make cycle and footpath connections to the town, but if these routes were available, they would still need require a new bridge across the River Glyme and to cross open land. In any event, the planning obligations provide for a financial sum to improve public rights of way, which OCC has requested and the parties consider is CIL compliant, despite details not being set at the present time.
- 4.44 Fourth, there is no reason as to why the routes/connections provided cannot be accessible for pedestrians and cyclists – there is no need to agree the detail at this stage, the route is available and will be delivered by the Appellant.
- 4.45 Whilst WODC rely on the views of Oxfordshire County Council, as Local Highway Authority (LHA), as confirmed in the Highways and Access SoCG there is no disagreement between the parties, including with regards to the connectivity of the Appeal Site. In addition to the SoCG, the Appellant's evidence on Transport and Accessibility addresses access along the A44, and the agreement that mitigation along this route for pedestrians is not necessary and has not been required.
- 4.46 The position is that an alternative/additional route is being secured in association with the Appeal Scheme, through the s106 agreement. The site is allocated, and no specific connections/routes were identified in association with policy EW4. WODC accepted

that the site is in a sustainable location with good accessibility to local services and facilities (WOLP paragraph 9.5.82), there is no requirement either in the policy or supporting text for 'additional off-site routes'. To require the provision of off-site routes that are outside the control of the Appellant and LHA would frustrate delivery of the allocation (whatever the number of homes to be accommodated on site). This cannot be the intention of EW4 criteria d) or e).

Design and Landscape character – Policy OS4 and Policy EH2

- 4.47 Compliance with these policies is principally addressed in the Design and Landscape evidence, and with reference to the West Oxfordshire Design Guide and application documentation.
- 4.48 Policy OS4 requires supporting evidence for the design approach, and for regard to be had for the various design guides. There is no development brief for the Appeal Site but regard has been had to the available guidance and the necessary, in this case extensive, evidence has been provided to confirm that the Appeal Scheme is exemplary and can demonstrably be characterised as high-quality. The policy requirements are met.
- 4.49 Policy EH2 requires the retention of landscape features, where possible. The scheme meets this requirement, particularly in the context that the site is allocated for residential development and urbanization of the site is inevitable.
- 4.50 It is relevant that the number of units proposed, and density of development, in itself cannot be considered to detract from the quality of design. Equally, as explained above, proximity to the northern and eastern boundaries of the site cannot in itself be considered poor design. There is no justification that the use of parking barns, or parking courtyards, within the scheme inevitably leads to poor design as a matter of principle.

Material considerations

National Guidance

- 4.51 The NPPF is a material consideration and provides a clear expectation that sustainable development, that helps to meet identified housing need, should be granted planning permission. In accordance with NPPF paragraph 11 and relevant to the Appeal Scheme, the path to sustainable development is:
- Development that accords with the WOLP (which should be granted without delay); or
 - Development whereby the adverse impacts do not significantly and demonstrably outweigh the benefits

- 4.52 Section 4 on 'Decision Making' further confirms that local planning authorities should approach decisions on proposed development in a positive and creative way, and should seek to approve applications for sustainable development where possible.
- 4.53 Compliance with the development plan is addressed above, and it is the Appellant's case that there is compliance. However, even if there are elements of non-compliance, reduced weight can be given to this, given the importance and very substantial benefits of delivering housing at the site, as set out below.
- 4.54 Specifically, the benefit of delivering housing development at the Appeal Site is addressed in section 5 below. The harms and other benefits are addressed in section 6 below, referring to material considerations (including the NPPF and West Oxfordshire Supplementary Planning Guidance) as appropriate.
- 4.55 However, it is of further note to highlight here, in the context of the reasons for refusal, the requirements of the NPPF with regards to:
- Delivering a sufficient supply of homes (section 5)
 - Promoting healthy and safe communities (section 8)
 - Promoting sustainable transport (section 9)
 - Making effective use of land (section 11)
 - Achieving well-designed places (section 12)
 - Conserving and enhancing the natural environment (section 15)
 - Conserving and enhancing the historic environment (section 16)
- 4.56 With respect to the above, I would particularly highlight that the Appeal Scheme:
- Is essential to the plan-led system of maintaining a sufficient supply of homes
 - Will plan positively for communal space and facilities, and encourage social interaction, particularly through the use of the parking barns and communal space and Green Living Room, as set out in the Design evidence
 - Will support a safe and accessible new neighbourhood, as set out in the Design evidence
 - Will encourage and support healthy lifestyles, for example through the provision of open space, a walkable neighbourhood, allotments, community orchard and a network of footpaths (see the Landscape evidence, benefits summarised at section 6 below)
 - Will fully address infrastructure requirements, through planning conditions and the section 106 agreement
 - Will protect the PROW through the site and create recreational opportunities

- Will promote sustainable transport, walking and cycling and achieve safe and suitable access (as set out in the Transport evidence and SoCG)
- Will make efficient use of an allocated site, achieving appropriate densities in the context of the existing character of Woodstock and desirability of promoting change, particularly to meet sustainability credentials and achieve an exemplar design, as set out in the Design evidence
- Will achieve a well-designed place, as is fully demonstrated in the Design evidence as well as the Landscape evidence, providing good architecture and effective landscaping, being sympathetic to but not dictated by local character, establishing a strong sense of place and optimising the potential of the site
- Within the context of an allocated site, will mitigate harm and deliver landscape and ecological benefits, as demonstrated in the Landscape evidence and summarised below in section 6)
- With regards to heritage, and as agreed in the Heritage SoCG, meets the requirements regarding less than substantial harm and delivers benefits to the conservation of the WHS, which can be given considerable weight in the planning balance.

Local Plan review

- 4.57 It is of some relevance, in the context of providing for housing, that the Local Plan review, which would provide up to date policy and additional housing allocations, is some way off.
- 4.58 The Oxfordshire 2050 Plan, which was to provide an overarching strategic spatial strategy for Oxfordshire, addressing unmet housing need from Oxford City and meeting the requirements of the Oxfordshire Growth Deal, has been abandoned by the authorities (on 3 August 2022). Housing needs must now be addressed through individual local plans.
- 4.59 The West Oxfordshire Local Development Scheme (Updated October 2022) (LDS – CD7.2) confirms that WODC is committed to getting a new Local Plan in place (for the period up to 2041) as quickly as possible. It sets the following timetable with adoption anticipated during 2024:
- Informal engagement (Regulation 18) – August 2022 – August 2023
 - Publication of pre-submission draft Local Plan (Reg 19) – Sept 2023
 - Submission of pre-submission draft Local Plan (Reg 22) – December 2023
- 4.60 This timetable has been updated from previous versions of the LDS (May 2020 and 2021) which anticipated adoption of the plan in September 2023.

- 4.61 Whilst WODC has run a consultation (until 5 October 2022) seeking views on potential areas of focus for the new Local Plan, there has been no consultation on a new Local Plan.

Climate Change Emergency

- 4.62 WODC has declared a climate and ecological emergency and on 22 January 2020 WODC's Executive agreed to a Climate Action Plan (CD4.7). The Action Plan includes the following:
- The need to raise standards for sustainable design and construction to an exemplary level, which is currently unsupported by policy (para 2.1.6)
 - Designing new buildings to a standard of net zero-carbon. (Table 3, High Level Objectives)
 - Agreeing ways to engage with external stakeholders and delivery partners to facilitate project delivery. It acknowledges that Development Planning is one area that influences change for Climate Action and extends to include all cross-cutting issues and looks ways that the Council may be able to engage more widely and work in partnership with developers and land owners to deliver sustainable design through development, outside the scope of current planning policy. (2.8.4)
- 4.63 The sustainability of the proposed build is acknowledged in the Design and Sustainability SoCG. The design of new buildings to a net-zero carbon standard well beyond the requirements of current planning policy and a substantial benefit of the Appeal Scheme, given the declared emergency.

5. HOUSING DELIVERY

Introduction

- 5.1 Policy H2 of the WOLP sets a requirement to deliver 15,950 homes over the period 2011 – 2031. This is phased across the plan period, with the annual requirement starting at 550 dpa, stepping up to 800 dpa in year 2021/22, 975 dpa in 2023/24 and 1,125 dpa for the years thereafter. Hence from 1 April 2024 delivery needs to rise to and be sustained at a level of 1,125 dwellings each year.
- 5.2 To date, and since the plan was adopted in 2018, anticipated and actual delivery in the district has been:

Table 3: West Oxfordshire Housing Delivery

Year	Trajectory expectation WOLP Appendix 2	Number of homes delivered
2011/18	2,524 (av 360 dpa)	2,526 (av 360 dpa)
2018/19	931	813
2019/20	1,175	1,086
2020/21	1,075	868
2021/22	1,360	1,002

- 5.3 Clearly, the stepped approach means that delivery is focused towards the latter part of the plan period, meeting the housing need later rather than in step with when it arises. This is also the effect of the Liverpool approach to addressing any accumulated shortfall. The WOLP supporting text (paragraphs 5.42 – 5.44) confirms that the consequence of adopting a different approach would have been the release of a large number of unsuitable sites. Also:

“It [the stepped/staged requirement] should not be seen as a target and over-delivery against these targets, particularly in the early years, will be encouraged.” (WOLP paragraph 5.44)

- 5.4 As a matter of principle, and approach embedded in the WOLP, this highlights the importance of securing a deliverable planning permission for the Appeal Site at this time. The trajectory expectation has not been met and the Appeal Site provides a planned (plan-led) contribution to help meet this requirement. The NPPF requires the approval of such schemes, that comply with a local plan, ‘without delay’.
- 5.5 To place additional pressure on the non-strategic allocations, such as the Appeal Site, is the substantial housing land supply shortfall (agreed in the HLS SoCG as 3.55 years, representing a substantial shortfall), further explained as follows.
- 5.6 The WOLP includes a number of strategic allocations to make the necessary step change in delivery. The non-strategic allocations were included in the WOLP to ensure a deliverable HLS in the short term (WOLP paragraph 5.31). However, whilst sufficient homes have been delivered since the start of the plan period to meet the accumulated

(intentionally constrained via the stepped approach) housing requirement over the period 2011 – 2022, the increasing annual requirement is a challenge, and predicated on the basis that planning permissions would be granted in a timely manner post WOLP adoption (September 2018).

- 5.7 Unfortunately, sufficient planning permissions have not been granted. Not only have there been delays in progressing the strategic allocations but WODC has taken considerable time to determine the non-strategic sites (in this case and in the case of the Banbury Road site - 2 years from submission to determination). Then, in some cases (such as the Appeal Scheme) they have refused the applications.
- 5.8 It is highly relevant that the Hill Rise Appeal Scheme accounts for 156 dwellings in the HLS (see page 98 of the HLS PS), including in the agreed reduced supply of 3.55 years.
- 5.9 In this context, it is perverse that WODC continues to maintain an in principle objection to the Appeal Schemes purely on the basis of the number of homes proposed.

Housing Land Supply: Weight to be attached

- 5.10 The HLS SoCG sets out the agreed position between the main parties, including the requirement (5,408 homes), supply (of 3,840 homes, equivalent to 3.55 years) and shortfall (1,568 homes⁸). It is a matter of agreement that the benefit to be derived from delivery within the five-year period will increase according to the extent of the shortfall.
- 5.11 The agreed shortfall (against a requirement of 5,408 homes) is at a substantial level of 1,568 homes. Further, if the Hill Rise site is also deducted from the supply the position worsens still:
- Hill Rise accounts for 156 homes in the supply
 - The supply would reduce to 3,684 homes (3.4 years)
 - The shortfall would be 1,724 homes
- 5.12 If the Hill Rise appeal is approved, in accordance with the delivery table (table 2) at section 3 above, 135 homes could be retained in the HLS.
- 5.13 In determining the weight to be attached to provision I would refer to an appeal decision at Horwich (ref: 3256381) dated 4 August 2021 (CD10.3), where the HLS was similarly established as 3.3 years:

“Either of the proposed developments would bring a range of benefits, most notably the delivery of a considerable amount of market and affordable housing in an accessible location with good access to a range of services and facilities. In the context of the

⁸ Correction to the HLS SoCG: 5,408 – 3,840 = 1568

area's current issues with housing delivery, the benefits together carry at least considerable weight in favour of each of the appeal schemes." (paragraph 42)

- 5.14 In the context of the delivery issues identified in the district, particularly in the Eynsham – Woodstock sub area, the benefit of the Appeal Scheme in providing a deliverable site, to contribute towards the short-term HLS as planned, is clearly very substantial.

Affordable Housing

- 5.15 The Appeal Scheme would deliver 50% affordable housing (90 homes). This is secured in the s106 agreement.
- 5.16 If the Appeal Site only delivered 120 homes, this provision would reduce to 60 homes.
- 5.17 The WODC Affordable Housing SPD (CD7.3) confirms:

"The delivery of more affordable homes is a key priority for West Oxfordshire District Council as set out in the Council Plan 2020 – 2024 and the West Oxfordshire Local Plan 2031.

Evidence prepared in support of the Local Plan identified the need for 274 affordable homes per year(excluding existing commitments) to 2031 and there are currently 3,074 households on the District Council's affordable housing register." (paragraphs 1.1.1 & 1.1.2)

- 5.18 The WOLP states:

"House prices in this sub-area [Eynsham – Woodstock] are amongst the highest in the District." (paragraph 9.5.35)

- 5.19 The benefit of this provision, particularly the additional homes secured from an overall high-quality and sustainable, low-carbon, scheme of 180 homes, is supported by the attached Affordable Housing Technical Note (Appendix 2). I would highlight:

- Since 2011 – 2012, the average affordable housing delivery, of 173 homes per annum, as a proportion of overall housing delivery constitutes 33%, with the lowest annual delivery total of 10% in 2012 – 2013. Since the adoption of the WOLP in September 2018, WODC has failed to facilitate the annual delivery of the 50% affordable housing sought (on a gross basis) under Policy H3.
- Taking into account losses to the social housing stock, the annual provision reduces to 167 homes per annum over the 10 year period
- In Woodstock, of 228 total homes delivered in the period 2011 - 2021, 37 homes have been 'affordable' (16%)
- Taking into account the significant backlog, current need (for the five-year period) can be calculated as 418 homes per annum, there is an acute shortfall against this requirement

5.20 Constrained market housing supply as well as the under delivery of affordable housing of all types widens the housing 'affordability gap' each year, disproportionately affecting young people starting careers and lower paid workers, often employed in vital, local public sector roles and/or contributing significantly to the local environment and community. The Housing Register data demonstrates increasing levels of affordable housing need.

5.21 The Technical Note includes the following conclusion:

"The Application site on completion has the capacity to increase the local affordable housing supply in Woodstock by almost 45% (90 homes). This would be a positive change for the local environment, facilitating more younger people being able to afford to remain in the local area and diversifying the community. The mix of housing sizes proposed in the on site affordable housing would also enable a diverse community to emerge from the Application site, binding seamlessly into the existing community in Woodstock, whilst naturally supporting the local economy and potentially being employed locally. The Appellant's primary objective is to support the local community and economy."

5.22 Affordable provision, in this location, is clearly a very substantial benefit of the Appeal Scheme.

Custom / Self Build

5.23 Policy EW4 criteria m) requires 5% of developable plots for those wishing to undertake custom/self-build. This is secured in the s106 agreement.

5.24 A recent report in Planning Resource (appendix 3) confirmed that during the period 31 October 2021 – 30 October 2022, 20% of English councils did not grant a single permission for self-build homes. West Oxfordshire is amongst the 20% but worse still has the second highest number of individuals and groups on the self-build register, being only second to the adjacent Cherwell Council.

5.25 The Government's 'Right to build registers monitoring: data for 2016 – 2021-22'⁹ confirms that over the period 2016 – 2022, 463 individuals and 9 groups have registered with WODC but planning permission for only 81 plots has been granted.

5.26 In this context, the provision of self-build plots is clearly a substantial benefit of the Appeal Scheme, including the additional provision secured through the increased capacity of the site, with 9 plots as 5% of the Appeal Scheme, as opposed to 6 plots under a scheme for 120 homes.

⁹ <https://www.gov.uk/government/publications/self-build-and-custom-housebuilding-data-2016-2016-17-2017-18-and-2018-19>

6 HARM and BENEFITS

Harm

Urbanisation of a greenfield site

- 6.1 There is harm to the character and appearance of the Appeal Site, by virtue of urbanisation alone. However, the site is allocated and a baseline level of harm accepted. The question arises as to whether the level of harm is significantly and demonstrably greater than that anticipated during the local plan process such that the scheme would not represent sustainable development under NPPF paragraph 11 for decision-taking.
- 6.2 The Local Plan Inspector Report (CD11.2 paragraphs 203 – 205) specifically addresses the anticipated harm arising from the development of the Hill Rise site. Accepting that there will be urbanization, the Inspector highlights that:
- The allocation would expand the established residential area
 - There would be some encroachment into the rural setting of the WHS but this would be limited by the fact that the site is screened from these heritage assets, including by existing housing.
 - The Landscape and Heritage Advice report does not suggest that providing for around 120 dwellings on the site would be inappropriate but to minimise any harmful effects on the setting of the nearby heritage assets, dwellings should be restricted in height and focussed on the southern part of the site, closest to the existing housing.
 - The development of the site would be likely to cause, at most, only limited harm to the setting of the heritage assets in the area.
 - The site incorporates an existing children's play area and public open space but their replacement/enhancement as part of the development would cause no harm.

Heritage

- 6.3 The agreed SoCG on heritage matters sets out the agreed position of the main parties. The SoCG sets out that consideration must be given to listed buildings, and their settings, under s66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Also that conservation areas, but not their settings are considered under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. No additional controls apply to world heritage sites. The NPPF requires that 'great weight' is given to the conservation of heritage assets, and that if the tests under NPPF paragraphs 201 (relating to substantial harm) and 202 (relating to less than substantial harm) are met then the tilted balance is not precluded.
- 6.4 As set out above, a level of harm is envisaged in association with the WOLP allocation. It is agreed that the harm is not substantial. In the context of the test set at NPPF paragraph 202, and whilst giving great weight to the harm, it is a matter of agreement

between the Appellant and WODC that whilst the development proposal will lead to less than substantial harm to designated heritage assets that this is outweighed by the public benefits.

6.5 Those benefits will include the social and economic benefits alongside benefits of support for the WHS repair and maintenance, through the Blenheim Heritage Foundation and in accordance with the WHS Management Plan.

6.6 The Officer Report CD4.1 paragraph 5.98) confirms 'no significant effects are predicated

"No significant effects are predicted on the setting of nearby heritage assets including Blenheim Palace WHS. The applicant's suggested contribution of relevant proceeds from the developments to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site would also be a potential benefit of the scheme."

6.7 The limited level of harm envisaged at local plan making stage remains, and carries weight in the planning balance. However, there is no greater harm generated by the Appeal Scheme, as proposed, than from the allocation. The Local Plan Inspector's comments in this respect are therefore fully addressed, even with the scale and extent of development now proposed. The statutory and policy tests with regards to heritage matters are met.

Landscape

6.8 WODC claims additional landscape harm but it is the Appellant's evidence from Richard Burton that such harm can be characterised as limited and localized, and that this position is unaltered as a consequence of the Appeal Scheme masterplan relative to the northern and eastern edges of the allocated site.

6.9 There are also significant landscape benefits of the Appeal Scheme, as set out in Richard Burton's evidence and summarised below.

Other alleged harm

6.10 WODC, CPOW and third parties raise other matters of harm, which I do not accept as set out above and in the associated evidence relating to design, sustainability, transport and accessibility, for the following reasons.

6.11 In terms of the overall number of homes proposed, there appears to be a suggestion by WODC that this is harmful in its own right, because of the allocation. However, the efficient use of land is a key requirement of the NPPF section 11. In particular, development that makes efficient use of land should be supported (NPPF paragraph 124) and planning permission should be refused where applications fail to make efficient use of land (NPPF paragraph 125).

- 6.12 It is notable that neither the WOLP nor West Oxfordshire Design Guide set minimum density standards, or provide any firm guidance on density ranges appropriate for different areas within the district. It is also relevant that WODC's Housing Enabling Officer requested that the number of 2 bed houses for rental increased and the number of 4 bed homes was retained (see Officer Report paragraph 5.58). Achieving an appropriate mix of homes on the site has influenced the density proposed.
- 6.13 Whilst WODC claims that the Appeal Scheme causes harm as a consequence of the density of the development and certain elements such as the parking courts and parking barns, this harm is not evidenced. On the contrary, the evidence of the Appellant, as set out by Kaye Stout and reflected in this evidence, is that the design is beneficial, including in terms of making efficient use of the site and achieving sustainable buildings.
- 6.14 With regards to design matters, as evidenced by Kaye Stout, the design of the proposals will create a better place to live. WODC has not progressed detailed design guidance for the Appeal Site and the evidence is that the Appeal Scheme only complies with WOLP Policies EW4 c) and OS4, the NPPF (particularly sections 11 and 12), and best practice, but will deliver beyond the current norm in terms of sustainability. This is a benefit of the scheme as identified below.
- 6.15 CPOW contend other harmful impacts, specifically relating to the cumulative pressure of local services and facilities. However:
- As explained above, it is not the case (as claimed by CPOW) that the level of development for Woodstock has been limited in the WOLP. With respect to the position
 - The objection of the Oxfordshire Clinical Commissioning Group is resolved (in accordance with its own approach) by a financial contribution, secured by s106
 - Parking in the town cannot be a reason to refuse sustainable development where the focus is towards walking and cycling, including s106 contributions to improve pedestrian and cycle provision in the locality and towards travel plan monitoring
 - There is no evidence that the library is currently full and/or cannot support additional use
 - Education provision is addressed through financial contribution, as agreed with the Education Authority
- 6.16 Additionally CPOW reference loss of amenity and identity in terms of the existing settlement bordering the Hill Rise site, loss of open space and loss of amenity of the public footpath. However such effects are an inevitable consequence of the allocation and, in any event, not materially harmful.
- 6.17 The connectivity of the proposal is addressed in section 4 above, with reference to the Highways and Access SoCG and Appellants Transport and Accessibility evidence of Simon Tucker. It is the case that there will be a choice of pedestrian and cycle routes into the Town Centre from the Appeal Site. With respect to the A44, there are no

highway safety reasons which warrant the introduction of further mitigation on the A44 and the LHA has previously and specifically discounted the proposals put forward in the Transport Assessment for a Traffic Management scheme on the A44.

- 6.18 Third parties raise a number of technical and infrastructure related matters, all of which have been addressed through the course of the planning application and in evidence. A summary and response, as well as reference point to where matters have been addressed is included at Appendix 4 to this proof. It is clear that technical matters have been addressed to the satisfaction of WODC and statutory consultees.
- 6.19 The alleged harm relating specifically to design matters, technical issues and connectivity is unjustified and carries no weight in the planning balance.

Benefits

- 6.20 The benefits of the development as proposed are considerable and can be given very substantial weight collectively, and individually. These are set out below.

Delivery of a non-strategic WOLP allocation: The plan-led system

- 6.21 The plan-led system, as clarified at NPPF paragraph 11 c), development that accords with the adopted development plan should be **approved without delay**. NPPF paragraph 38 requires a positive approach:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

- 6.22 In the context of the WOLP, read as a whole and in particular policies H1, H2, OS2 and EW4, it is also important to place considerable weight on the delivery of this non-strategic allocated site. This is a site that has been expressly identified as suitable for development, and required to help meet the aims and objectives of the Local Plan, securing development in a sustainable location.
- 6.23 The Appeal Scheme provides a demonstrably rare opportunity (particularly given the HLS shortfall and open comment in the WOLP that the non-strategic sites were selected among many others as being the most sustainable, and delivery was stepped towards the mid-later part of the plan period to avoid the need to allocate unsuitable sites) to secure a deliverable plan-led planning permission. Securing planning permission at the current time is a critical step in the delivery of homes at a top-tier settlement, expressly identified for growth and located in a sub-area that can help to address both the needs of both West Oxfordshire and Oxford City.

Social benefits

- 6.24 In the context of the Site allocation, inclusion (for 156 homes) in the HLS, substantial five-year HLS shortfall (3.55 years, equating to a substantial shortfall of 1,568 homes,

dropping to 3.4 years and a shortfall of 1,724 homes if a deliverable planning permission is not secured with respect to the Appeal Site at this time), severely limited opportunities to secure the level of affordable housing currently needed in the area, and the very limited delivery of self-build plots, the following must be given very substantial weight individually and cumulatively:

- Delivery of market housing, totalling 60 more homes than anticipated
- Delivery of affordable housing totalling 30 more homes than anticipated
- Delivery of self-build plots, totalling 3 more plots than anticipated

- 6.25 With respect to affordable housing delivery, the Appeal Scheme does give some particular additional benefits, as set out in the Technical Note at Appendix 2 and summarised above.
- 6.26 First it is of note that the WOLP reports the Eynsham – Woodstock sub-area to be one of the most expensive, in terms of house prices in the district. This will make it particularly difficult for people local to the sub-area and in housing need to access the local housing market.
- 6.27 Second, delivery of affordable homes in an environment that encourages healthy lifestyles, provides easy access to safe and high-quality open space / play space, provides easy access to food growing opportunities, and is designed to achieve low-carbon (securing low-energy bills), including with reduced dependency on the private car is a rare opportunity in West Oxfordshire to date and a very substantial benefit of the Appeal Scheme.
- 6.28 There are also social benefits generated by the contributions to sports provision, community wellbeing and the provision of allotments/community orchard, which will benefit existing and new residents, helping to encourage more healthy lifestyles and social interaction. These benefits are set out in the Landscape evidence but to highlight, the Green Living Room improves access to, and the environment behind, the houses on Hill Rise. Further, the two areas identified on the landscape and open space parameter plan identified as allotments/community orchard provide areas that are larger than the policy requirement. This is a significant benefit of the scheme.
- 6.29 Further, additional footpath links will also be available to the wider community and therefore of benefit to social health and well-being. These benefits can be weighted as follows:
- Community well-being contribution to develop social infrastructure – moderate weight
 - Delivery of new public open space, providing opportunity for social interaction – moderate weight
 - Delivery of new cycle and pedestrian routes – moderate weight

Economic benefits

6.30 There will be significant economic benefits generated by the development, both during the construction and operation of the development:

- Construction jobs and increased expenditure— moderate weight
- According to the HBF calculator the development would support the employment of 558 people, generate £145,116 towards open space, community sport and leisure, generate £2,169,450 in tax revenue, and £203,302 in council tax revenue - – moderate weight
- The expansion of the primary and secondary schools would generate jobs, as would the maintenance/management of open space – moderate weight

Environmental benefits

6.31 In addition to the above there will be environmental benefits, as follows:

- Ecological benefits through an enhanced landscape structure, significant areas of additional tree planting, and Biodiversity Net Gain, far exceeding requirements for mitigation alone – significant weight
- Improvement to the settlement edge, given the acknowledged existing issues in the area of the Appeal Site (see Landscape evidence paragraph 3.32) and that the proposals will establish a gentle and sensitive transition from housing to open country replicating a defining characteristic of Woodstock
- Conservation and maintenance of the WHS – substantial benefit in the context of the NPPF which gives great weight to conservation (NPPF paragraph 199)
- Contribution towards carbon zero – the approach to the design being well above requirements and current standards.

6.32 The enhanced landscape structure and biodiversity improvements are set out in the Landscape evidence, which identifies betterment over the CBA framework masterplan (Landscape evidence paragraph 8.10). The Landscape evidence identifies the following (including at paragraph 8.11):

- The total landscape area proposed on the CBA masterplan including internal green space is circa 6.53ha.
- The total landscape area proposed within the red and blue land comprises 17.616ha, delivering a nearly threefold increase.
- A biodiversity net gain of 73.72% of habitats and 93.33% for hedgerows.

6.33 The Appeal Scheme will conserve and, in several respects, enhance the character and quality of the landscape, creating a robust landscape structure wrapping around the sympathetically designed development edge with new woodlands, hedges, trees, wildflower meadow and ponds. The evidence concludes:

“...the landscape and biodiversity measures proposed as part of the proposals, when taken as a whole, are exemplary and represent positive placemaking.

They will also successfully assimilate the development into the adjoining countryside, while providing a mosaic of attractive new landscape spaces delivering significant recreational and biodiversity benefits and aiding health and well-being for existing and new residents alike. ...” (see Richard Burton evidence paragraph 4.44)

- 6.34 Currently the transition from the settlement edge to countryside is abrupt, with a hard urban edge. The Appeal Scheme uses the northern boundary to create a connected and generous new landscape framework, improving the urban / countryside edge.
- 6.35 The extensive areas of landscape and open space within the Appeal Scheme are a significant benefit.
- 6.36 The benefits to the WHS are significant, given the adopted Management Plan and considerable cost of upkeep, maintenance and repair. The benefit is to be secured via planning condition, which will provide a prior to commencement requirement to provide details of the legally binding mechanism to secure the contribution of relevant funds to the conservation and restoration of the WHS (Planning SoCG conditions). This conservation is given considerable weight in the planning balance.
- 6.37 Finally, the sustainability of the build and creation of a new walkable neighbourhood will achieve ultra-low energy demand, assisting WODC in being net zero by 2030 (see Design & Sustainability SoCG). Given that WODC has declared a climate and ecological emergency, and that the design of new buildings to a net-zero carbon standard is a high-level objective of WODC’s Climate Action Plan (CD4.7), this is a substantial benefit of the Appeal Scheme.

7. PLANNING BALANCE

- 7.1 Overall the Appeal Scheme complies with the WOLP, and planning permission should be granted without delay.
- 7.2 If any conflict with the WOLP is confirmed (as per WODC's and CPOW's case) then it is clear under the tilted planning balance, which is engaged (and not disengaged by the application of policies in the NPPF that protect areas or assets of particular importance – with reference to footnote 7), that permission should be granted.
- 7.3 Very substantial weight can be given to social and environmental benefits of the Appeal Scheme, whilst moderate weight can be given to economic benefits.
- 7.4 The level of harm generated by the Appeal Scheme is similar to that envisaged at the local plan making stage. The limited adverse impacts of the Appeal Scheme, as identified and acknowledged in the evidence, do not significantly and demonstrably outweigh the collective and very substantial benefits of the Appeal Scheme. I can only conclude, and respectfully request, that the appeal should be allowed and planning permission granted.

Appendix B2

Trajectory provided in September 2022 for delivery of dwellings at Land to the north of Banbury Road, Woodstock and other sites in the District , with a covering email from Ashley Maltman, Head of Planning for the developer Blenheim Strategic Partners

Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : chris.hargraves@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



Your Ref :
Our Ref :
Date : 31 August 2022

Dear Roger

West Oxfordshire District Council Housing Land Supply Position Update (2022 – 2027) - Information required in relation to land at Hill Rise and land north of Banbury Road, Woodstock

I am writing to inform you that the District Council is in the process of updating its Housing Land Supply (HLS) Position Statement for the period 1st April 2022 – 31st March 2027.

The update will take account of housing completions from 1st April 2011 – 31st March 2022 and extant planning permissions and other commitments as of 1st April 2022.

As you will be aware, where sites have outline planning permission only or are allocated in a development plan, to be considered deliverable, the Council must have clear evidence that housing completions will begin on site within five years.

As such, I would be grateful if you could complete the pro-forma overleaf, taking into account the current stage which the sites at Hill Rise and to the north of Banbury Road have reached in the planning process and their anticipated build trajectory.

As you will see, the pro-forma extends beyond the 5-year period 2022 – 2027 reflecting the fact that for a number of sites, completions are likely to extend beyond 2027.

If you are able to complete the trajectory for the entire build out of your sites that would be helpful, not least because this information will also help to inform our forthcoming Local Plan review.

If you are able to provide any additional information in support of your anticipated trajectory (including assumed timings around grant of outline planning permission, Section 106 discussions, reserved matters, discharge of conditions etc.) that would be helpful.

I look forward to hearing from you at your earliest convenience. I appreciate it is holiday season and that you may be unable to respond immediately but if you could provide the requested information no later than Friday 9 September or sooner if possible, I would be grateful.

Thank you in advance for your assistance with this important matter. If you wish to discuss or require any further information or clarification, please let me know as soon as possible.

Yours sincerely

A handwritten signature in black ink, appearing to read "Hargraves". The signature is fluid and cursive, with the first letter being a large capital 'H'.

Chris Hargraves
Planning Policy Manager

Anticipated development trajectory – Land at Hill Rise, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)		12	48	48	48	24									

Additional notes (please set out here any further information in support of the above assumptions)

Anticipated development trajectory – Land north of Banbury Road, Woodstock

	1 st April 2022 – 31 st March 2023	1 st April 2023 – 31 st March 2024	1 st April 2024 – 31 st March 2025	1 st April 2025 – 31 st March 2026	1 st April 2026 – 31 st March 2027	1 st April 2027 – 31 st March 2028	1 st April 2028 – 31 st March 2029	1 st April 2029 – 31 st March 2030	1 st April 2030 – 31 st March 2031	1 st April 2031 – 31 st March 2032	1 st April 2032 – 31 st March 2033	1 st April 2033 – 31 st March 2034	1 st April 2034 – 31 st March 2035	1 st April 2035 – 31 st March 2036	1 st April 2036 – 31 st March 2037
Number of anticipated housing completions (per annum)			24	48	48	48	48	19							

Additional notes (please set out here any further information in support of the above assumptions)

Chris Wood

From: Ashley Maltman <amaltman@blenheimstrategic.com>
Sent: 11 September 2022 23:28
To: Chris Hargraves
Cc: Roger File; Nigel McGurk
Subject: FW: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road
Attachments: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road (003).doc

Hi Chris,

Thanks for your e-mail in relation to our proposals at Hill Rise and Banbury Road, for completeness I have also sought to provide delivery rates on our sites at Eynsham and Park View, Woodstock.

Hill Rise and Banbury Road

See attached completed trajectory for both sites. As you know these are 2 allocated sites and two planning applications are with WODC planning officers for consideration, both originally submitted January 2021. We sent back to officers last week what we hope are final responses that address any concerns they previously had. We are hoping that they will both go to and receive approval at the October Uplands Committee meeting, however, we are yet to hear confirmation of this from Officers.

Hill Rise is a hybrid application, and our current plan is to be on site Q2 2023 - 1st completion Q1 2024 - if a consent is granted at the October planning committee and any s106 concluded rapidly, any reserved matters application will follow for the remainder of the site to allow continuity of delivery on site.

Banbury Road is an outline application, and we would immediately follow with preparing a Reserved Matters application but would not expect to be on site for 12-18 months following grant of outline permission to allow for reserved matters approval and discharge of conditions

Both planning applications have been with officers for a considerable amount of time and hopefully we are in a position where positive recommendations will be forthcoming in October/November 2022. We have invested considerable time and money into these applications and if consents are not forthcoming, for reasons discussed with my colleagues, we will need to review our position and no realistic timeline can be predicted. In such a scenario, we must consider proceeding to appeal as our view is that the determination timescales for both planning applications - which are ambitious proposals for exemplar schemes on 2 allocated sites - have taken far too long.

Eynsham

See below our proposed trajectory, however, in similar vein to Hill Rise and Banbury Road, this is dependent upon the timely determination of the planning application (full planning application) which is to be submitted in Q4 2022:

- 2022-2023
- 2023-2024
- 2024-2025 - 18 dwellings
- 2025-2026 - 35 dwellings
- 2026-2027 – 17 dwellings

Park View, Woodstock

See below our completions expected over the corresponding period.

- 2022-2023 – 70 dwellings
- 2023-2024 - 70 dwellings
- 2024-2025 – 53 dwellings

- 2025-2026 – 42 dwellings

You will also note we now have an interest in North Witney site allocation; however, the consortium's position and trajectory will be conveyed through Tim Burden at Turleys for this site.

If you have any further questions, please don't hesitate to contact me.

Kind regards

Ash

Ashley Maltman
Head of Planning



T: 01865 373903 | **M:** 07850640593

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From: Chris Hargraves <Chris.Hargraves@westoxon.gov.uk>

Sent: 31 August 2022 13:23

To: Roger File <RFile@blenheimpalace.com>

Subject: Letter to Blenheim re Land at Hill Rise and Land North of Banbury Road

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Roger

I hope you are well. Please find attached a letter in relation to land at Hill Rise and land north of Banbury Road, Woodstock in the context of anticipated housing land supply.

Whilst I appreciate that the information being sought is to a large extent dependent on the passage of the sites through the planning process, I am hopeful that you will be able to give us a realistic picture of anticipated delivery timescales from your perspective.

I look forward to hearing from you at your earliest convenience. Do let me know if you need any further information or clarification.

Kind regards

Chris Hargraves
Planning Policy Manager
West Oxfordshire District Council
Chris Hargraves
Planning Policy Manager - West Oxfordshire District Council



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Appendix B3

**Email dated 2 January 2024 from Keith Simmons,
Managing Director of Taylor Wimpey Bristol
Providing a detailed timeline and trajectory
For Delivery of Dwellings at REEMA North, Carterton**



Re: Project Designare (REEMA North)



Keith Simmons - TW Bristol <Keith.Simmons@taylorwimpey.com>

To Chris Hargraves; Tom Watkins - TW Bristol; 'JemmaShorrock@boyerplanning.co.uk';
 'lawrenceturner@boyerplanning.co.uk'; 'daniellehalford@boyerplanning.co.uk'; 'robin.hall196@mod.gov.uk'

Cc Chris Wood; Abby Fettes

Reply

Reply All

Forward

Tue 02/01/2024 12:32

Some people who received this message don't often get email from keith.simmons@taylorwimpey.com. [Learn why this is important](#)

Hi Chris,

Further to your email before the Christmas break please find our response below to the questions you asked:

Anticipated date of full planning application

March 2024 – Target date for Full Planning Application

Assumed date of resolution to grant permission.

July 2024 – Target date for Planning Committee (Post local elections)

Assumed period for negotiation of any S106 provisions.

July 2024 – Assume that any S106 / UU conversations will happen through the application process with a view to having a ready to sign S106 / UU upon outcome of favourable Planning Committee Decision.

Grant of planning permission

July 2024 – Based on the above, assuming consent will be released following favourable Planning Committee Decision and UU/S106 being signed.

Discharge of pre-commencement conditions

August 2024 / September 2024 – We will try to minimise pre-commencement conditions (all conditions) as much as possible and have the detail approved through the Planning Process. As an example, our application for DIO homes (256 total / 176 of which for the DIO) in Tewkesbury Borough Council administrative boundary was approved with only a compliance condition relating to the RM Plans, with no additional discharge conditions attached to the decision. This application was slightly different in that it was an RM pursuant to OPP instead of Full Planning Application in this case but we would like to try and do the same here.

Mobilisation

December 2024 – Subject to the speed in which any pre-commencement conditions are dealt with we would look to mobilise on site for December 2024. We can start tendering / looking at mobilisation as soon as a favourable committee decision has been reached, this consists of compiling working drawings / tendering works with sub-contractors etc... with a view to commencing on site early 2025.

Commencement on site

January 2025 – We envisage being able to start on site at the beginning of 2025. The expectation is the site would be stripped / secured etc... as the first operation in January 2025 with foundations commencing in February/March 2025.

Assumed number of completions – Yr 1

Year 1 Completions – 15 (2025)

Assumed number of completions Yr 2, Yr 3 etc.

Year 2 Completions – 90 (2026)

Year 3 Completions – 90 (2027)

Year 4 Completions – 22 (to March 2028, end of WODC 5-year housing supply period)

Year 4 Balance of Completions – 54 to Oct 2028.

We believe the dates provided are reflective of the most likely scenario.

I will be happy to talk these through in more detail if required.

Kind regards

Keith

Keith Simmons | Managing Director | Taylor Wimpey Bristol

730 Waterside Drive, Aztec West, Almondsbury, Bristol, BS32 4UE

t: 01454 628400 | m: 07771 842688 | e: keith.simmons@taylorwimpey.com

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Think before you print!



Appendix B4

Appeal Decision for

Appeal at Land to the west of Wroslyn Road, Freeland



Appeal Decision

Inquiry held on 8 - 11 November 2022

Site visit made on 11 November 2022

by H Porter BA(Hons), MSc PGDip, IHBC

an Inspector appointed by the Secretary of State

Decision date: 18th January 2023

Appeal Ref: APP/D3125/W/22/3301202

Land West of Wroslyn Road, Freeland, Oxon, OX29 8AQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Senior Living (Freelands) Ltd against the decision of West Oxfordshire District Council.
 - The application Ref 21/02627/OUT, dated 2 August 2021, was refused by notice dated 31 May 2022.
 - The development proposed is outline planning application for the erection of a retirement community of up to 160 extra care units (C2 use class) with associated communal facilities and open space, with access from Wroslyn Road, (all matters reserved except access) and retention of veterinary practice in the coach house.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application was submitted in outline with all matters, other than access, reserved for future consideration. I have dealt with the appeal on the basis that plans showing landscaping, site layout, building heights and detailed design are indicative and that up to 160 extra care units could be provided. During the appeal process, a discrepancy in the site's 'red line' boundary was identified and revised plans submitted. I am content to determine the appeal on the basis of the updated plans since the revisions have not materially altered the scheme and no prejudice would result.
3. Under the Inquiry Procedure Rules, Freeland Parish Council and Freeland Friends (the Rule 6 party) were granted Rule 6 status. A General Statement of Common Ground (SoCG) along with additional SoCGs covering Landscape and Visual Matters, Urban Design Matters, and Housing Land Supply (HLS), plus HLS Addendum, were agreed by the Appellant and the Council.
4. I undertook an accompanied Inquiry site visit on 11 November 2022. I also saw the site and general surroundings on three occasions during the Inquiry week, on an unaccompanied basis and from vantages suggested by the parties. This includes one early evening visit when it was dark.
5. A number of non-designated heritage assets (NDHAs) are located within or adjacent to the appeal site, while listed buildings and a Registered Park and Garden (RPG) are proximate to it. Mindful of the provisions within the National Planning Policy Framework, July 2021 (the Framework) that seek to conserve and enhance the historic environment, during the Inquiry, and at my request, the parties made written submissions clarifying their positions in respect of

various designated and non-designated heritage assets and their significance, including any contribution made by their settings. I have taken the parties' heritage responses into account in my decision.

6. On 22 November 2022, the Council published its HLS Position Statement (PS) for the period 1 April 2022 to 31 March 2027, which indicates a 5-year supply of 4,400 dwellings equating to 4.1 years. I deal with this in more detail below.
7. A completed agreement made under s106 of the Town and County Planning Act 1990 (the s106 Agreement) was submitted on 9 December 2022. The submission of the s106 Agreement means the Council's second reason for refusal of the scheme¹ has fallen away. The various provisions and contributions within the s106 Agreement are set out in my reasoning and planning balance. Consideration of the tests set out in the Framework and Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) (the 122 Regs), would only be relevant if I had been minded to allow the appeal.

Main Issues

8. The main issues in this appeal are:
 - The effect of the proposed development on the character and local distinctiveness of Freeland, including its effect on the local landscape and relevant heritage assets; and,
 - Whether the appeal site offers an appropriate location for the proposed development, having regard to whether it would offer suitable access to a good range of services and facilities and where the need to travel by private car can be minimised.

Reasons

The site, proposals and policy background

9. The appeal site occupies around 4.3 hectares of land on the west side of Wroslyn Road, towards the southern end of Freeland. The site is part of the grounds associated with Freeland House, which is in use as a care home and within the ownership of the Eynsham Park Estate. The appeal site has matured vegetal boundaries and is accessed via a tree-lined driveway off Wroslyn Road. The same driveway leads to Freeland House, which is outside the appeal site and identified as a non-designated heritage asset (NDHA)². A cluster of agricultural-type buildings, a former coach house and stables, are within the north-west corner of the appeal site, and also identified as NDHAs³. Just outside the site's red line and north of the driveway are two estate cottages⁴ and a red brick walled garden⁵, also identified as NDHAs associated with the Freeland House estate. A little way to the west, beyond Cuckoo Lane lies the Grade II listed Eynsham Hall Park and Garden (List Entry Number: 1001288), a designated heritage asset.
10. The largest portion of the appeal site is occupied undeveloped grazing paddocks populated by occasional mature trees, including a central Corsican pine. A band of established woodland marks the site's western boundary and

¹ CD AD18

² CD E2 para 2.16

³ CD SD21 para 4.11

⁴ Freeland Garden Cottage and Stables House

⁵ Freeland Nurseries

offers a green buffer between the paddocks and Freeland House. The local landform falls gradually away down towards four detached dwellings that stand between the site's south-eastern boundary and Wroslyn Road.

11. The outline scheme proposes the erection of a retirement community, comprising up to 160 Extra Care units within a series of cottages and apartment buildings, as well as a 'Village Centre' containing communal facilities including a wellbeing centre, shop, cafe, and restaurant. An extant veterinary practice housed in the former coach house would be retained and served by six parking spaces, and the adjacent stables would be converted for residential use. The remaining agricultural-type buildings would be demolished. Access to the site would be via the existing driveway off Wroslyn Road, with improved visibility splays and a new secondary access for pedestrian, cycle and emergency use.
12. The development plan includes the West Oxfordshire Local Plan (2011 – 2031), adopted September 2018 (the LP)⁶, which sets out an overall strategy for accommodating future growth including the most suitable locations for development in the District. Table 4b lists Freeland under the category of 'villages'⁷, which LP Policy OS2 identifies as being suitable for 'limited development' that, amongst other things, respects village character, local distinctiveness, and maintains community vitality. The same policy also lists 'general principles' for all development, including that it is of proportionate and appropriate scale to its context; forms a logical complement to the character of the area; and conserves and enhances the natural, historic, and built environments. LP Policy H2 indicates new dwellings will be permitted in villages in certain circumstances, whilst also requiring accordance with the Policy OS2 general principles.
13. LP Policy OS4 relates to high quality design and establishes that new development should respect the historic, architectural and landscape character of the locality, and contribute to local distinctiveness including through conserving or enhancing areas, buildings, and features of historic, architectural, and environmental significance. The site also falls within the Wychwood Project Area (WPA), to which LP Policy EH2 requires special attention and protection be given to the landscape and biodiversity. LP Policy EH9 requires all development proposals conserve and/or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets.
14. LP Policy T1 gives priority to locating new development in areas with convenient access to a good range of services and facilities and where the need to travel by private car can be minimised, due to opportunities for walking, cycling and the use of public transport. LP Policy T3 establishes that all new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport and where such opportunities are more limited, other measures will be sought to help reduce car use as appropriate.

Character, local distinctiveness, landscape and heritage assets

15. Freeland is a modestly sized, traditional rural village, identified in the West Oxfordshire Design Guide⁸ as having a 'Linear' and 'Dispersed' settlement

⁶ The West Oxfordshire Local Plan (2011 – 2031), adopted September 2018 (the LP) CD C1

⁷ CD C1

⁸ CD C2

pattern. I observed Freeland to be comprised of two distinct portions. The area known as The Green unfolds where the open countryside that characterises the route along Wroslyn Road from the south meets a loose-knit collection of detached properties in generous plots that are principally grouped around a small triangular green. Moving northwards along Wroslyn Road away from The Green there is a verdant punctuation where the instances of built form decrease, and the route is framed by the tree and hedgerow boundaries of undeveloped fields either side. Just past the driveway to Freeland House and north of Pigeon House Lane there is a transition to the main body of the settlement, distinguished by a more regular concentration of built form and a ribbon-like development pattern.

16. The discernible separation between the two distinct portions of Freeland is aided by undeveloped areas, numerous impressive trees, intermittent views towards the wider undeveloped countryside. The notable absence of street lighting at night reinforces a sense of tranquillity and rurality, which, together with an overall sense of spaciousness, underpins the form and local character of Freeland as a modestly-sized, distinctively rural village.
17. Typical of many traditional settlements, the built form in Freeland has evolved incrementally and is reflected in the mix of older vernacular buildings, small pockets of infill, and later housing-estate type developments at its edges. Yet, while noting some range in the age and architectural styles in Freeland, the majority of domestic buildings are one-and-a-half to two storeys, of stone or masonry construction, with slate or tile pitched roofs, some featuring dormers or gables. Notwithstanding occasional short terraces, dwellings also tend to be detached, or semi-detached, standing in good-sized gardens, many with independent driveway forecourts and pedestrian gateways. The overall consistency of scale and form of domestic buildings offers a sense of spaciousness, which contributes positively to the character and local distinctiveness of the settlement.
18. Against the prevailing backcloth of domestic buildings are occasional larger structures, atypical in terms of their use, height, footprint and architectural detailing. Rather than being representative of the dominant local character of the settlement, such buildings convey a sense of its historic, religious or community status and evolution, and play a defining role in establishing the unique character and distinctiveness of Freeland.
19. One such structure is Freeland House, an imposing late Victorian building, conspicuous for its scale, footprint and ornate detailing. In addition to the principal building are its historic estate grounds. Whether or not in the same use, today the various components including ornamental gardens, parkland, tree-lined avenues, productive gardens and plantations, farmland, and 19th-century ancillary estate buildings, collectively reveal the origins and functioning of Freeland House and its grounds as a consciously and holistically planned mid-to-high-status country house estate. Thus, they are all elements that contribute to the significance of Freeland House as a NDHA. The cluster of agricultural-type ancillary estate buildings are ostensibly contemporary with Freeland House and exhibit a similarity in material treatment and historic authenticity in their use and features, which underpins their significance as NDHAs of local importance.
20. Whether or not it satisfies the criteria for statutory listing, Freeland House and its wider estate contribute greatly to the local distinctiveness of Freeland and to

the historic, architectural and landscape character of the locality. There are designed landscape elements within the appeal site itself, including avenues, and undulating designed parkland, containing distinctive 'isolated parkland trees'⁹, which form a part of the historic estate and setting for Freeland House NDHA and the other NDHA estate buildings.

21. The presence of new buildings, timber fencing, and a lit horse menage do not diminish from either the estate parkland qualities of the appeal site nor from the overall intactness of the wider Freeland House estate landscape, which are consistent with the 'Parkland landscapes' type and Eynsham Vale character area described in the West Oxfordshire Landscape Assessment (WOLA)¹⁰. There is also a correlation between the estate parkland characteristics of the appeal site and the Wooded Estatelands landscape type and landscape character of Freeland described in the Oxfordshire Wildlife & Landscape Study (OWLS)¹¹.
22. The local topography and dense bands of established woodland provide relative containment to the appeal site. Yet, despite the natural screening, the appeal site provides a discernible degree of separation between Freeland House and the settlement; its undeveloped nature enabling legibility of Freeland House as a salient and historically high-status structure within the local context. The appeal site encompasses elements that are integral to the designed landscape character of a seemingly authentic and intact historic country estate. Of note are the mature trees creating an avenue along the driveway and significant mature trees within the open grassland portion of the site. The undeveloped paddocks reflect a functional link with the stables that has endured to this day, while the non-native trees, such as the central Corsican pine denote a planned and imposed 'picturesque-style' landscape design, consistent with historic country house estates.
23. The same family responsible for the late 19th century development of the Freeland House also owned the Eynsham Hall estate further west, employing the same architect for some of its outbuildings¹². Today, an avenue of Lime trees links Freeland House with the Eynsham Hall estate RPG although woodlands prevent intervisibility between it and appeal site. Even so, the historic associations and the physical landscape links with the adjacent RPG denote that Freeland House estate is part of the RPG setting and contributes, in a modest but meaningful way, to its significance as a designated heritage asset.
24. Although the appeal site and wider Freeland House estate landscape are not covered by any national or local designation, this does not negate landscape value. Rather, I consider the characteristics of the appeal site and wider Freeland House estate landscape to exemplify aesthetic attraction, visual interest, historic authenticity, and strong sense of place. The opportunities to experience the landscape are offered by a permissive route along the driveway, which is well used by walkers, horse riders and cyclists, conveying a recreational value.
25. The contention that the historic grounds of Freeland House should be considered a 'valued landscape'¹³ was first advanced in the Council's PoE¹⁴.

⁹ As referred to in the Appellant's Design and Access Statement (DAS) CD SD6 Site Context p. 7

¹⁰ CD C6 p. 12

¹¹ ID 9 pdf p. 9 and p.12

¹² ID 13 para. 35

¹³ For the purposes of paragraph 174a) of the Framework

¹⁴ CD E41 p.54 para 5.33

Nevertheless, a full discussion on this took place during the Inquiry, including in reference to the GLVIA3 guidelines and Landscape Institute's recent technical guidance note¹⁵. On this basis of the evidence I have seen, heard, and read, I judge the Freeland House estate landscape to embody attributes that elevate it beyond that of generic or ordinary countryside. It follows that the appeal site comprises a part of a valued landscape for the purposes of para 170a) of the Framework. Furthermore, my observations bear out the landscape as having a particularly strong unspoilt character which intensifies its sensitivity to development; warranting its 'conserve' categorisation in the WOLA¹⁶; and the aim to realise the safeguarding and enhancement of landscape character of parklands set out in the OWLS¹⁷.

The effect of the proposals on character and local distinctiveness, local landscape and heritage assets

26. The site layout and key masterplan principles established within the DAS denote that the Village Centre building would be positioned at the heart of the development, with other buildings located away from the surrounding residential properties, with limitation of development to the southern area of the site¹⁸. Bearing in mind the constraints identified in the DAS and the minimum quantum of development required to realise a viable scheme and the consequential amount and concentration of built form across the site, there would unquestionably be a significant urban intrusion onto it.
27. Even if vegetal boundaries and additional planting would succeed in partially screening the development from some vantages along Wroslyn Road, I consider there would be a serious undermining of the distinctive local settlement pattern of Freeland. Indeed, the characteristically green and undeveloped nature of the appeal site and the intrinsic verdant punctuation it provides between The Green and the main body of the settlement would be virtually eradicated. Thus, the scheme would advance the coalescence of the distinctively disparate portions that make up the local settlement pattern, harming local character and distinctiveness.
28. Although the precise nature of the layout, scale, appearance and landscaping are all reserved matters, the illustrative Regulating Plan¹⁹ provides an indication of how the proposal could be accommodated on the site. This shows the Village Centre would occupy a footprint compatible with that of Freeland House, with the other seven apartment occupying smaller but nonetheless very large footprints. In between buildings would be a series of parking areas and landscaped courtyards. Collectively, there would be inevitable density of development would be wholly out of keeping with the spacious and more loose-knit characteristics that define the existing local context.
29. Matters of design and scale were discussed in detail during the Inquiry. Usually, a half-storey in building height would be indicative of restricted head room within roof-level accommodation. The indicative typology sections²⁰, however, show the proposed 2.5 storey village apartments and Village Centre building as having a 2.4 metre floor-to-ceiling height on the top floor, the same as the two floors below. Irrespective of whether the proposed apartments would constitute

¹⁵ CD H33 and CD H32 Table 1

¹⁶ CD C6 p. 15

¹⁷ ID 9 pdf p. 17 and p. 18

¹⁸ CD SD6 pp. 16 - 17

¹⁹ ID 10

²⁰ CD E25 p. 20

2.5 or 3-storey buildings, and allowing for the indicative nature of the proposals, apartment blocks reaching over 11.5 metres to the roof, the apartments would be of much greater height than the prevailing buildings that characterise the Freeland context. Rather than being of 'domestic scale and appearance', I consider the proposed blocks would be wholly out of keeping with the typical domestic buildings found in Freeland.

30. The only buildings of similar scale in the locality are Freeland House and St Mary's Church. To meet the ambitions of this outline scheme the introduction of numerous blocks over 11 metres high occupying extremely large footprints would, in my judgement, severely diminish legibility of these as important salient structures, to the detriment of the character and local distinctiveness of the settlement. The blocks may not exceed the height of Freeland House but through sheer bulk and number, visual subservience would not be achieved. While the blocks located close to the Wroslyn Road boundary would be lower than those further into the site, there would be a tiering of built form that would be atypical of the domestic built form in Freeland, even where it has developed in depth. To my mind, no matter the details submitted in reserved matters, the necessary scale and form of the buildings across the site would dominate and be wholly uncharacteristic of the local context.
31. I take further issue with the indicative roof design of the proposed blocks, which the same typology section reveal would essentially comprise an expanse of flat roofs concealed by 'dummy' frontage pitches. Detailed design elements could provide some degree of articulation and material variation to the apartment blocks, with the effect of breaking the visual impact of their bulk and mass, yet proportionally, the proposed apartment blocks and Village Centre building would, in reality, be of a height, bulk and form that would be wholly disproportionate and of a scale inappropriate to its context.
32. The constituent parts that make up the Freeland House estate are integral to its overall landscape value and its sensitivity to change. The appeal scheme would severely erode a significant portion of the open undulating parkland area that separates Freeland House from Wroslyn Road. While the central Corsican pine would be retained and a channelled view between it and the spire of St Mary's Church created, the proximity of development would eclipse it as a characteristic feature tree within the site and component of the parkland. The DAS refers to the scheme 'allowing the return of a large proportion of the site to a parkland landscape' and 'setting a balance between the built form and green open space'. By contrast, I consider the urbanising impact of the proposals would be overwhelming and particularly noticeable from the permissive path access driveway. Not only would intactness and historic authenticity of the Freeland House landscape be compromised, but the landscape qualities particular to the appeal site also severely eroded.
33. The settings of Freeland House and of the ancillary estate buildings as NDHAs would be compromised, weakening their significance. Not least two NDHAs would be demolished wholly, while residential conversion of the former stables NDHA would bring about the loss of their intact stalls and internal features, causing complete loss of or serious harm to their significance respectively. The Council has not identified any harm to the significance of the Eynsham Hall RPG²¹. Nevertheless, irrespective of a lack of intervisibility, I judge the appeal scheme would have an adverse impact on lands that are intrinsically linked and

²¹ ID13 para. 38

thereby form part of the setting of this designated heritage asset, resulting in some small residual harm to its significance. I deal with the degree of harm and public benefits later in the final heritage and planning balance.

34. Concerns in respect of light-spill and the implications for bat foraging corridors are not shared by the Council's officers and there is nothing substantive to cause me to deviate from their professional judgement. Nonetheless, even if lighting could be carefully designed, at low level to ensure no upward light spill, it seems inevitable that the proposal would create at least some lit intrusion, to the detriment of Freeland's dark skies and tranquil character at night.
35. The Appellant's willingness to work constructively with the Council on the production of a Design Code is laudable. At a more detailed level, the elevation treatments to the buildings, as well as hard and soft landscaping, might offer a sense of material quality to the scheme. Additionally, boundary planting could limit views into the site especially along Wroslyn Road and create attractive external spaces for future occupiers. However, the fundamental objectives of good design go beyond what the scheme may look like on the surface or whether views to it are restricted. Although conditions could ensure certain controls such as natural screening and a production of a design code, the fundamental issues relating to the bulk, massing and sheer size of the development would remain.
36. I am also mindful of the comments made at the Inquiry. On the one hand, that reducing building heights or the quantum of available accommodation at roof level would cause a reduction in unit numbers. Secondly, that the precise nature of the retirement village offer requires a certain level of development. This causes me to doubt there is scope for a material reduction in the scale, layout or quantum of development that could meaningfully come forward at the reserved matters stage. Rather, I judge the proposal has intrinsic and fundamental issues inherent to the need to balance the specific offer with commercial viability and affordable service charges.
37. The Appellant contends that a population increase of around 13% to the settlement would be 'limited'²². I cannot agree. While there is no definition of 'limited development' in the LP, in my judgement, a population increase of 13% seen in the context of up to 160 units plus a fully equipped leisure facility with swimming pool, spa, gym and treatment room, restaurant, café, shop and community spaces; around 150 car parking spaces distributed across the site; and 500 or so daily traffic movements generated, and landscaped attenuation pond, cannot sensibly be considered 'limited'.
38. The proposal would not fit with the overall form and layout of its surroundings but cause serious harm to the intrinsic character and quality of the appeal site, as well as wider harm the historic, architectural and landscape character of the locality. Such harms, though localised, would be both severe and permanent. The proposal would not realise 'limited development' in a village, nor would it respect village character or local distinctiveness.
39. Whilst community vitality would be maintained, overall, conflict arises with the strategic element of LP Policy OS2 as well as with its general principles, notably those that require development conserves and enhances the natural, historic and built environment; avoids the loss of an area of open space which makes an important contribution to the character or appearance of the area; protects

²² CD E30 para 8.6 p. 16

or enhances of the local landscape and the setting of the settlement; complements the existing pattern of development and/or the character of the area; and be of a proportionate and appropriate scale to its context. The conflict with the Policy OS2 general principles generates conflict with Policy H2 and the circumstances under which development in villages is supported. Conflict also arises with LP Policies EH2 and OS4. Notwithstanding the Council's case does not advance an objection in respect of heritage asset, my findings in respect of the harm to the significance of NDHA's indicates conflict with LP Policy EH9 would also arise, given that it seeks to conserve and/or enhance the special character, appearance, and distinctiveness of West Oxfordshire's historic environment.

Locational sustainability

40. In the context of the District's settlement sustainability, Freeland ranks at 28th or 29th out of the 41 settlements considered for their key services. Indeed, the services and facilities in Freeland include a horticultural nursery, public house, church, village hall, and chapel. While the range is limited, and a primary school might have little bearing for a retirement village community, these facilities are a short, level distance from the appeal site. Opportunities for using public transport to access a wider range of services further afield are offered by a limited local bus service, with additional stops proposed close to the appeal site's entrance.
41. In a usual housing development, it would be reasonable to expect that the day-to-day needs of future residents would have to be met by travel to larger settlements by private car. But the appeal scheme retirement village offer provides a range of additional communal and wellbeing facilities²³. Even noting some restrictions to access to general public membership, the range of facilities on offer would reduce the necessity to undertake certain journeys by car.
42. The scheme would also provide a Village Transport Service (VTS), consisting of at least one vehicle with at least six seats to facilitate social outings, shopping trips and access to hospital appointments, with priority given to residents of the development and any nominated family member acting as carer²⁴. Pragmatically, the VTS would not feasibly offer the type of transport option that could replace private car journeys for staff, visitors or indeed the majority of future occupiers. The quantum of indicative parking provision and anticipated additional trips are testament to this. That said, the LP gives endorsement to 'other measures' to help reduce car use as appropriate where opportunities to use public transport are more limited, such as in Freeland. Furthermore, there is recognition under paragraph 105 of the Framework that opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
43. It would not be reasonable to expect the same level of bus service in a settlement the size of Freeland as in a larger urban area and the frequency of the bus services might suggest its use for occasional leisure trips. The proximity of the site to the facilities in Freeland along with the offer that some of the on-site facilities would be open to the extant community to access, leads me to the view that the proposal would not advance a wholly self-contained,

²³ Those parts of the development comprising the café and shop, restaurant, treatment room, hair salon and open space PID2 p. 3; the swimming pool, gym and fitness studio to be provided within the village Centre Building PID2 p. 9

²⁴ PID2 p. 8

'inward-looking' development, nor would it disrupt community vitality in Freeland. On balance, I consider the specific nature of the proposal would ensure use of the private car can be minimised, and offer convenient access to a good range of services and facilities. Therefore, I find no conflict arises with LP Policies T1 and T3.

Other Considerations

Need

44. The PPG recognises there are different types of specialist housing designed to meet the diverse needs of older people, and that there is a significant amount of variability in the types of specialist housing available²⁵. The level of need and supply for specialist housing for older people within the District was discussed, including in relation to whether specific developments satisfy that of Extra Care. So too, the most appropriate methodology for measuring the need for specialist accommodation within the District. Considering the scope of the definition of Extra Care housing, including in the PPG and Housing LIN²⁶, the shortfall may not be as acute as suggested by the Appellant.
45. Yet, even if the Council's provision of Extra Care housing may be improving and the LP policies performing in securing its provision, there remains compelling evidence of a growing population of older persons in the District, and that the proportion of older people in the Eynsham-Woodstock Sub-Area is even greater, and expected to increase substantially over the plan period and beyond²⁷. It is also acknowledged that West Oxfordshire has higher than average rates of owner occupancy and there is an undersupply of provision for older persons within the Eynsham-Woodstock Sub-Area and a lack of future supply in the pipeline²⁸.
46. The Framework recognises the importance that a sufficient amount and variety of land comes forward where it is needed, and that the needs of groups with specific housing requirements are addressed. I understand that there are challenges in competing for sites with a traditional volume housebuilder, especially bearing in mind the significant up-front costs involved with this type of development and the provision of facilities it offers. However, other developments providing Extra Care units in the District do appear to be in the existing supply and of a similar overall offer, even if the nature of the facilities may differ.
47. The challenges facing adult health and social care and the need to provide housing for older and disabled people are not to be underestimated. The Council contends the need for extra care housing is lower than suggested by the Appellant. Even if it were, the need for more extra care units, including private ones is clear given the pressures of the local demographic trends in West Oxfordshire that has a higher-than-average proportion of older people, and the Eynsham sub-area greater still. There is also recognition that the health and lifestyles of older people will differ greatly, along with their housing needs, which can range from accessible and adaptable general needs housing to specialist housing with high level care and support²⁹.

²⁵ PPG Paragraph: 010 Reference ID:63-010-20190626

²⁶ CD H27

²⁷ CD E18 para 5.1 p. 3

²⁸ CD AD17 para 5.15

²⁹ PPG Paragraph: 003 Reference ID: 63-003-20190626

48. The retirement village offer that the appeal scheme proposes would add choice to the provision of specialist accommodation available in the District. The Framework recognises the need for specialist accommodation for the elderly, and the extra care accommodation proposed would help to meet the need to provide housing for older people, which the PPG identifies as critical³⁰. While I recognise that there may be a relatively small shortfall, if not a surplus, in the current supply I nonetheless see a significant benefit in meeting the need for older persons' accommodation and broadening the choice of such accommodation on offer in the District.

Housing Land Supply (HLS)

49. LP Policy H1 relates to the amount and distribution of housing in the District, making provision for at least 15,950 homes over the plan period. It is not in dispute that the Council cannot demonstrate a five-year HLS and that the shortfall against the requirement is 'significant'. Although there are a number of points of agreement between the parties on HLS³¹, they disagree significantly on the extent of the shortfall. The Council's latest position is that it can demonstrate a supply of 4,400 dwellings, equating to 4.1 years; the Appellant considers the supply to be 2,709 dwellings and just 2.5 years³². The difference in the parties' positions stems from nine disputed sites.
50. The Council counts 298 dwellings for site Ref CA1, where detailed planning permission was granted for 200 dwellings in 2013 and 23 dwellings are under construction. While a scheme for 275 dwellings is now being pursued, the 200 consented should be considered deliverable unless there is clear evidence that they will not be delivered within five years. The Appellant raises the matter of funding difficulties, and that the Council's 2021 position statement indicates there is potentially no longer an intention to implement the original consent³³. However, I have seen no clear evidence that the 200 dwellings would not be viable nor anything confirming that if permission for the 275 dwelling scheme is not forthcoming, the 200 homes that have planning permission will not be delivered within five years. Therefore, I consider these 200 dwellings should be counted.
51. For sites to be 'deliverable' as per paragraph 74 of the Framework, there must be *clear evidence* that housing completions will begin on site within five years³⁴. That said, in respect of the larger 275 dwelling scheme at site CA1, a planning application has not yet been submitted, consultations on the uplift undertaken, or timescales for resolution of 'other issues' provided. The evidence available does not in my judgement qualify as 'clear evidence' and cannot yet be considered deliverable. Those anticipated 275 dwellings should not be counted.
52. An application for outline planning permission for 200 dwellings at site WIT 2 was submitted in 2014 and is still pending determination. In 2019, an additional full planning application for 110 dwellings was submitted and is also

³⁰ Planning Practice Guidance (PPG) Paragraphs: 001 Reference ID:63-001-20190626 and 016 Reference ID 63-016-20190626

³¹ Including that the base date is 31 March 2022 and 5yr period is to 31 March 2027; the HLS should be measured against the "stepped" housing requirement; there is no past shortfall to address; the 5% buffer applies ID23 (paras 1.1 – 1.5)

³² ID23 (Table 2)

³³ CDE15 para 11.34

³⁴ To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years (Framework Glossary)

still to be determined. The Council explained that a masterplan is expected in the next three months and an active developer with a proven track record is now involved. The prospects for progress on submission of reserved matters, resolutions on land ownership, and advancement of a masterplan may well seem encouraging to the Council. As it currently stands, I consider the evidence provided relies on speculation and hope, which falls short of what might constitute 'clear evidence'. Therefore, I agree with the Appellant that the 306 dwellings included in the Council's HLS PS should not be counted.

53. For site CN1, evidence provided by the Council is an email from a planning consultant, the anticipated development trajectories and timescales within which indicate the site will not be sold until January 2024 and reserved matters submitted the following month³⁵. At the Inquiry, the Council's witness accepted there was a 'broad brush aspect' to the evidence and speculated that a reserved matters application would be 'ready to go' to inform the process of buying the land. While the site may be unconstrained, the purported timescales appear optimistic and lacking robust evidence such as clear progress being made towards approving reserved matters. Consequently, I consider that 235 dwellings at site CN1 cannot be considered 'deliverable' and should be discounted.
54. At site EW1, 50 dwellings of a site with a net capacity of 2,200 are in dispute. While progress on a masterplan may be advancing, it remains outstanding; and while the Council anticipates a hybrid application being forthcoming, it has not been submitted and its precise nature is not yet known. Therefore, while 50 dwellings may seem a conservative figure for such a large, allocated site, there is no 'clear evidence' of their deliverability within 5 years and so they should not currently be counted.
55. The Council identifies 377 dwellings at site EW2, of which 300 are in dispute. The LPA's evidence is an email from Blenheim Strategic Partners³⁶, which includes a trajectory up to 2027, accounting for only 70 dwellings at site EW2. Even accepting the Council's evidence relating to these 70 dwellings, the evidence for the other 230 dwellings is lacking and should not be considered deliverable. These 230 dwellings should therefore be discounted.
56. Applications were submitted in January 2021 for sites EW4 and EW5. The same email referred to above refers to consent being granted at the October planning committee, which, when HLS discussions were had at the Inquiry at the end of November, had not happened. I understand that officer illness has caused delays in progressing the applications to committee. However, without an officer report, a recommendation, or even a confirmed committee date, there is currently no clear evidence to indicate that the dwellings at sites EW4 and EW5 included in the Council's PS should be considered deliverable in 5 years. The 156 and 120 dwellings should not, as yet, be included in HLS figures.
57. There remains a dispute over the outline elements at sites 12/0084/P/OP and 14/0091/P/OP. There may be longstanding relationships between the developers and planning officers. However, as no reserved matters applications have been submitted, nor any written agreements or build rates provided, it is doubtful whether there is a realistic prospect that housing will be delivered on the site within five years. On this basis, I agree with the Appellant that 85 and 164 dwellings from these two sites be removed from the HLS figures.

³⁵ CDE43 p. 90

³⁶ CDE43 pp. 69-70

58. The agreed existence of an undersupply triggers paragraph 11d) of the Framework, and I am not required to identify a precise HLS figure. It was put to me that adopting a 'purist approach' would remove all the units from site, and even if there is some slippage in timescales it doesn't necessarily follow that no housing will come forward within 5 years. However, while there is no express definition of 'clear evidence', the PPG gives examples of far more robust and convincing evidence than that offered by the Council for some of the sites in this case.
59. Pragmatically, some, if not all the housing may be delivered on the discounted sites but the evidence available to me suggests the HLS figure to be worse than suggested by the Council. On my reading of the HLS evidence, and while the actual HLS figure may not be quite as low as purported by the Appellant, the figure is closer to the lower end figure of 2.5 years rather than the Council's upper end figure of 4.1 years.

The Heritage and Planning Balance

60. The absence of a five-year supply of deliverable housing sites triggers application of paragraph 11 d) of the Framework. Firstly, the Framework requires an assessment of whether the application of policies within it that protect areas or assets of particular importance provides a clear reason for refusing the development proposed³⁷. Of particular relevance are the policies relating to designated heritage assets.
61. Bearing in mind the scale and nature of the proposals, the degree of harm to the significance of the RPG as a designated heritage asset would be less than substantial, and at the lower end of that scale. In these circumstances, paragraph 202 of the Framework requires the harm be weighed against the public benefits of the proposal. The public benefits the proposal include the provision of Extra Care housing and economic benefits associated with job creation and the construction phases. In my judgement, these would be sufficient to outweigh the scale of harm identified to the significance Eynsham Hall RPG as a designated heritage asset.
62. On this basis, the application of policies in the Framework that protect assets of particular importance does not provide a clear reason for refusing the development. Thus, the proposal benefits from the presumption in favour of sustainable development, indicating permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. An important material consideration.
63. A development of the size and use proposed would realise economic benefits associated with the construction phase and proposed use, realising in the region of 30 jobs and ongoing employment, potentially within Freeland. I consider there would be clear economic benefits that carry significant weight.
64. I have born in mind the arguments that no feasible alternative sites exist and the consequences of my dismissing the appeal. Even if the apparent shortfall in Extra Care accommodation is not to the degree claimed by the Appellant, the provision of Extra Care housing carries social benefits associated with enabling older people to live more independently, while also saving on health and social costs in the future and potentially freeing up family homes. Up to 160 extra care units would count against the LPA's housing requirement and against a

³⁷ Framework paragraph 11 d i. as defined in footnote 7

backdrop of a clear and pressing need. It is accepted that there is a HLS shortfall and one more severe than set out by the Council in their evidence. In accordance with the Framework, this leads to a conclusion that the policies which are most important for determining the application area out-of-date. These are material considerations that carry significant weight in favour of the proposal.

65. The proposal would provide the VTS and financial contributions towards provision of bus stops and the existing village bus service. However, these would be of benefit to a very small proportion of the future residents of the proposal, and less so to the wider community. As it would largely be in mitigation of the site's rural location, I attribute very little weight to the benefits associated with the VTS. Some of the proposed facilities would be available for use by local community, albeit some on an age-restricted basis. While Freeland does not benefit from a shop, the size, range and offer of the proposed shop is not yet known. I consider the provision of access to the scheme's facilities would be of moderate benefit to the wider Freeland community, which carries moderate weight in its favour.
66. Healthcare contributions secured under the s106 Agreement for enhancing and improving capacity and facilities at Eynsham Medical Centre would also be as mitigation, which is neutral in the overall planning balance. The proposals would accord with LP policies relating to locational sustainability, highway safety, biodiversity net gains, drainage, affordable housing, flood risk and ecology; therefore, these are also neutral factors. The other environmental credentials mooted, such as the delivery of net zero carbon, are not guaranteed or secured and so I attribute them very little weight.
67. The out-of-datedness of the most important policies, however, does not alter the statutory primacy of the development plan nor indicate they carry no weight. The policies that seek to ensure development protect character and local distinctiveness are central to this decision. I attribute substantial weight to the degree to which the development conflicts with LP policies OS2, H2, EH2, OS4 and H9, which insofar as they are pursuing good design and development that respects the intrinsic character, quality of an area, including local landscape and historic environment, hold a considerable degree of conformity with the Framework's policies.
68. Crucially, the Framework seeks to achieve well-designed and beautiful places as part of the overarching social and environmental objectives of the planning system. Notably, paragraph 130 of the Framework establishes that planning decisions should ensure that developments will add to the overall quality of the area; are sympathetic to local character and history including the surrounding built environment and landscape setting.
69. Other than the low-level of less than substantial harm I have identified to the RPG as a designated heritage asset, which would be outweighed by public benefits, there would be no other harm to nearby listed buildings or their settings (see Other Matters). Yet, in respect of NDHAs on the appeal site, I have identified serious harm would be caused by demolishing the ancillary outbuildings, resulting in a total loss of their significance. There would be also considerable harm to the significance of the stables through their conversion. There would also be harm to the ability to appreciate Freeland House and the complex of estate buildings through development within their settings, causing harm to their significance. Paragraph 203 of the Framework requires the effect

on the significance of a NDHA be taken into account and a balance judgement be required having regard to the scale and harm or loss and the significance of the asset. The NDHAs in this case are of local significance, and the harm and loss of them would add emphasis to the detrimental impact of the proposals on the unique character and local distinctiveness of Freeland.

70. The site is not constrained by designations such as being in a conservation area, the AONB, Green Belt or a flood plain. The absence of such constraints does not diminish the particular sensitivities of the site, nor absolve the severe, irreparable, and permanent impact the proposals would have on the character and local distinctiveness of Freeland. While putting development in the right places can help to reduce development pressures on sensitive locations, I consider that the appeal site is not the right place for the proposed development.
71. The Government's objective to significantly boost the supply of homes and to create high quality, well-located development are not mutually exclusive. Indeed, balancing the need for homes without compromising the safeguarding and improving of the environment is fundamental to what the planning and development process hope to achieve. Embedded within the Framework and the achievement of sustainable development are social objectives that, amongst other things, foster well-designed, beautiful places and environmental objectives that protect and enhance our natural, built, and historic environment. Paragraph 134 of the Framework is also clear that development that is not well designed should be refused, especially where, such as in this case, it fails to reflect local design policies and government guidance on design.
72. There is a serious HLS shortfall and demonstrable need for extra care housing in the District. I see no reason to doubt that the proposal would not be deliverable, nor any reason to question the security of its funding moving forward. Even in the face of this, and the suite of benefits that weigh in favour the proposal, and even were I to take the Appellant's full assessment of the scale of that shortfall, it is my judgement that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Other Matters

73. The appeal site is located proximate to two listed buildings, the Grade II* listed Church of St Mary (List Entry Number: 1367941) and the Grade II listed Chapel, Wroslyn Road (List Entry Number: 1053018). Mindful of the statutory duty set out in s66(1) of the Planning (Listed Building and Conservation Areas) Act, 1990 (the Act), I have had special regard to the desirability of preserving their settings. The immediate yard confines, historic built backdrop along Wroslyn Road and wider verdant surroundings of these buildings form part of their settings. These settings, along with the historic, physical, and functional relationship with the settlement of Freeland contribute to the significance and special interest of these listed buildings. Nevertheless, given the location and extent of the proposed development, it would still be possible to appreciate the building's special interest. Therefore, the appeal scheme would preserve the settings and special interest, causing no harm to their significance. I note the Council had no concerns in this regard either³⁸.

³⁸ ID13 paras. 43 and 49

74. Interested parties have raised additional concerns with the proposals that sit outside the main issues. I do not wish to diminish the importance of matters relating to highway safety, sewerage in the surrounding river network, ecology and biodiversity. However, these matters have been subject to assessment by independent professionals, none of whom has raised objection (subject to conditions) and I have no compelling evidence to warrant doubting or deviating from their professional judgement. In any event, as I am dismissing the appeal for other reasons, these other potential harms associated with the proposals will not materialise.
75. The Appellant chose to field witnesses who offer extensive professional experience on individual topic areas. I have taken note of the arguments in respect of the absence of comparative professional qualifications from certain witnesses, and the impartiality of others. Where elements of the evidence were evidently speculative, including in respect of testimonies from residents of other Inspired villages, in error, or unsubstantiated, I either reduced or attributed it no weight. However, I found the crux of the arguments and evidence being put, both by the Council and the Rule 6, to be capable of substantiating their respective standpoints on the principal issues at play. Nothing causes me to doubt the particular influence or any professional competence of any witness that would cause me to disregard their evidence wholesale.

Conclusion

76. I consider that the proposal conflicts with the development plan as a whole, taking in account policies that both oppose and support the proposed development. As required by s38(6) of the Planning and Compulsory Purchase Act 2004, determination of this appeal must be made in accordance with the development plan unless material considerations indicate otherwise. The Framework, including its presumption in favour of sustainable development, is an important material consideration. However, I have judged the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits assessed against the policies in the Framework taken as a whole. In the circumstances in this case, I do not find material considerations indicate that my decision should be taken otherwise than in accordance with the development plan.
77. For the reasons given above, I conclude that the appeal should be dismissed.

H Porter

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Hashi Mohamed of Counsel

Instructed by Dawn Brodie, Savills

He called:

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Planning Director, Inspired Villages

Dawn Brodie BSc(Hons) MSc MRTPI

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FOR THE LOCAL PLANNING AUTHORITY:

Alex Greaves of Counsel

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He called:

Chris Wood BA DipTP

Senior Planning Officer (Appeals), WODC

Murry Burnett

Strategic Housing & Development Officer, WODC

Dave Harrison

Principal Public Transport Planner, OCC

FOR FREELAND PARISH COUNCIL AND FREELAND FRIENDS (THE RULE 6):

Reverend Roger Faulkner

Chair, Freeland Parish Council

Mike Gilbert BA MRTPI

Mike Gilbert Planning

Amy Jackson PhD MCIPR

INTERESTED PARTIES:

Fiona Lehane

Local Resident

Vaughan Lewis

Windrush Against Sewage Pollution (WASP)

Robert Crocker

Wychwood Forest Trust

INQUIRY DOCUMENTS

ID1	Appellant's list of appearances
ID2	Appellant's Opening Submissions
ID3	Draft S106 Agreement
ID4	Council's Opening Submissions
ID5	FPC & FF (Rule 6 Party) Opening Submissions and appearances
ID6	"It's Not in the Local Plan" written copy of poem by Fiona Lehané
ID7	Windrush Against Sewage Pollution (WASP) written copy of oral submissions
ID8	Mr Robert Crocker written copy of oral submissions 'State of Nature'
ID9	Extract from Oxfordshire Wildlife and Landscape Study
ID10	Amended Regulating Plan
ID11	Rule 6 response to Inspector's heritage questions
ID12	Council's revised HLS position statement
ID13	Council's response to Inspector's heritage questions
ID14	Appellant's response to Inspector's heritage questions
ID15	Draft Schedule of suggested conditions V7
ID16	Draft S106 Agreement, 24 November 2022
ID17	Estimated Need for CT Extra Care Housing Tables
ID18	Council's Regulation 122 Statement
ID19	Council's Regulation 122 Statement Appendices
ID20	FPC & FF (Rule 6 Party) Closings
ID21	Closing submissions on behalf of the Council
ID22	Closing submissions on behalf of the Appellant (and appendices)
ID23	Draft HLS SoCG Addendum, 24 November 2022

DOCUMENTS SUBMITTED BY AGREEMENT AFTER THE INQUIRY

PID1	Final schedule of suggested conditions, 2 December 2022
PID2	Scanned copy of completed S106 Agreement, 9 December 2022

Appendix 6

**Details relating to Appeal ref. APP/D3125/W/21/3274197,
relating to application ref. 20/01915/OUT,
seeking outline planning permission
with all matters reserved except for access for
the provision of Self-Build and/or Custom Housebuilding plots
for 2 detached dwellings at
Land to the rear of Brock Cottage, Burford Road, Brize Norton**



Appeal Decision

Hearing Held on 8 March 2022

Site visit made on 8 March 2022

by Jonathon Parsons MSc BSc(Hons) DipTP Cert (Urb) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 July 2022

Appeal Ref: APP/D3125/W/21/3274197

Land to the rear of Brock Cottage, Burford Road, Brize Norton OX18 3NR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Joe McDermott (Albright Dene Ltd) against the decision of West Oxfordshire District Council.
 - The application Ref 20/01915/OUT, dated 20 April 2020, was refused by notice dated 3 November 2020.
 - The development proposed is "outline application for the provision of Self-Build and/or Custom Housebuilding plots for 2 detached dwellings, with all matters reserved except for access."
-

Decision

1. The appeal is allowed and planning permission is granted for "outline application for the provision of Self-Build and/or Custom Housebuilding plots for 2 detached dwellings, with all matters reserved except for access" at Land to the rear of Brock Cottage, Burford Road, Brize Norton OX18 3NR in accordance with the terms of the application, Ref 20/01915/OUT, dated 20 April 2020, subject to the following conditions on the attached schedule A.

Procedural Matters

2. This outline application has access to be determined at this stage, and all other matters reserved for future consideration. During the Council's determination of the application, the width of the long access drive was altered as shown on plan drawing number: A-02-101 Rev B. This plan also shows access onto Burford Road and an internal access drive leading to rear parking and turning areas, and the access matter has been considered on this basis.
3. Block and layout plans, drawing numbers A-02-100 Rev B and A-02-102 Rev A show the indicative plotting of two dwellings to the rear of the site at the end of the long access and beyond the internal parking and turning areas. A site section plan, drawing number A-04-110 shows indicative one and half storey dwellings sunken down below surrounding land levels. Topographical, existing structure and aerial photographic plans are considered for information purposes only.
4. A Unilateral Undertaking (UU) dated 21 March 2022 has obligations relating to Self-Build and Custom Housebuilding (SBCH). In relation to the UU, further comments by the Council and the appellant have been taken into account in this decision. Prior to the Hearing, evidence of title, the West Oxfordshire

District Housing Land Position Statement 2021-2026 and a Statement of Common Ground was submitted.

Main Issues

5. The main issues are the effects of the proposal on (a) the character and appearance of the area and (b) whether adequate provision has been made for the delivery of SBCH in accordance with policy and legislative requirements.

Reasons

Character and appearance

6. The appeal site is irregularly shaped given its long narrow access from Burford Road. The rear wider area is located behind frontage dwellings along the road, including a group of three grouped cottages at Brock Cottage, Reynand Cottage and Poplar Cottage. The site has remnants of buildings and a partially sunken area below cliffs associated with previous horticultural and quarrying uses. There are many well-established trees within the site, mainly close to boundaries. There are two attractive large trees visible from the public domain within the rear wider part of the site, closest to the road.
7. The site is located at one end of a stretch of ribbon housing where the typical pattern of development is frontage dwellings set back from the road with long rear gardens. There are examples of backland development along Burford Road but these are the exceptions to the prevailing development pattern, and in any case, are located further along the road. On one side of the appeal site, there is landscaped land, including an embankment for the B4477 "Brize Norton" bypass, whilst on the other side, there are the extensive rear gardens of the properties at Malt House and Chelford House. Opposite the site, there is open land and beyond the new estate housing at Carterton.
8. Policy OS2 of the West Oxfordshire Local Plan (LP) 2031, adopted 2018, states that development in small villages, hamlets and open countryside will be limited to that which requires and is appropriate for a rural location and which respects the intrinsic character of the area. Amongst its general principles, all development should form a logical complement to the existing scale, pattern of development and character, and be of a proportionate and appropriate scale to its context. Under LP Policy H2, new dwellings in areas identified above will only be permitted in certain specified and justified circumstances, and where they meet the general principles. LP Policy H5 states that proposals for SBCH should be approved in suitable, sustainable locations subject to compliance with LP Policies OS2 and H2.
9. The plans show indicative siting of two detached dwellings within the rearmost part of the plot and within the cliff faces of the former quarry. Plot site levels are generally between 3 and 5 metres lower than the higher surrounding land. Indicative plans show how the site might be developed. However, the access matter details would strongly indicate a form and siting of development as indicatively shown.
10. Frontage ribbon housing does prevail within the area and the dwellings would be a significant distance from this, including the grouped cottages. The residential development would not be a logical complement to the pattern of development within the area, conflicting with a general planning principle under LP policies. Even if only a single dwelling was located behind the carparking

and turning areas (instead of the two shown) and one dwelling located further forward in relation to the road, this would still not be a logical complement.

11. Nevertheless, the dwellings, hard surfacing and associated domestic paraphernalia would be discretely located due to the sunken nature of this part of the site. The cross-section plan shows only the roofs of dwellings visible from surrounding adjacent land to the side and rear. For the closest residential property at Brock Cottage, there is additional vegetation, including an evergreen hedge, separating it from the new development. There would also be little visibility of the new housing from Burford Road and properties along it, due to separation distance. Furthermore, the large size of the appeal site would give rise to a spacious nature of development in keeping with that along Burford Road.
12. There is no guarantee that existing screening vegetation would remain indefinitely, despite the appellant's clear intentions, because, for any number of reasons, such as storm damage and disease, vegetation can disappear. During winter, the largely deciduous nature of vegetation would expose more of the site to view. A dwelling positioned forward of the existing parking and turning area would be closer to Burford Road. However, much of the screening is provided by the quarry cliffs and although reserved for further consideration, provision could be made for additional landscaping, including evergreen.
13. In a 2008 decision¹ for housing on the site, the Inspector dismissed an outline proposal for housing despite the previous commercial use, the lower rear ground levels due to the quarrying, the screening provided by trees and hedgerows, and the secluded nature of the location. Along with this decision there have been appeal decisions on this and along Burford Road², where Inspectors have additionally referred to the rural character and appearance of the area.
14. However, the appeal proposal is for two dwellings with greater detail of site levels and on the land on the other side of Burford Road, there is new housing, Brize Meadow, part of the expansion of Carterton. Although there is a gap between this housing and the road, the dense and elevated nature of this housing is a significant intrusion into the area and change in circumstance. Many of these appeal decisions were also considered against previous local and national plan policies. Such considerations demonstrate that every proposal must be considered on its particular planning merits. For these reasons, limited weight is given to these appeal decisions. The widening of the access drive would result in the removal of a low-level stone boundary wall and replacement with a post and rail fence, but its removal would not be a significant loss given its lack of prominence within the street scene.
15. In summary, the proposed development would not be a logical extension of the pattern of development along Burford Road and would not respect intrinsic character. Nevertheless, the adverse impact would be small and localised. There would be conflict with Policies OS2, H2 and H5 of the LP.

¹ APP/D3125/A/08/2079575 Rear of Brock Cottage dated 29 October 2008.

² APP/D3125/A/09/2112011 (2009 Malt House appeal), APP/D3125/A/12/2185848 (2013 Quarry Dene appeal), APP/D3125/A/12/2184939 (2013 St Ives appeal), APP/D3125/A/12/2189413 (2013 Apple Acre appeal), APP/D3125/A/13/2209002 (2014 Rocky Banks appeal), APP/D3125/W/14/2328840 (the 2014 Cottage Garden appeal), APP/D3125/W/17/3168524 (2017 Quarry Dene Appeal), APP/3125/W/W/21/327244 (2021 Quarry Dene appeal).

Self-build and Custom Housebuilding

16. To support the Government's objective of significantly boosting the supply of homes, paragraph 60 of the National Planning Policy Framework (the Framework) states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
17. The SBCH Act 2015 introduced a duty on local authorities to keep a register of individuals, and associations of individuals, who wished to acquire serviced plots of land to bring forward for SBCH projects. Councils are required to have regard to those registers when carrying out planning functions. The Housing and Planning (HP) Act 2016 provided a duty that Councils must give 'suitable' planning permissions to meet the demand for SBCH. Planning Practice Guidance (PPG)³ states registers are likely to be material considerations in decisions involving proposals for SBCH.
18. In accordance with the statutory duties, entries of SBCH interest have been collated for different 12 month base periods; 254 for First Base Period (30 October 2016), 163 for the Second Base Period (30 October 2017), 82 for Third Base Period (30 October 2018), 193 for Fourth Base Period (30 October 2019), 76 for Fifth Base Period (30 October 2020) and 109 for the Sixth Base Period (30 October 2021). At the end of each base period, relevant authorities have 3 years to permit an equivalent number of "suitable" permissions for SBCH, as there are entries for that base period.⁴
19. The Council has detailed issues of double counting in the entries and lack of scrutiny over whether the entries are genuine. However, as part of the registration process relevant authorities can request applicants to provide additional information, local connection and financial viability tests. A charge for entry onto the list can also be made. The Council introduced the local connection test in the Sixth Base Period. In the absence of any detailed and compelling evidence to the contrary, the recorded entries are the best evidence before me of demand.
20. There are not enough 'suitable' planning permissions to match the SBCH register entry demand. There is disagreement over the extent of shortfall. LP Policy H5 also requires all housing developments of 100 or more dwellings to provide to provide SBCH plots. The Council also considers that replacement dwellings, conversion and available plots with permissions in general would contribute to meeting this demand.
21. The legislation also does not define 'suitable' planning permissions but the SBCH in the Framework definition states, housing built by an individual, a group of individuals, or persons working with them or for them, to be occupied by that individual. The PPG⁵ provides further explanation, that relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout. This reflects the definition within HP Act sections 1(A1) and 1(A2).

³ Paragraph:014 Reference ID: 57-014-20105008.

⁴ Paragraph:023 Reference ID: 57-023-201760728.

⁵ Paragraph:016 Reference ID: 57-016-201707208.

22. HP Act section 2.A(6)(c) states that a planning permission is suitable development if it could include SBCH. Although this is looser definition, a lack of meaningful assurance about SBCH provision would run counter to the aims of providing such housing. To ensure SBCH provision, there has to be certainty that the owner or buyer occupies the house for themselves and has had principal control over the plans and specifications of the house. As the Council has not adopted a Community Infrastructure Levy, exemption certificates by SBCH cannot be considered.
23. In terms of supply, there were 0, 7, 61, 13 and 0 planning permissions for SBCH in the Second, Third, Fourth, Fifth and Sixth Base Periods based on central government published data but there is no detailed evidence by the Council showing which permissions may be suitable. The appellant's analysis of the Council's Annual Monitoring Reports shows suitable planning permissions in the Second and Third Base Periods to be 67 and 24, higher than the published data. Such an assessment takes an optimistic view of suitability for counting as SBCH permissions, that includes potential SBCH developments and replacement dwellings. On the balance of evidence before me, the appellant's is more compelling, and it can only be concluded that there is a substantial shortfall in provision during the different periods. In summary, two SBCH dwellings would make a small, albeit valuable contribution, to meeting demand, if it was secured by the UU.

Unilateral undertaking

24. The UU seeks the approval of an 'appropriate' Marketing Strategy (MS) to secure the construction and the first occupation of each residential unit as SBCH. If the SBCH MS is unsuccessful for one or both plots, there is a Release Procedure mechanism that would enable the applicant/owner to offer the plots to the Council or at the Council's discretion, a housing provider. Failure to reach agreement would result in the owner/applicant being released from their SBCH obligations.
25. Within the UU, there is no dispute resolution mechanism to consider the pricing of the plots. Over-priced plots could result in SBCH development not coming forward. As well as a lack of a dispute mechanism, the obligation indicates the deemed approval of the MS of the SBCH plots within specified time periods and there is no explicit provision to accommodate the scenario of the Council refusing the MS scheme.
26. However, the schedule requires the construction of each residential unit to be for SBCH and that first occupation of each residential unit shall be by a Self Builder. The definition of SBCH is set out in the interpretation part of the UU where it must be constructed by a self builder who intends to live in the residential unit. Additionally, prior to the legal purchase of a residential unit, the self builder shall submit details and contact addresses, and the name of the architect and/or custom builder which the self builder proposes to commission in relation to the design and development of the SBCH dwelling. Whilst such requirements are subject to the provisions of the schedule, development of the plots for general residential could only take place if the 24 month MS for SBCH was unsuccessful and there was no agreement by the Council or provider in purchase of the plots or site.
27. UU also specifies that the 'appropriate' MS would be for SBCH with plot passport details, with a reputable estate agent in Oxfordshire and a national

online property sales website, under the 'Interpretation' part of the UU. Furthermore, the Release Procedure mechanism, enabling the offer of plot(s) to the Council or housing provider, shall include sale terms at open market value in accordance with the valuation of not less than two RICs qualified surveyors of not least than 10 years' experience. This mechanism would ensure that the plots are being offered fairly to the Council or provider, and this would in turn deter the over-pricing of the plots for SBCH during the initial 24 month marketing of the plots. In this regard, an owner/applicant would be strongly deterred from over-pricing the plots during the extensive time period of the MS, if there is a corrective mechanism (the Release Procedure mechanism), after this, which would ensure the offer of the plot(s) to the Council or provider at a realistic market price.

28. A SBCH occupier could occupy their dwelling and then sell it onto another occupier shortly afterwards, but such a scenario would be unlikely. The attractiveness of SBCH is that occupiers invest time and expanse in construction and designing their homes themselves for permanent occupation. Importantly, there is no evidence that this scenario occurs based on other SBCH schemes. Whilst the Council has numerous objections to the UU, it has to be read as a whole and for all the reasons indicated, the obligation requirements would ensure provision of SBCH based on the evidence before me. Accordingly, the obligation would meet the statutory tests of the Community Infrastructure Regulations 2012 (as amended) and paragraph 57 of the Framework. In particular, the requirements are necessary to make the development acceptable in planning terms, directly related to the development and are fairly and reasonably related in scale and kind to it.

Other matters

29. The Council has an undisputed 5 year housing land supply and it has a housing Delivery Test result of 100%, January 2022, but such targets are not maximum quotas for housing. The contribution of two dwellings would make a small contribution to boosting supply. Such small-scale housing would be likely to be built quickly and would provide a wider choice in housing. It would also provide a boost to the local economy through its construction and local spend of residents. New residents would improve social cohesion through the expansion of the community. Such economic and social benefits would weigh in favour of the proposal.
30. Brock Cottage has a rear garden and swimming pool to the rear which would be adjacent to the main part of the appeal site. This amenity area would also adjoin the access drive leading to the proposed dwellings. To the side of this neighbouring dwelling and its neighbours, there would also be a passing area on the access drive. However, the dwellings would be likely to be a significant distance away from this property and whilst there would be traffic associated with the development, the frequency and level of vehicle movements for two dwellings would be small. Consequently, there would be no significant harm to the living conditions of the occupiers of the neighbouring properties.
31. Under Articles 8 and 1 (of the First Protocol) of the European Convention on Human Rights, as enshrined in Human Rights Act 1998, there would be interference with the occupier's rights in respect of private and family life, and the peaceful enjoyment of possessions respectively. These are qualified rights whereby interference may be justified in the public interest but the concept of

proportionality is crucial. Legitimate and well-founded planning policy requires the planning system to provide living accommodation for future generations and for the above reasons, the loss of privacy to the neighbours would not be significant. In the circumstances, the interference is therefore necessary and proportionate, and there would not be a violation of the residents' rights under Articles 8 and 1.

32. Based on the latest revised plans, there would be a turning area, within the main part of the site to be developed for the housing, and a widening of the access drive. Given this, the turning and passing areas would be acceptable. Any construction hindrances due to a telegraph pole and well would be matters for any developer of the site. There have been many proposals for housing in the area. However, proposals are considered on their particular planning merits, taking into account their particular nature, and therefore, if permission was to be granted, this decision for SBCH would not create a precedent for proposals elsewhere in the area.

Planning Balance

33. There would be harm to the character and appearance of the area in conflict with Policies OS2, H2 and H5 of the LP, and the LP's strategy of directing development to settlements with greater facilities and services. There would be conflict with the development plan taken as a whole. Planning law requires that applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework makes clear that the planning system should be genuinely plan-led.
34. However, the Council has fallen well short of granting suitable planning permissions to meet the identified SBCH demand. Although the contribution to SBCH supply would be small, the extent of the shortfall, the statutory SBCH duty, and the identified economic and social benefits would cumulatively amount to substantial weight in the balance. For the reasons indicated, the harm to the character and appearance of the area would be small. As a result, material considerations would be of sufficient weight to indicate that the appeal should be determined otherwise than in accordance with the development plan and planning permission should be granted.

Conditions

35. Suggested conditions have been considered in light of the advice contained in Planning Practice Guidance. Some have been amended, shortened and amalgamated in the interests of clarity and precision taking into account the guidance. There are pre-commencement condition requirements for the approval of details where they are a pre-requisite to enable the development to be constructed. The appellant has raised no objection to these.
36. Conditions are attached limiting the life of the planning permission and set out the requirements of the submission of reserved matters in accordance with the Act. As access is a matter to be considered, a condition requiring the development to be carried out in accordance with the details shown on the plans is necessary in the interests of proper planning and for the avoidance of doubt. A design code condition requirement is necessary to ensure satisfactory Plot Passport details as part of the MS contained in the UU, and the provision of SBCH. To safeguard trees on the site, a protection plan during works is necessary.

37. In the interests of biodiversity, conditions are required to prevent harm to wildlife during development works, provision of bat and bird wall integrated features, lighting details and ecological management of site features. Such conditions have been simplified and tailored proportionately given the scale of the development. In the interests of health and well-being of people, and the environment, a contamination condition is required to prevent pollution if found on the site. To prevent surface water flooding, a condition is necessary to secure acceptable drainage. In the interests of highway safety, conditions are necessary to require the provision of access, parking and other related matters, and a construction traffic management plan.
38. A ground/slab level condition is not necessary as this relates to the scale reserved matter. In the absence of any compelling evidence, it is not necessary to impose a condition requiring further details on sewage connection, electricity, foul water disposal and capacity. Public utility connections are essential living condition requirements that developers have to secure as a matter of course and, in this case, the provision of this is a technical matter between them and the utility companies. The satisfactory provision of broadband is a matter for future residents. A condition requirement relating to the provision of boundary treatments relates to the landscaping matter and therefore, it is not necessary. A condition requiring the occupiers of the dwellings to meet the definition of SBCH is not necessary given this is contained within UU.

Conclusion

39. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Jonathon Parsons

INSPECTOR

Schedule A

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: A-01-001 Rev A; A-02-100 Rev B; A-02-101 Rev B and A-02-102 Rev A (in so far as they relate to the means of access).
- 5) No development shall commence until a Development Design Code has been submitted to and approved in writing by the local planning authority. The Development Design Code shall set out the guiding principles to be applied in the design of any dwelling, associated structures, hard surfaces and landscaping to be constructed pursuant to this planning permission. The code shall include maximum building height, built form, appearance, materials, plot coverage, set back from plot boundaries, boundary treatment, access and parking facilities, protection of existing trees and hedges. The design of each dwelling the subject of this permission shall be developed in accordance with the approved Development Design Code.
- 6) No development shall commence until details of ecological protection measures have been submitted to and approved in writing by the local planning authority. The measures shall specify details that seek to prevent the killing or injuring of small mammals, nesting birds, reptiles and amphibians when the site is developed. All works, including demolitions and site clearance, shall be carried out in accordance with the approved measures.
- 7) No site clearance, preparatory work or development shall take place until a scheme for the protection of retained trees, including fencing and appropriate working methods, shall have been submitted to and approved in writing by the local planning authority. The approved scheme shall be strictly adhered to during the course of the works on the site. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced tree protection area of the approved scheme.
- 8) No external walls shall be erected until details of integrated bat roosting and nesting bird nesting features within the walls of the new buildings have been submitted to and approved in writing by the local planning authority. The details shall include drawings showing the type of features, their locations within the site and their positions on the elevations of the buildings. For each dwelling, the approved details shall be implemented before first occupation and retained thereafter.

- 9) No external walls shall be erected until details of external lighting have been submitted to and approved in writing by the local planning authority. All external lighting shall be installed in accordance with the specifications and locations within the approved details, and shall thereafter be maintained in accordance with the approved details. No other external lighting shall be installed without the prior written consent of the local planning authority.
- 10) Before development is commenced, details of an landscape and ecological management plan (LEMP) shall be submitted to and approved in writing by the local planning authority. Such a plan shall include:
 - (i) Description and evaluation of ecological features to be managed, including locations shown on a location plan;
 - (ii) Management aims and objectives;
 - (iii) Management Scheme, including details of how aims and objectives are to be achieved;
 - (iv) Maintenance regimes, including a work schedule (i.e. an annual work plan or matrix/table) capable of being rolled forward over a 5 to 10 year period);
 - (v) Details of how the management aims and objectives of the LEMP will be communicated to the occupiers of the development.

All works, including demolitions and site clearance, shall be carried out in accordance with the approved LEMP. The site shall thereafter be managed in accordance with LEMP.

- 11) In the event that contamination is found at any time when carrying out the permitted development, it shall be reported in writing immediately to the local planning authority. Thereafter, no further works shall take place on the site and until an investigation and risk assessment has taken place. Where remediation is necessary, no further works shall take place on the site and no dwelling shall be occupied until details of a Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property has been submitted to and approved in writing by the local planning authority. Thereafter, the development, hereby permitted, shall be carried out in accordance with the approved Remediation Scheme.
- 12) No part of the development hereby permitted shall be commenced until a full surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the size, position and construction of the drainage scheme and results of soakage tests carried out at the site to demonstrate the infiltration rate. A management plan shall set out how the drainage asset is to be maintained. The development shall be carried out in accordance with the approved details prior to the first occupation of any of the dwellings hereby permitted and shall be maintained in accordance with the management plan thereafter.
- 13) No dwelling shall be occupied until the vehicular accesses, driveways, car and cycle parking spaces, turning areas and parking areas to serve that dwelling have been constructed, laid out, surfaced, lit and drained in

accordance with details that have been submitted to and approved in writing by the local planning authority.

- 14) Occupation of the dwellings hereby permitted shall not take place until the means of access onto Burford Road has been constructed in accordance with the approved details. The visibility splays shown on the approved plans shall be kept free of any obstruction to visibility above 0.9m in height.
- 15) No development shall take place until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The approved CTMP shall be adhered to throughout the construction period of the development.

APPEARANCES

FOR THE APPELLANT

K Cooksley	W Legal
M Grimshaw	W Legal
C Bellinger	Consultumhome
J Mcdermott	Allbright Dene Ltd

FOR THE LOCAL PLANNING AUTHORITY

C Wood	West Oxfordshire District Council
R Riding	West Oxfordshire District Council

THIRD PARTY

T Merriman	Local resident
H Merriman	Local resident
Councillor L Gobles	Brize Norton Parish Council
T Hinchly	Local resident

DOCUMENTS SUBMITTED AT OR AFTER THE HEARING

1. Self-build and Custom Housebuilding Forms (Fourth to Sixth Base Periods).
2. Draft_S.106_Deed_Brock_Cottage_Land_042022_A3 Layout (002) 08.03.2022.docx
3. Draft_S.106_Deed_Brock_Cottage_Land_1024988-V4.docxs.
4. Draft_S.106_Deed_Brock_Cottage_Land_1024988-V4-clean.docx.
5. Draft_S.106_Deed_Brock_Cottage_Land_04222_A3 Layout (002)08.03.022.docx (another version).
6. West Oxfordshire Local Plan 2021, adopted June 2018.
7. Local Planning Authority Decision notice 08/0276/P/OP -Change of use from nursery to residential, dated 31 March 2008.
8. Dismissed appeal decision APP/D3125/A/08/2079575, reference Local Planning Authority decision 08/0276/P/OP, dated 29 October 2008, with plans.
9. Draft_S.106_Deed_Brock_Cottage_Land_1024988-V5-CLEAN (002).pdf.
10. Attendance List for Hearing, submitted 11 March 2022.

11. Completed Unilateral Undertaking dated 21 March 2022 with Obligations relating to Self-Build and Custom Build Dwellings.
12. West Oxfordshire District Council (WODC) comments on the UU dated 4 April 2022.
13. Appellant's comments on WODC comments, dated 14 June 2022.

Mr Andre Botha
Albright Dene
1 East Field Close
Headington
Oxford
OX3 7SH

Our Ref: 20/01915/OUT
Date Received: 24th July 2020
Parish: Brize Norton

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **refuses** the application, as outlined below.

Proposed: Self-Build and/or Custom Housebuilding plots for 2 detached dwellings,
(Outline application with all matters reserved except for access)
(Revised Plans)

At: Brock Cottage Burford Road Brize Norton Carterton

For: C/o Agent

REFUSAL REASONS:

- I By reason of the location of the application site, the proposed development is not considered to be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality and does not form a logical complement to the existing scale and pattern of development and the character of the area. Furthermore the proposed residential use would form an inappropriate extension of development into the rural fringe of the village, which would detract from the mainly rural character of the location. The proposal is therefore contrary to Policies OS2, H2 and H5 of the adopted West Oxfordshire Local Plan and the relevant paragraphs of the NPPF.

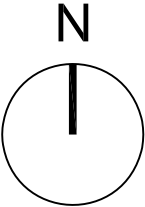
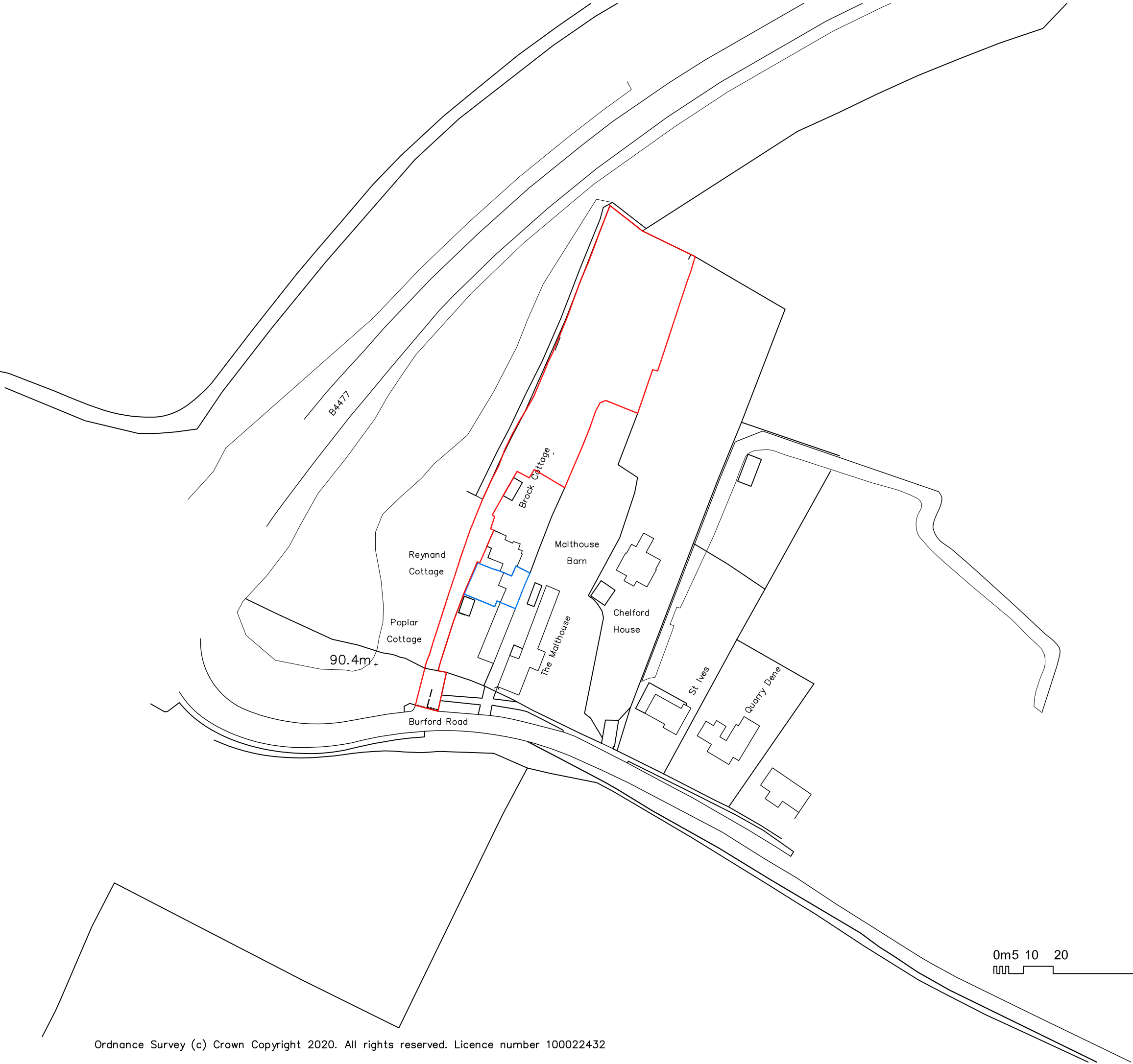


Head of Paid Service

Dated 3rd November 2020

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS NOTICE. THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes . If you require a hard copy or do not have access to the internet please contact us on 01993 861420

and we will provide you with a paper copy.



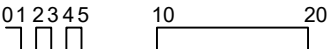
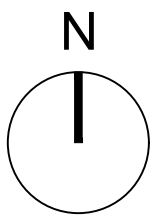
SETTING OUT NOTE
It is the responsibility of the Contractor to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Architect shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

A	29_09_2020	Red line updated
REV	DATE	DESCRIPTION

TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage
Description
Location plan

Status Planning		
Scale 1:1250	Drawn By TE	Date FEB 20
Job Number 20001	Drawing Number A-01-001	Revision A



SETTING OUT NOTE
It is the responsibility of the Contractor to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Architect shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

Reynand
Cottage

Brock Cottage

Malthouse
Barn

Chelford
House

The Malthouse

St Ives

Poplar
Cottage

Burford Road

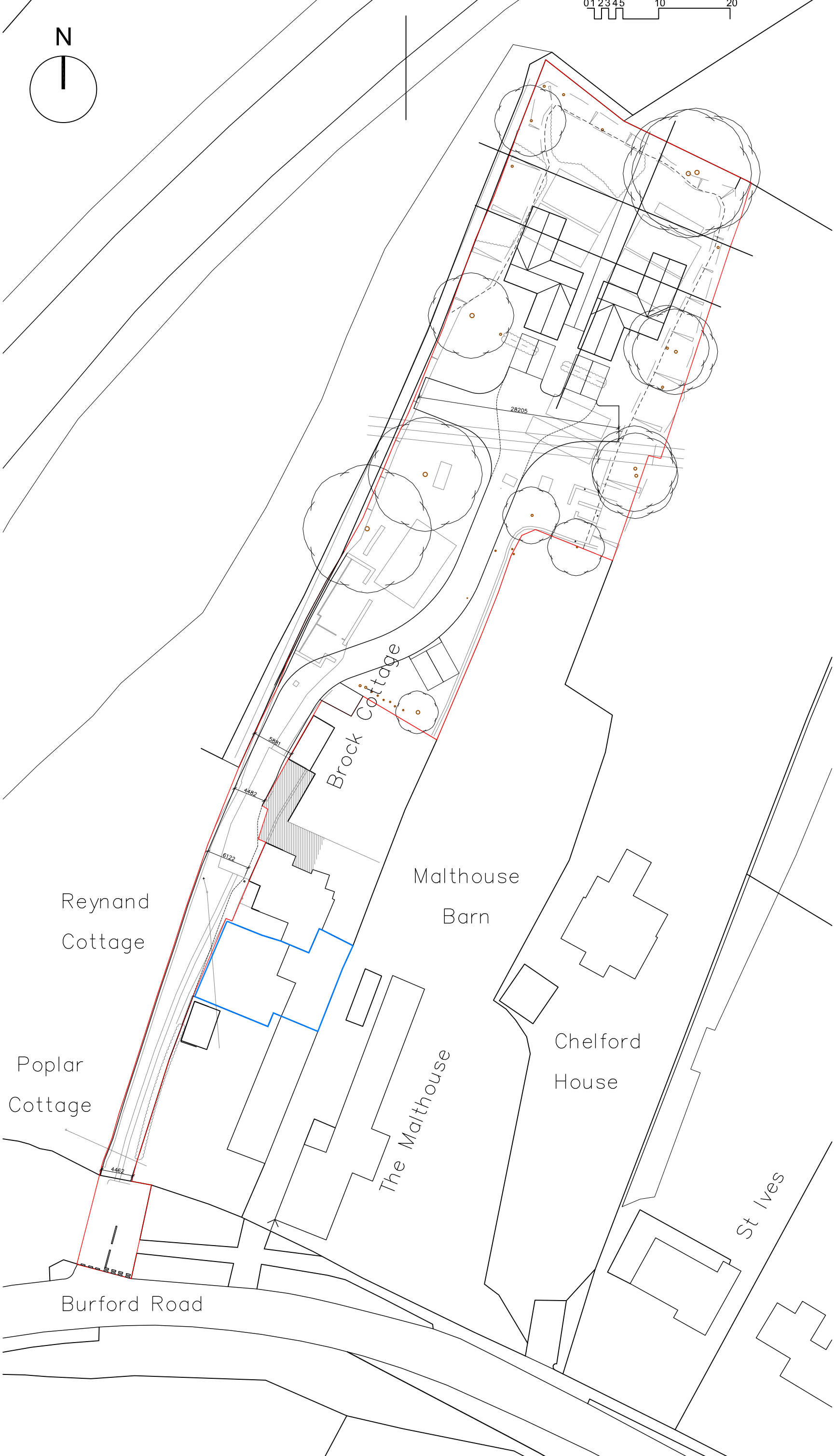
REV	DATE	DESCRIPTION
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TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage

Description
Existing structures plan

Status Planning	Drawn By TE	Date APR 20
Scale 1:1250	Drawing Number A-02-103	Revision --
Job Number 20001		



SETTING OUT NOTE
It is the responsibility of the Contractor to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Architect shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

A	28.09.2020	Red line updated
REV	DATE	DESCRIPTION

TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage

Description
Block Plan
Illustrative layout and access

Status		
Planning		
Scale	Drawn By	Date
1:1250	TE	APR 20
Job Number	Drawing Number	Revision
20001	A-02-100	A



SETTING OUT NOTE
It is the responsibility of the Contractor to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Architect shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

B	21.10.2020	Access revised
A	28.09.2020	Red line updated
REV	DATE	DESCRIPTION

TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage

Description
Block Plan
Illustrative layout and access

Status
Planning
Scale
1:1250
Job Number
20001
Drawn By
TE
Drawing Number
A-02-100
Date
APR 20
Revision
B



SETTING OUT NOTE
It is the responsibility of the Construction Team to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Design Team shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

B	21.10.2020	Access width revised
A	29.09.2020	Neighbour hardstanding and proposed turning space shown
REV	DATE	DESCRIPTION

TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage

Description
**Southern section
Access arrangement**

Status	Drawn By	Date
Planning	TE	Apr 20
Scale	Job Number	Revision
1:200	20001	B
Drawing Number	A-02-101	



SETTING OUT NOTE
It is the responsibility of the Construction Team to check all setting out information (levels, dimensions, co-ordinates, etc) indicated on this drawing for the whole of the works prior to commencement of the works. The Design Team shall be notified of any discrepancies and no works shall be carried out until instruction has been issued in writing.

A	29.09.2020	Neighbour hardstanding and proposed turning space shown Red line updated
REV	DATE	DESCRIPTION

TED | Studio
Tom Easdown Design

Client
Albright Dene Ltd
Project
Land to the rear of Brock Cottage

Description
Northern section
Indicative layout

Status	Planning	
Scale	1:200	Drawn By TE
Job Number	20001	Drawing Number A-02-102
Date	Apr 20	Revision A

Appendix 7

The LPA's Suggested Conditions

15 Suggested Conditions

- 15.5 As set out in my proof of evidence, I consider that the LPA's Lowlands Area Planning sub-Committee ("the Committee") was well aware of the opportunities to use conditions to address various harms likely to arise from the proposal, including the use of conditions intended to control landscaping details, drainage systems, sewage infrastructure upgrades and construction traffic management
- 15.6 As such, it seems to me that the Committee had concluded before making its decision that no conditions could offset the harm it considered would arise in this case.
- 15.7 However, and without prejudice to the strength of its objections to the appeal proposal; and its right at any later stage to re-word, amalgamate, omit or otherwise alter any such conditions for what it may regard as good planning reasons and that it will explain in advance of and/or as necessary at the inquiry; and/or to suggest additional conditions that it considers meet the requisite tests in the NPPF, I have set out the following initial list of conditions based on those recommended in the committee report [but altered where relevant as shown in **bold**] for the Inspector to consider, as follows:

1. (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission; and
- (b) The development hereby permitted shall be begun either before the expiration of four years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended **and to improve the deliverability of the proposed dwellings.**

2. Details of the appearance, landscaping, layout and scale (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

3. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted **and to facilitate later minor amendments.**

4. Construction shall not begin until a detailed surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall include:

- A compliance report to demonstrate how the scheme complies with the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire";

- Full drainage calculations for all events up to and including the 1 in 100 year plus 40% climate change;
- A Flood Exceedance Conveyance Plan;
- Comprehensive infiltration testing across the site to BRE DG 365 (if applicable)
- Detailed design drainage layout drawings of the SuDS proposals including cross-section details;
- Detailed maintenance management plan in accordance with Section 32 of CIRIA C753 including maintenance schedules for each drainage element, and;
- Details of how water quality will be managed during construction and post development in perpetuity;
- Confirmation of any outfall details.
- Consent for any connections into third party drainage systems

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

5. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register.

The details shall include:

- a) As built plans in both .pdf and .shp file format;
- b) Photographs to document each key stage of the drainage system when installed on site;
- c) Photographs to document the completed installation of the drainage structures on site;
- d) The name and contact details of any appointed management company information

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality.

6. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins.

If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.

REASON: To prevent pollution of the environment in the interests of the amenity in accordance with Local Plan Policy EH8 and Section 15 of the NPPF.

7. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

REASON: To prevent pollution of the environment in the interests of the amenity in accordance with Local Plan Policy EH8 and Section 15 of the NPPF.

8. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority.

The CEMP-B shall include, but not necessarily be limited to, the following:

- I. Risk assessment of potentially damaging construction activities;
- II. Identification of 'biodiversity protection zones', including root protection zones for retained hedgerows and trees;
- III. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- IV. Details of a precautionary working method statement for the following species: great crested newts, reptiles, ground-nesting birds and dormice;
- V. Details of a badger sett closure method statement, including precautionary working methods in the event commuting/foraging badgers enter the site;
- VI. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- VII. The times during construction when specialists ecologists need to be present on site to oversee works;
- VIII. Responsible persons and lines of communication;
- IX. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
- X. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
- XI. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure that protected and priority species and habitats are safeguarded in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), The Hedgerow Regulations 1997, Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031, and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

9. An Ecological Design Strategy (EDS) shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development hereby approved. The plan shall include, but not necessarily be limited to, the following information:
- I. Details of planting such as, hedgerows, tree planting, aquatic and emergent vegetation, scrub planting and grassland planting;
 - II. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
 - III. Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
 - IV. Details of integrated bird and bat boxes, dormouse nest boxes, reptile hibernacula, hedgehog friendly fencing and bee bricks;
 - V. Details of initial aftercare and long-term maintenance and persons responsible for the maintenance

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To protect and enhance the site for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of West Oxfordshire Local Plan and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

10. A 30-year Biodiversity Management and Monitoring Plan (BMMP) shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development hereby approved.

The Plan shall include, but not necessarily be limited to, the following information:

- I. Description and evaluation of features to be managed, including locations shown on a site map;
- II. Landscape and ecological trends and constraints on site that might influence management;
- III. Details of signage to be incorporated along public footpath informing residents of the ecological importance of pumping station meadow local wildlife site;

- IV. Aims and objectives of management, including ensuring the delivery of onsite biodiversity net gain;
- V. Appropriate management options for achieving the aims and objectives;
- VI. Prescriptions for all management actions;
- VII. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5 or 10 year periods;
- VIII. Details of the body or organisation responsible for implementation of the plan;
- IX. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of possible remedial measures that might need to be put in place;
- X. Timeframe for reviewing the plan;
- XI. Details of how the aims and objectives of the BMMP will be communicated to the occupiers of the development; and
- XII. The submission of a monitoring report to the local planning authority at regular intervals, e.g. every 5 years.

The BMMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the BMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The BMMP shall be implemented in full in accordance with the approved details.

REASON: To secure the delivery of the biodiversity net gain outcome for the required 30 year period and appropriate management of all habitats in accordance with the NPPF (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

11. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority.

The strategy will:

- a) Identify the areas/features on site that are particularly sensitive for foraging bats;
- b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route

All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

REASON: To protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

12. The development hereby approved shall be constructed in accordance with the Sustainability Statement prepared by Turley (April 2023; Turley Reference CATZ3041) unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that the proposals comply with the Climate Change Strategy for West Oxfordshire 2021-2025, Local Plan Policy OS3, and the NPPF.

13. No dwelling shall be occupied until confirmation has been provided that foul water capacity exists off site to serve the development.

REASON: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

14. No dwelling shall be occupied until confirmation has been provided that all water network upgrades required to accommodate the additional demand to serve the development have been completed.

REASON: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

15. Prior to the erection of the dwellings hereby approved, written and illustrative details of the number, type and location of electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority.

The EVCP shall be installed and brought into operation in accordance with the details agreed prior to occupation of the development.

REASON: In the interests of air quality and to reduce greenhouse gases.

16. Prior to first occupation of the development hereby approved, full details of the means of access between the land and the highway, the shared pedestrian & cycle path and bus stops, including, position, layout, construction, drainage and vision splays shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the means of access shall be constructed and retained in accordance with the approved details.

REASON: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

17. Prior to the first occupation of the development hereby approved, a Travel Plan and Travel Information Pack, prepared in accordance with the Department of Transport's Best Practice Guidance Note "Using the Planning Process to Secure Travel Plans" and its subsequent amendments, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the approved Travel Plan shall be implemented and operated in accordance with the approved details.

REASON: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

18. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTMP shall include a commitment to deliveries only arriving at or leaving the site outside local peak traffic periods. Thereafter, the approved CTMP shall be implemented and operated in accordance with the approved details;

- The CTMP must be appropriately titled, include the site and planning permission number.
- Routing of construction traffic and delivery vehicles is required to be shown and signed appropriately to the necessary standards/requirements. This includes means of access into the site.
- Details of and approval of any road closures needed during construction.
- Details of and approval of any traffic management needed during construction.
- Details of wheel cleaning/wash facilities - to prevent mud etc., in vehicle tyres/wheels, from migrating onto adjacent highway.
- Details of appropriate signing, to accord with the necessary standards/requirements, for pedestrians during construction works, including any footpath diversions.
- The erection and maintenance of security hoarding / scaffolding if required.
- A regime to inspect and maintain all signing, barriers etc. • Contact details of the Project Manager and Site Supervisor responsible for on-site works to be provided.
- The use of appropriately trained, qualified and certificated banksmen for guiding vehicles/unloading etc.
- No unnecessary parking of site related vehicles (worker transport etc) in the vicinity - details of where these will be parked and occupiers transported to/from site to be submitted for consideration and approval. Areas to be shown on a plan not less than 1:500.

- Layout plan of the site that shows structures, roads, site storage, compound, pedestrian routes etc.
- A before-work commencement highway condition survey and agreement with a representative of the Highways Depot - contact 0845 310 1111. Final correspondence is required to be submitted.
- Local residents to be kept informed of significant deliveries and liaised with through the project. Contact details for person to whom issues should be raised with in first instance to be provided and a record kept of these and subsequent resolution.
- Any temporary access arrangements to be agreed with and approved by Highways Depot.
- Details of times for construction traffic and delivery vehicles, which must be outside network peak and school peak hours.

REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

19. Hours of work shall be restricted to 08:00 to 18:00 Monday to Friday and 08:00-13:00 on Saturday with no working on Sunday or Bank Holidays.

For clarity, there shall be no deliveries to site outside of these hours.

REASON: In the interest of protecting neighbour amenity.

20. Prior to the commencement of the development hereby approved, full details of the signposting along footpaths that lead to the Pumping Station Meadow Local Wildlife Site (LWS) shall be submitted to the LPA for approval.

For clarity, a minimum of the following details shall be submitted:

- Scaled drawings showing the height(s), width(s) and depth(s) of the signposting;
- Material(s) sample(s);
- The wording/imagery/content of the signposting;
- Location of where the signposting shall be placed;
- A timing schedule for when the signposting shall be installed; and
- A 30 year maintenance schedule of the signposting.

The signposting shall be installed in accordance with the agreed details prior to the first occupation of the dwellings and shall be retained as such thereafter.

REASON: To mitigate the impacts of the increased population on the Pumping Station Meadow Local Wildlife Site.

Appendix 8

The LPA's

Settlement Sustainability Report

(September 2016 Update)



West Oxfordshire Local Development Framework

Settlement Sustainability Report

November 2016

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I Introduction

This is the West Oxfordshire Settlement Sustainability report 2016 which updates the information published in the previous version of December 2013. Note that this report now includes a weighting and ranking of settlements which was previously published separately in the *Settlement Sustainability Report – Weighting Analysis*.

The report provides demographic and social statistics and an updated version of the “sustainability matrix” showing 30 indicators for each of the parishes in the district. These indicators are tracked through the use of Parish Surveys which have been undertaken by the District Council every 3 years since the mid-1970s and through monitoring of planning applications. The most recent survey was carried out in July-September 2016.

West Oxfordshire District Council would like to thank the respondents from Town and Parish Councils and Parish meetings for providing information about West Oxfordshire’s settlements for this report.

2 Summary

1. The settlement hierarchy has been revised since the previous report and now groups settlements into the four development categories of:
 - Main Service Centres (Witney, Carterton, Chipping Norton)
 - Rural Service Centres (Bampton, Burford, Charlbury, Eynsham, Long Hanborough¹, Woodstock)
 - Villages (32 villages)
 - Small Villages, Hamlets and Open Countryside
2. Health services, secondary schools, retail outlets and libraries are concentrated in the Main and Rural Service Centres in West Oxfordshire. More than half of primary schools, however, are outside of these centres, an indication of the rural nature of the district.
3. Since the 2013 Settlement Sustainability report, there have been changes to police and library services:
 - As of 1 April 2016, Thames Valley Police closed front counter services at stations in Chipping Norton, Charlbury and Woodstock. There is now a single police front counter service in the district, based in Witney.
 - From September 2016 Oxfordshire County Council stopped operating the mobile library service.
4. The timing of the 2016 parish survey coincided with removal of subsidies to bus routes in Oxfordshire by Oxfordshire County Council. Many parish respondents mentioned cuts in bus services coming into effect from July 2016.

¹ Note: proposed modifications to the submission draft Local Plan seek to re-classify Long Hanborough as a village rather than a rural service centre although as this proposal remains in draft form only this report continues to classify it as a rural service centre.

- Of the 48 parishes commenting on bus services, 5 were positive – each are parishes located near main roads.
- 24 respondents commented on significant reductions in bus services and 19 others mentioned a general lack of bus services. The residents that respondents believe are most affected by the withdrawal of bus service subsidies included shoppers; people getting to college or work; non-driving residents; older people.

5. The 2016 parish survey has highlighted some reductions and some improvements in local facilities:

Reductions

- Loss of one shop each in Bampton and Charlbury,
- Loss of full time Post Office in Aston (now part time outreach service),
- Closure of pubs in Ducklington and Fulbrook; pub in Hailey subject to Asset of Community Value order,
- Garage no longer selling fuel in Leafield,
- Village shop now with reduced opening hours in Great Tew,
- Closure or consolidation of farms in Chadlington,

Improvements

- New and refurbished village halls in Enstone, Freeland, Ascott-under-Wychwood,
- New playing field for public use in Bladon (3 acres just leased in 2016),
- “More successful” pub with accommodation in Ascott-under-Wychwood,
- New employment opportunities in Great Tew.

6. Improvements needed to local services that were most frequently mentioned by parishes were to do with transport and roads including bus services, volume of traffic, speeding, maintenance of roads and car parking.
7. Scoring settlements on the basis of local services and facilities shows that Main and Rural Service Centres rank above villages. This is the case with and without applying a weighting of the more important services.

3 Settlement characteristics

3.1 Settlement hierarchy

The settlement hierarchy as set out in the West Oxfordshire Local Plan 2031² groups settlements according to size and character into the four development categories of:

- Main Service Centres
- Rural Service Centres
- Villages
- Small Villages, Hamlets and Open Countryside

Settlement hierarchy

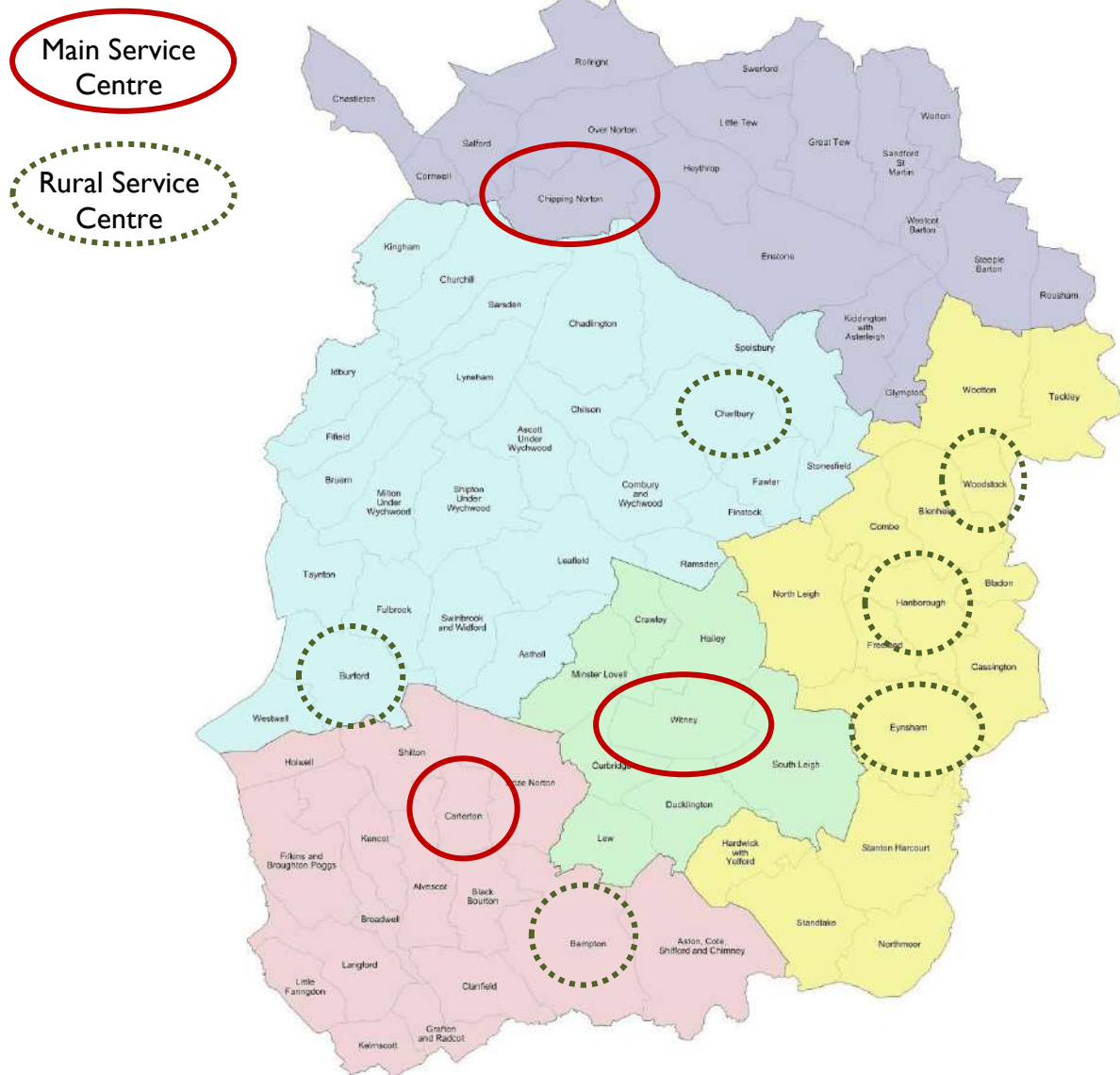
Main Service Centres		
Witney	Carterton	Chipping Norton
Rural Service Centres		
Bampton	Burford	Charlbury
Eynsham	Long Hanborough	Woodstock
Villages		
Alvescot	Aston	Bladon
Brize Norton	Cassington	Chadlington
Churchill	Clanfield	Combe
Curbridge	Ducklington	Enstone
Filkins & Broughton Poggs	Finstock	Freeland
Fulbrook	Great Rollright	Hailey
Kingham	Langford	Leafield
Middle Barton	Milton-under-Wychwood	Minster Lovell
North Leigh	Over Norton	Shipton-under-Wychwood
Standlake	Stanton Harcourt	Stonesfield
Tackley	Wootton	
Small Villages, Hamlets and Open Countryside		
All other villages and settlements not listed above plus open countryside		

See West Oxfordshire Local Plan³

² See <http://www.westoxon.gov.uk/localplan2031>

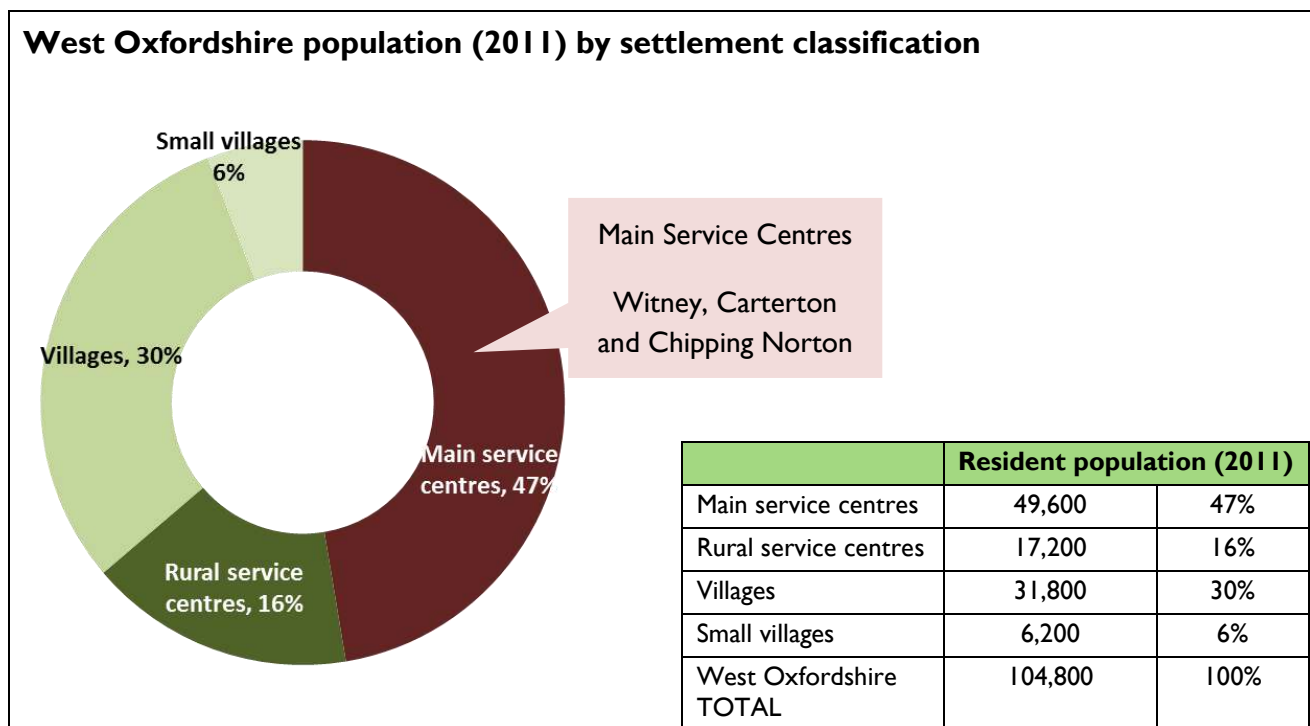
³ Note: proposed modifications to the submission draft Local Plan seek to make some amendments to the settlement hierarchy but as these proposals remain in draft form only this report continues to use the hierarchy as set out in the original submission draft Local Plan.

Main and Rural Service Centres and West Oxfordshire sub-areas



3.2 Demographic data

As of 2011⁴, the three main service centres of Witney, Carterton and Chipping Norton accounted for just under half of the resident population of West Oxfordshire. The main and rural service centres together accounted for 63% of the population.



Source: Population data by parish from ONS crown copyright Census 2011, table KS102

There are differences in households and population between the main service centres:

- Witney had a higher proportion of semi-detached homes and (like Carterton) an above-average proportion of young people.
- Carterton had a lower proportion of the older population than average and a much higher proportion of private rented homes.
- Chipping Norton had a higher proportion of older population and those with poor health and a lower number of cars per household. Those in employment were travelling greater distances to work on average.

Each of the main service centres had higher rates of people using public transport, walking or cycling to work.

⁴ The 2011 Census is the most recent source of population data by parish
West Oxfordshire District Council Page 6 of 34

Key facts (Census 2011)

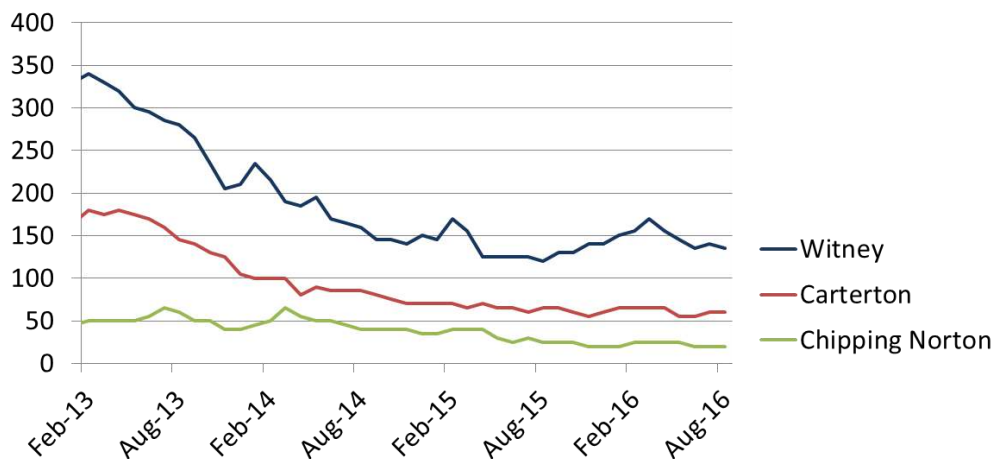
	Witney	Carterton	Chipping Norton	West Oxfordshire total
Population				
% aged 0 to 15	19.6%	19.6%	17.9%	18.6%
% aged 65 and over	15.4%	10.5%	19.9%	18.4%
% with day to day activities limited by health	8.8%	8.2%	9.6%	8.7%
Household tenure and occupancy				
% owner occupied	67%	59%	67%	70%
% social rented	16%	11%	17%	12%
% private rented	13%	28%	14%	15%
% with no residents	2%	3%	6%	5%
Dwelling type				
% detached	25%	27%	19%	34%
% semi-detached	34%	32%	30%	32%
% flats	15%	14%	18%	10%
Cars and travel to work				
Average cars per household	1.4	1.5	1.3	1.5
Average distance travelled to work	14.3km	14.6km	17.3km	17.3km
Using public transport, walking or cycling to work	29%	31%	30%	25%

See data tables in Annex

Reducing unemployment

Between 2013 and 2016, the number of people claiming unemployment benefits (job seeker allowance, universal credit) fell significantly in each of the main service centres and elsewhere in West Oxfordshire.

Number of claimants of job seeker allowance and universal credit



Source: DWP (from nomis)

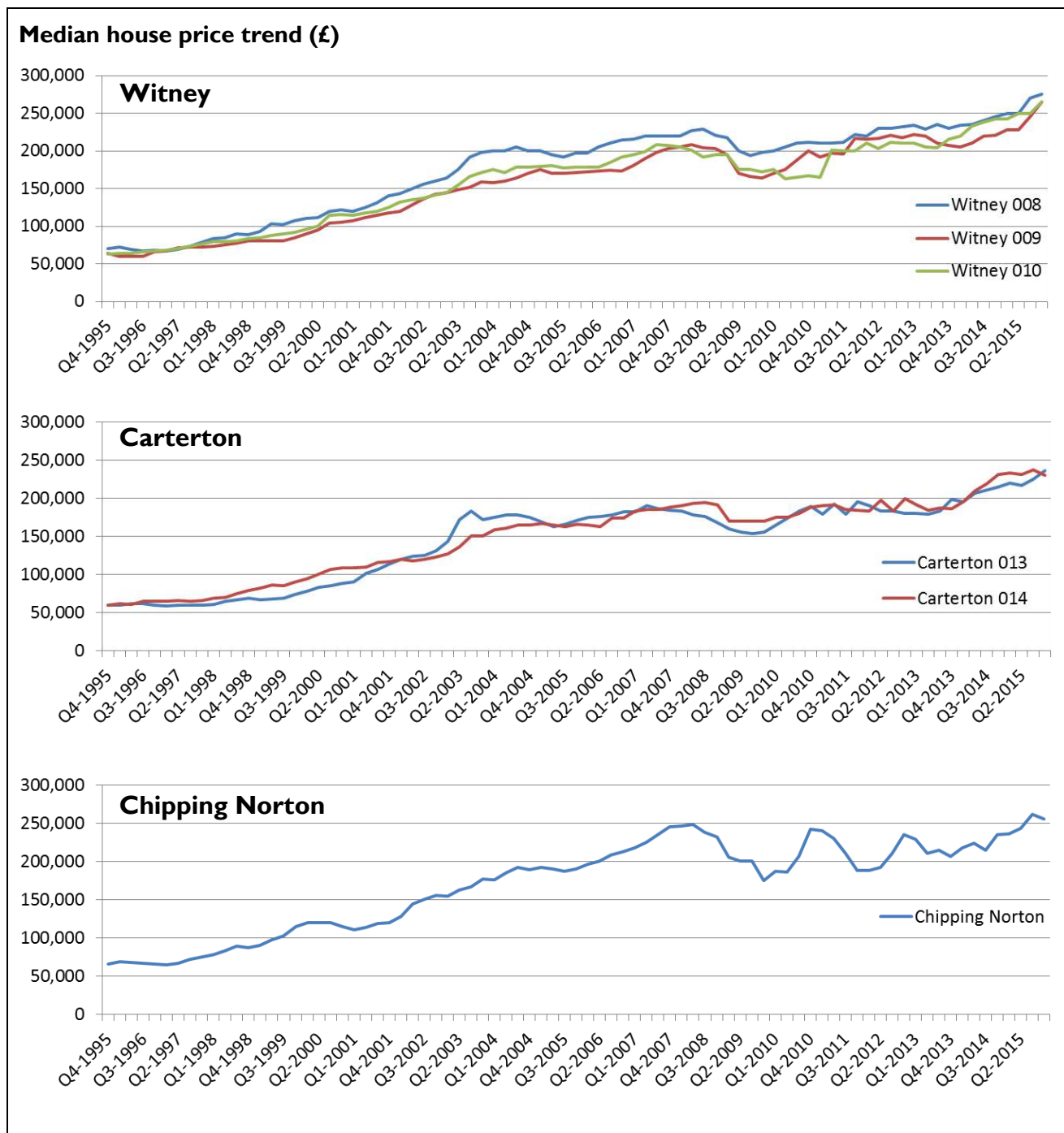
Number of claimants of job seeker allowance and universal credit

	Aug 2013	Aug 2016	Aug 13 to Aug 16	
Witney	280	135	-145	-52%
Carterton	145	60	-85	-59%
Chipping Norton	60	20	-40	-67%
Rest of West Oxfordshire	310	160	-150	-48%
TOTAL	795	375	-420	-48%

Source: DWP (from nomis)

Increasing house prices

In the 10 year period between Q4 2005 and Q4 2015, median house prices in Witney, Carterton and Chipping Norton increased by at least a third in each of the Middle Layer Super Output Areas⁵.



Source: ONS, MSOA = Middle Layer Super Output Area.

⁵ Middle Layer Super Output Areas are a statistical geography introduced at the time of the 2001 Census. There are 15 MSOAs in West Oxfordshire compared with 27 wards and each MSOA covers an average of 7,000 people. Chipping Norton MSOA and ward are identical. Carterton is subdivided into 2 MSOAs (3 wards). Witney is subdivided into 3 MSOAs (5 wards).

Median house price by MSOA, quarterly rolling year

	Q4-1995	Q4-2005	Q4-2015	Q4-2005 to Q42015	
Chipping Norton	£66,225	£190,000	£255,000	£65,000	34%
Witney 008	£70,000	£196,898	£275,000	£78,103	40%
Witney 009	£63,950	£171,000	£265,000	£94,000	55%
Witney 010	£63,150	£178,000	£265,000	£87,000	49%
Carterton 013	£60,000	£170,358	£236,000	£65,643	39%
Carterton 014	£59,850	£165,500	£230,000	£64,500	39%

Source: ONS Median house price by middle layer super output areas – HPSSA Dataset 2

3.3 Location of main services

Health services, secondary schools, police and fire stations, retail outlets and libraries are concentrated in the main and rural service centres in West Oxfordshire. More than half of primary schools, however, are outside of these centres, an indication of the rural nature of the district.

Since the 2013 Settlement Sustainability report, there have been changes to police and library services:

- As of 1 April 2016, Thames Valley Police closed front counter services at stations in Chipping Norton, Charlbury and Woodstock. There is now a single police front counter service in the district, based in Witney.
- From September 2016 Oxfordshire County Council stopped operating the mobile library service.

Main services in West Oxfordshire

		GP surgery / health centre	Schools	Library	Police station	Fire station
Main service centre	Witney	4 health centres/ surgeries	9 primary, 2 secondary, 1 special	✓	✓	✓
	Carterton	1 health centre	4 primary, 1 secondary	✓		
	Chipping Norton	1 health centre	2 primary, 1 secondary	✓		✓
Rural service centre	Bampton	1 surgery	1 primary	✓		✓
	Burford	1 surgery	1 primary, 1 secondary	✓		✓
	Charlbury	1 surgery	1 primary	✓		✓
	Eynsham	1 surgery	1 primary, 1 secondary	✓		✓
	Long Hanborough	1 surgery	1 primary			
	Woodstock	1 surgery	1 primary, 1 secondary	✓		✓
Outside main and rural service centres		1 surgery in Shipton-under-Wychwood	28 primary schools	3 (Milton-under-Wychwood, North Leigh, Stonesfield)	-	-
TOTAL		13 health centres/ surgeries	49 primary, 7 secondary, 1 special	12 libraries	1 police station	7 fire stations

Oxfordshire County Council, Oxfordshire Clinical Commissioning Group, Thames Valley Police

4 Survey of parishes 2016

4.1 Introduction

West Oxfordshire has been tracking sustainability indicators for parishes since the mid-1970s.

Indicators are sub-divided into:

- **Positive indicators** – the availability of services and facilities and the proximity to a main service centre.
- **Restraint indicators** – locations within an area of constraint including the Cotswolds Area of Outstanding Natural Beauty, the Oxford Green Belt or a conservation area, size of settlement and access to roads and shops.

See Annex 2 for the full list of settlement category indicators.

The indicators are reviewed through the use of Parish Surveys and the most recent survey was sent to parishes in July 2016. The survey was set up as an online form and emailed to the main contact for parishes (usually the Clerk for the Parish Council). Reminders were sent by email and then by post. Responses were received between mid-July and the end of September 2016.

Of the 78 parishes sent a survey in 2016⁶, 69 responded (88%). This was the same number of parishes that responded to the survey in 2013 (69 of 77, 90%). Of the 8 non-responding parishes, 4 were in the “villages” category and 4 were small villages. Note that a total of 90 survey forms were completed as several parishes completed an individual form for each settlement in the parish (for example Spelsbury parish sent a response for each of Dean, Ditchley, Spelsbury and Taston).

4.2 Changes to services and facilities

Changes to bus services

The timing of the 2016 parish survey coincided with removal of subsidies to bus routes in Oxfordshire by Oxfordshire County Council⁷. Many parish respondents mentioned cuts in bus services coming into effect from July 2016.

Of the 48 parishes commenting on bus services, 5 were positive – each are parishes located near main roads.

24 respondents commented on significant reductions in bus services and 19 others mentioned a general lack of bus services. The residents that respondents believe are most affected by the withdrawal of bus service subsidies included shoppers; people getting to college or work; non-driving residents; older people.

- *Our bus service has been greatly reduced and merged with another service. At least we still have one but it is not convenient for shoppers and getting to college/work.*
- *The village has a significant ageing population who cannot afford to own a car or who choose not to drive and limited bus services are cutting off the larger centres to this group of the village.*
- *W12 bus recently withdrawn, causing problems for non driving residents.*
- *The bus service has just ended (No 18). It must be very difficult for anyone working in Witney or Oxford without a car to get to work. Similarly for students attending college, again very difficult.*

⁶ Note that, as in previous years, the main service centres of Witney, Carterton and Chipping Norton were not included in the survey.

⁷ <https://www.oxfordshire.gov.uk/cms/content/supported-transport>

- *All local bus routes were cancelled this year as a result of OCC cuts in subsidies. The local bus service withdrew their route. This leaves the elderly, young and non-drivers with great difficulty reaching hospitals in Swindon and Oxford, in addition to access to supermarkets which are more than 2 miles away.*

Respondents from the larger settlements - rural service centres and villages - were more likely to mention reductions in bus services while smaller villages were more likely to comment on a general lack of service.

Changes to other services

Recent changes to services (other than bus services) highlighted by parish respondents were:

Loss of services/employment..

- Loss of one shop each in Bampton and Charlbury,
- Loss of full time Post Office in Aston (now part time outreach service),
- Closure of pubs in Ducklington and Fulbrook; pub in Hailey subject to Asset of Community Value order,
- Garage no longer selling fuel in Leafield,
- Village shop now with reduced opening hours in Great Tew,
- Closure or consolidation of farms in Chadlington,
- Loss of mobile library services (several).

New or redeveloped services/employment...

- New and refurbished village halls in Enstone, Freeland, Ascott-under-Wychwood,
- New playing field for public use in Bladon (3 acres leased in 2016),
- "More successful" pub with accommodation in Ascott-under-Wychwood,
- New employment opportunities in Great Tew.

4.3 Shops and shopping catchments

Shops in villages

All main and rural service centres have local shops. 9 parishes out of 32 in the 'villages' settlement category, however, reported that they have no shop. This includes two relatively large settlements and two that are more than 2 miles to a local shop.

- Ducklington and Freeland are each relatively large settlements without a shop (around 1,500 population).
- Churchill and Combe are more than 2 miles from the centre they have suggested is the main destination for local shopping.

Parishes within the "Villages" settlement category reporting no shops

	Population (2011)	Depends on shops in..	Distance from village to shopping destination
Alvescot	470	Carterton	2 miles to Carterton supermarket
Cassington	750	Eynsham	1.7 miles to Eynsham
Churchill	670	Chipping Norton (village shop in Kingham)	2.7 miles to Chipping Norton supermarket
Combe	770	Witney or Woodstock	6 miles to Witney; 5 miles to Woodstock
Curbridge	530	Witney	2 miles to Witney supermarket
Ducklington	1,580	Witney or Carterton	2 miles to Witney supermarket
Freeland	1,560	Long Hanborough or Witney	2 miles to Long Hanborough; 6 miles to Witney supermarket
Fulbrook	440	Burford or Carterton or Witney	1 mile to Burford; 5 miles to Carterton; 9 miles to Witney
Over Norton	500	Chipping Norton	1 mile to Chipping Norton

Parishes provided information on which centres were used as an alternative for shopping. This indicates the importance of each of the Main Service Centres to the wider area.

Settlements (number and population) using Main Service Centres for shopping

	Witney	Carterton	Chipping Norton
Used as a main shopping destination* by..	2 rural service centres (Eynsham and Hanborough) 11 villages and 2 small villages	2 rural service centres (Bampton and Burford) 2 villages and 2 small villages	5 villages and 5 small villages
Population** of town	27,500	15,800	6,300
Population** of settlements saying destination is first centre for shopping	21,400	5,100	5,200

**ONS Census 2011 (all ages); *information provided by parish respondent (usually Clerk of Parish Council)

4.4 Matrix of services

The following matrix is an update of the matrix published in the Settlement Sustainability Report December 2015. The main changes are noted in the preceding section 4.3.

Sustainability Matrix 2016

Restraint Indicators								Positive Indicators																								
	Green belt	AONB	Conservation area	<500 people (2011 Census)	>8km from main service centre	No direct access to principal road	No shops open on daily basis	>1,000 people (2011 census)	<4km from a main service centre	Full time Post Office	Shops*	Other non-food shops	Primary school	Secondary school	Community building	Public house / hotel	Place of worship	Library	Doctor's surgery	Fire station	Police station	Playing fields	Built sports facility for public	Petrol filling station	Local employment opportunities**	Access to principal road	Railway station in parish	Daytime bus service	Evening bus service	Bus service every 30 minutes	Allotment space	
	N1	N2	N4	N5	N6	N7	N8	P1	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	P16	P17	P18	P19	P20	P21	P22	P23	P24		
Main Service Centres																																
Witney			y					y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y	y			y	y	y	y	
Carterton						y		y	y	y	y	y	y	y	y	y	y	y	y			y	y	y	y	y			y	y	y	y
Chipping Norton		y	y					y	y	y	y	y	y	y	y	y	y	y	y	y		y	y	y	y	y			y	y	y	y
Rural Service Centres																																
Bampton			y					y		y	y	y	y		y	y	y	y	y	y		y	y			y		y				34
Burford		y	y					y		y	y	y	y	y	y	y	y	y	y	y		y			y	y		y	y			12
Charlbury		y	y		y	y		y		y	y	y	y		y	y	y	y	y	y		y	y		y		y	y	y			36
Eynsham			y					y		y	y	y	y	y	y	y	y	y	y	y		y	y	y	y	y		y	y			142
Long Hanborough			y					y		y	y	y	y		y	y	y		y			y		y	y	y	y	y				y
Woodstock			y					y		y	y	y	y	y	y	y	y	y	y	y		y	y		y	y		y	y	y		y
Villages																																
Alvescot			y	y		y	y		y				y		y	y	y					y						y	y			
Aston, Cote, Shifford and Chimney			y			y		y			y		y		y	y	y					y			y			y				30
Bladon	y		y								y		y		y	y	y					y				y		y	y			30
Brize Norton							y		y		y		y		y	y	y					y			y			y	y			66
Cassington	y		y										y		y	y	y					y			y	y		y	y			
Chadlington		y				y					y		y		y	y	y					y							y			15
Churchill		y	y			y			y						y	y	y					y			y							
Clanfield [*]										y	y		y		y	y	y					y			y	y		y				
Combe		y	y		y	y							y		y	y	y					y					y	y				16
Curbridge									y						y	y	y					y				y		y	y			
Ducklington			y					y	y				y		y	y	y					y			y	y		y				29
Enstone								y		y	y		y		y	y	y					y		y		y		y	y			20
Filkins and Broughton Poggs [*]			y	y							y	y			y	y	y					y	y		y	y		y				
Finstock [*]		y	y			y					y		y		y	y	y					y			y		y	y				
Freeland								y					y		y	y	y					y			y	y		y				36
Fulbrook		y		y											y	y	y									y						
Hailey			y			y		y	y		y		y		y	y	y					y		y				y				30
Kingham		y	y			y				y	y		y		y	y	y								y		y	y	y			25
Langford			y	y		y							y		y	y	y															10
Leafield		y	y				y				y		y		y	y	y					y						y				y
Middle Barton (Steeple Barton)			y		y	y		y		y	y		y		y	y	y					y								y		10
Milton-under-Wychwood		y			y	y		y			y	y			y	y	y	y				y			y			y				40
Minster Lovell						y		y	y	y	y	y	y		y	y	y					y			y			y				16
North Leigh								y	y	y	y		y		y	y	y	y	y			y			y	y		y				
Over Norton		y	y	y		y			y						y		y												y			
Rollright [*]		y	y			y							y		y		y												y			
Shipton-under-Wychwood		y	y		y			y		y	y		y		y	y	y		y			y	y	y	y	y	y	y				75
Standlake								y		y	y		y		y	y	y					y		y	y	y		y				20
Stanton Harcourt			y			y					y		y		y	y	y					y			y							2
Stonesfield		y	y		y	y		y		y	y		y		y	y	y	y				y						y				20+
Tackley			y			y				y	y		y		y	y	y					y							y			25
Wootton			y		y	y					y		y		y	y	y					y		y								20

[*] = no response in 2016, uses 2013 data

* One/two food shops (including Post Office when applicable) or [3] three or more food shops

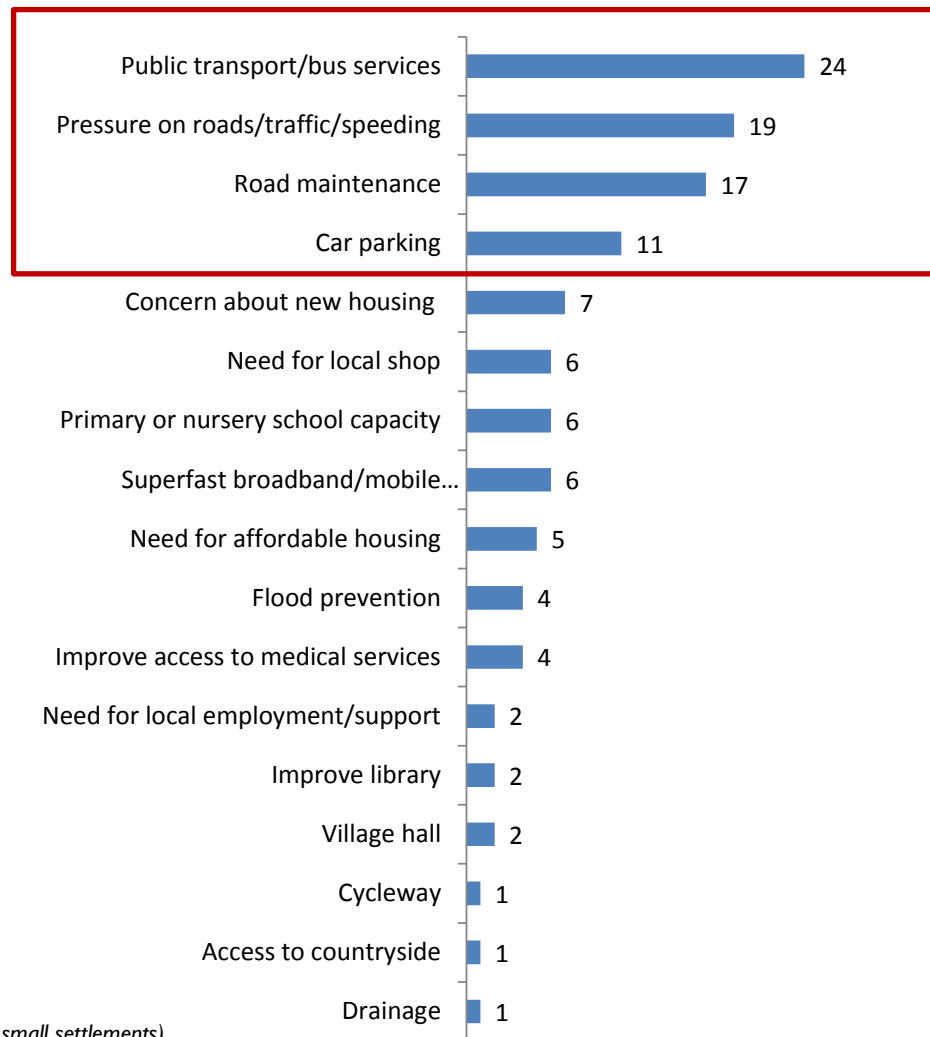
**local employment opportunities defined as a business or industrial park or one or more larger industrial units within 1km of the settlement (ref 2013 update)

4.5 Improvements needed to local services

Improvements needed to local services that were most frequently mentioned by parish respondents were to do with transport and roads, including bus services, volume of traffic, speeding, maintenance of roads and car parking.

Some respondents linked these issues (e.g. car parking having an impact on verges) and also linked the traffic problems with wider issues of housing development or safety of residents.

Improvements needed (number of respondents mentioning issue)



Base = 80 respondents (including small settlements)
Verbatim responses have been coded

4.6 Settlement weighting and ranking

Using the sustainability analysis matrix information as the base (section 4.4), this section provides two methods of ranking settlements in West Oxfordshire:

1. Unweighted – the positive indicators P3 to P24 have been given a value of 1 and the total score for each settlement is a simple count.
2. Weighted – positive indicators are given a minimum score of 2. The following indicators have been given a score of 4: Post Office; Shops; Primary school; Secondary school; Doctor's surgery; Local employment opportunities.

As shown below, West Oxfordshire's Main and Rural Service Centres are ranked 1-9 out of 41. Applying the weighting makes no difference to the order of the first 7 settlements. The weighting makes some difference to settlements further down the ranking.

Unweighted score

Settlement		Score
1 Witney	MSC	21
2 Chipping Norton	MSC	20
3 Eynsham	RSC	19
4 Carterton	MSC	18
5 Woodstock	RSC	18
6 Burford	RSC	16
7 Charlbury	RSC	16
8 Bampton	RSC	14
9 Long Hanborough	RSC	14
10 Shipton-under-Wychwood	V	13
11 Minster Lovell	V	12
12 North Leigh	V	12
13 Brize Norton	V	11
14 Enstone	V	11
15 Kingham	V	11
16 Standlake	V	11
17 Tackley	V	11
18 Clanfield	V	10
19 Filkins & Broughton Poggs	V	10
20 Middle Barton	V	10
21 Bladon	V	9
22 Cassington	V	9
23 Curbridge	V	9
24 Ducklington	V	9
25 Finstock	V	9
26 Milton-under-Wychwood	V	9
27 Stonesfield	V	9
28 Aston	V	8
29 Freeland	V	8
30 Hailey	V	8
31 Alvescot	V	7
32 Chadlington	V	7
33 Churchill	V	7
34 Combe	V	7
35 Leaffield	V	7
36 Stanton Harcourt & Sutton	V	7
37 Wootton	V	7
38 Fulbrook	V	4
39 Great Rollright	V	4
40 Langford	V	4
41 Over Norton	V	4

Weighted score

Settlement		Score
1 Witney	MSC	54
2 Chipping Norton	MSC	52
3 Eynsham	RSC	50
4 Carterton	MSC	48
5 Woodstock	RSC	48
6 Burford	RSC	44
7 Charlbury	RSC	42
8 Long Hanborough	RSC	38
9 Bampton	RSC	36
10 Shipton-under-Wychwood	V	36
11 Minster Lovell	V	32
12 North Leigh	V	32
13 Kingham	V	30
14 Standlake	V	30
15 Tackley	V	30
16 Brize Norton	V	28
17 Clanfield	V	28
18 Enstone	V	28
19 Middle Barton	V	26
20 Filkins & Broughton Poggs	V	24
21 Finstock	V	24
22 Stonesfield	V	24
23 Aston	V	22
24 Bladon	V	22
25 Cassington	V	22
26 Ducklington	V	22
27 Milton-under-Wychwood	V	22
28 Freeland	V	20
29 Hailey	V	20
30 Stanton Harcourt & Sutton	V	20
31 Chadlington	V	18
32 Curbridge	V	18
33 Leaffield	V	18
34 Wootton	V	18
35 Alvescot	V	16
36 Churchill	V	16
37 Combe	V	16
38 Great Rollright	V	10
39 Langford	V	10
40 Fulbrook	V	8
41 Over Norton	V	8

MSC = Main Service Centre; RSC = Rural Service Centre; V=Village

ANNEX I Social statistics by parish

Table I: Parish age structure as % of total population

	TOTAL residents	0-4 years	5-15 years	16-24 years	25-44 years	45-64 years	65-85 years	85+ years
Alvescot	472	7.8%	15.9%	7.6%	25.2%	29.2%	13.3%	0.8%
Ascott-under-Wychwood	560	5.9%	14.3%	7.7%	16.3%	36.6%	17.1%	2.1%
Asthal	252	2.0%	9.1%	7.9%	16.3%	36.5%	25.0%	3.2%
Aston, Cote, Shifford and Chimney	1,374	5.7%	14.8%	7.9%	22.1%	34.4%	13.8%	1.4%
Bampton	2,564	4.8%	11.5%	8.1%	23.8%	27.3%	20.4%	4.2%
Black Bourton	266	4.5%	12.0%	10.2%	20.3%	35.0%	14.3%	3.8%
Bladon	898	6.8%	14.4%	5.6%	28.8%	24.3%	17.8%	2.3%
Brize Norton	938	6.5%	13.9%	8.7%	26.3%	30.9%	12.4%	1.3%
Broadwell	218	4.1%	11.9%	6.9%	21.6%	36.7%	16.5%	2.3%
Burford	1,410	5.0%	9.5%	7.0%	16.7%	28.8%	28.2%	4.9%
Carterton	15,769	7.6%	12.0%	13.8%	35.2%	20.9%	9.2%	1.3%
Cassington	750	5.7%	9.6%	7.2%	21.9%	28.3%	23.3%	4.0%
Chadlington	827	4.8%	11.2%	8.6%	19.2%	32.5%	21.4%	2.2%
Charlbury	2,830	4.6%	11.7%	8.0%	19.4%	33.0%	20.3%	3.0%
Chastleton	153	5.9%	13.1%	6.5%	22.9%	31.4%	17.0%	3.3%
Chilson	141	8.5%	17.0%	7.1%	27.0%	30.5%	7.1%	2.8%
Chipping Norton	6,337	6.3%	11.6%	9.5%	26.4%	26.2%	16.7%	3.3%
Churchill	665	5.0%	10.8%	6.8%	21.4%	31.0%	20.8%	4.4%
Clanfield	879	6.9%	13.5%	6.9%	23.0%	30.6%	16.5%	2.5%
Combe	768	5.7%	15.5%	8.7%	19.8%	31.8%	16.5%	2.0%
Crawley	155	3.2%	9.0%	5.2%	23.9%	40.0%	17.4%	1.3%
Curbridge	529	5.7%	14.2%	7.4%	20.2%	31.8%	18.0%	2.8%
Ducklington	1,581	5.4%	11.6%	10.6%	21.4%	32.6%	17.4%	1.0%
Enstone	1,139	5.4%	13.3%	8.7%	20.5%	30.5%	17.8%	3.9%
Eynsham	4,648	5.4%	11.8%	9.6%	22.3%	28.4%	19.9%	2.7%
Fifield	240	2.9%	10.8%	5.0%	23.8%	28.8%	26.3%	2.5%
Filkins and Broughton Poggs	434	5.8%	11.5%	6.2%	23.3%	35.7%	14.7%	2.8%
Finstock	797	4.9%	10.4%	9.0%	21.3%	35.0%	17.6%	1.8%
Freeland	1,560	4.7%	11.5%	7.9%	20.8%	30.9%	19.9%	4.2%
Fulbrook	437	3.9%	11.4%	8.9%	14.4%	35.9%	23.8%	1.6%
Great Tew	156	6.4%	13.5%	7.7%	25.6%	32.1%	14.1%	0.6%
Hailey	1,208	4.2%	12.5%	7.5%	20.6%	30.7%	19.5%	5.0%
Hanborough	2,630	5.0%	12.4%	8.9%	21.9%	30.5%	19.0%	2.2%
Idbury	124	4.8%	11.3%	2.4%	16.9%	41.1%	21.8%	1.6%
Kelmscott	198	7.6%	12.1%	8.6%	24.7%	31.8%	15.2%	0.0%
Kencot	101	3.0%	5.9%	5.9%	12.9%	40.6%	26.7%	5.0%
Kiddington with Asterleigh	167	8.4%	14.4%	9.0%	26.9%	28.7%	10.2%	2.4%
Kingham	913	5.9%	23.4%	11.2%	21.1%	22.3%	14.3%	1.6%
Langford	349	5.4%	13.8%	8.6%	18.9%	37.0%	12.6%	3.7%
Leafield	945	6.6%	16.9%	10.2%	22.1%	29.1%	13.3%	1.8%
Little Tew	253	4.0%	14.2%	4.3%	18.6%	34.8%	21.3%	2.8%

	TOTAL residents	0-4 years	5-15 years	16-24 years	25-44 years	45-64 years	65-85 years	85+ years
Lyneham	153	7.2%	6.5%	6.5%	20.9%	36.6%	20.3%	2.0%
Milton-under-Wychwood	1,648	5.0%	15.1%	6.9%	21.7%	29.2%	18.6%	3.4%
Minster Lovell	1,409	5.0%	10.4%	8.4%	21.4%	31.9%	20.3%	2.6%
North Leigh	1,928	4.8%	11.7%	9.6%	19.3%	32.1%	19.8%	2.7%
Northmoor	377	1.6%	12.5%	5.3%	17.5%	40.8%	19.9%	2.4%
Over Norton	498	6.2%	14.9%	8.0%	22.5%	28.3%	17.7%	2.4%
Ramsden	342	2.9%	9.6%	5.8%	17.0%	40.4%	21.3%	2.9%
Rollright	502	3.2%	10.6%	9.2%	16.9%	39.8%	17.5%	2.8%
Salford	356	3.7%	9.0%	5.3%	13.5%	26.1%	28.4%	14.0%
Sandford St. Martin	209	6.2%	9.1%	5.7%	20.1%	37.8%	20.1%	1.0%
Shilton	626	6.1%	9.3%	3.7%	23.3%	30.2%	20.6%	6.9%
Shipton-under-Wychwood	1,244	4.7%	12.9%	5.0%	18.8%	33.5%	19.8%	5.2%
South Leigh	336	3.9%	11.9%	7.1%	16.4%	38.1%	21.1%	1.5%
Spelsbury	305	5.9%	17.4%	6.2%	20.0%	35.7%	12.8%	2.0%
Standlake	1,497	5.7%	15.6%	6.6%	19.8%	29.7%	19.0%	3.6%
Stanton Harcourt	960	6.6%	14.0%	9.7%	21.8%	32.6%	13.4%	2.0%
Steeple Barton	1,523	5.8%	13.7%	7.5%	25.3%	29.9%	16.3%	1.4%
Stonesfield	1,527	4.8%	15.5%	7.1%	20.1%	30.3%	19.1%	3.3%
Swerford	132	3.8%	9.1%	6.1%	21.2%	40.2%	17.4%	2.3%
Swinbrook and Widford	139	7.9%	5.8%	5.0%	23.7%	37.4%	18.0%	2.2%
Tackley	998	5.4%	12.9%	6.9%	21.2%	32.8%	18.1%	2.6%
Westcot Barton	244	4.5%	9.8%	9.8%	25.0%	30.3%	20.1%	0.4%
Witney	27,522	6.8%	12.8%	10.4%	29.8%	24.9%	13.0%	2.4%
Woodstock	3,100	5.8%	10.6%	7.1%	25.0%	25.3%	21.1%	5.1%
Wootton	569	4.2%	14.9%	7.4%	23.2%	27.2%	21.3%	1.8%
West Oxfordshire	104,779	6.1%	12.5%	9.6%	26.0%	27.5%	15.8%	2.6%
South East		6.2%	12.8%	11.2%	26.5%	26.1%	14.6%	2.5%
England		6.3%	12.6%	11.9%	27.5%	25.4%	14.1%	2.2%

Source: ONS crown copyright Census 2011, table KS102

Table 2: Method of travel to work

	In employment	Using public transport	Using private transport (inc taxi)	Passenger in a car or van	Bicycle or on foot
Alvescot	247	4%	71%	4%	8%
Ascott-under-Wychwood	284	7%	67%	2%	8%
Asthal	153	3%	69%	4%	1%
Aston, Cote, Shifford and Chimney	732	3%	76%	4%	9%
Bampton	1,275	4%	79%	4%	7%
Black Bourton	145	4%	69%	2%	10%
Bladon	484	8%	69%	5%	13%
Brize Norton	526	5%	78%	6%	10%
Broadwell	120	7%	53%	0%	25%
Burford	594	4%	58%	3%	18%
Carterton	9,650	5%	71%	5%	21%
Cassington	372	7%	68%	5%	12%
Chadlington	412	7%	70%	4%	8%
Charlbury	1,453	14%	63%	3%	10%
Chastleton	86	7%	48%	2%	16%
Chilson	75	7%	64%	1%	7%
Chipping Norton	3,370	5%	66%	5%	20%
Churchill	351	9%	62%	5%	9%
Clanfield	442	5%	79%	5%	8%
Combe	387	8%	76%	4%	3%
Crawley	89	3%	78%	2%	8%
Curbridge	261	1%	73%	3%	10%
Ducklington	891	3%	77%	5%	13%
Enstone	620	7%	71%	4%	6%
Eynsham	2,405	14%	64%	4%	14%
Fifield	121	7%	66%	2%	7%
Filkins and Broughton Poggs	249	5%	75%	3%	8%
Finstock	450	10%	74%	4%	7%
Freeland	803	7%	77%	5%	7%
Fulbrook	212	6%	68%	8%	7%
Great Tew	91	12%	49%	2%	15%
Hailey	633	4%	76%	3%	10%
Hanborough	1,363	8%	75%	4%	8%
Idbury	66	5%	67%	2%	9%
Kelmscott	108	4%	62%	2%	8%
Kencot	51	2%	73%	0%	4%
Kiddington with Asterleigh	88	2%	70%	1%	18%
Kingham	382	9%	61%	4%	19%
Langford	190	3%	75%	4%	8%
Leafield	491	4%	81%	4%	5%
Little Tew	143	8%	59%	2%	6%
Lyneham	79	10%	67%	3%	5%
Milton-under-Wychwood	807	4%	74%	5%	11%

	In employment	Using public transport	Using private transport (inc taxi)	Passenger in a car or van	Bicycle or on foot
Minster Lovell	778	4%	79%	5%	8%
North Leigh	989	6%	76%	5%	7%
Northmoor	211	5%	71%	1%	7%
Over Norton	259	7%	64%	5%	10%
Ramsden	180	7%	65%	5%	8%
Rollright	282	5%	76%	5%	7%
Salford	150	3%	71%	5%	9%
Sandford St. Martin	119	6%	61%	1%	11%
Shilton	315	5%	74%	3%	10%
Shipton-under-Wychwood	595	7%	72%	3%	7%
South Leigh	180	8%	69%	3%	9%
Spelsbury	158	8%	62%	4%	13%
Standlake	686	4%	75%	3%	9%
Stanton Harcourt	523	6%	74%	5%	10%
Steeple Barton	812	6%	79%	4%	7%
Stonesfield	728	6%	78%	3%	7%
Swerford	84	4%	70%	2%	0%
Swinbrook and Widford	82	4%	65%	6%	15%
Tackley	532	12%	69%	4%	7%
Westcot Barton	134	5%	68%	4%	7%
Witney	15,099	6%	71%	6%	17%
Woodstock	1,588	12%	61%	3%	16%
Wootton	280	5%	78%	4%	8%
West Oxfordshire	56,515	6%	71%	5%	14%
South East		12%	67%	5%	14%
England		17%	63%	5%	14%

Source: ONS crown copyright Census 2011, table QS701

Table 3: Distance travelled to work

Area	In employment	Work mainly at or from home	Less than 5km (3 miles)	5km to less than 40km	40km (25 miles) or over	Average distance (km)
Alvescot	247	22%	10%	45%	13%	27.3
Ascott-under-Wychwood	284	24%	10%	45%	11%	27.7
Asthal	153	34%	5%	42%	9%	24.9
Aston, Cote, Shifford and Chimney	732	18%	9%	56%	8%	22.5
Bampton	1,275	15%	12%	55%	9%	20.9
Black Bourton	145	25%	16%	43%	12%	31.1
Bladon	484	16%	20%	46%	11%	17.4
Brize Norton	526	16%	20%	45%	8%	18.1
Broadwell	120	31%	11%	43%	7%	24.1
Burford	594	29%	14%	39%	10%	26.6
Carterton	9,650	6%	39%	43%	5%	14.6
Cassington	372	20%	16%	49%	8%	15.6
Chadlington	412	20%	12%	47%	11%	24.7
Charlbury	1,453	18%	11%	54%	8%	23.0
Chastleton	86	44%	5%	27%	14%	41.6
Chilson	75	32%	8%	33%	13%	28.4
Chipping Norton	3,370	14%	30%	41%	6%	17.3
Churchill	351	31%	14%	34%	12%	31.0
Clanfield	442	16%	11%	57%	7%	21.4
Combe	387	18%	9%	56%	10%	22.0
Crawley	89	16%	21%	44%	8%	22.1
Curbridge	261	23%	27%	32%	6%	17.0
Ducklington	891	12%	34%	39%	8%	17.4
Enstone	620	22%	10%	50%	10%	23.9
Eynsham	2,405	12%	17%	57%	5%	13.5
Fifield	121	26%	10%	40%	9%	27.8
Filkins and Broughton Poggs	249	22%	6%	48%	16%	28.9
Finstock	450	16%	9%	58%	8%	20.8
Freeland	803	13%	11%	59%	6%	17.3
Fulbrook	212	23%	16%	42%	10%	25.5
Great Tew	91	30%	18%	27%	14%	31.2
Hailey	633	17%	28%	42%	6%	16.4
Hanborough	1,363	13%	13%	59%	7%	17.2
Idbury	66	30%	15%	30%	8%	32.1
Kelmscott	108	31%	6%	40%	12%	34.8
Kencot	51	29%	16%	31%	10%	29.1
Kiddington with Asterleigh	88	19%	26%	35%	6%	13.1
Kingham	382	22%	22%	37%	9%	22.2
Langford	190	21%	9%	51%	9%	24.6
Leafield	491	16%	7%	55%	8%	22.5
Little Tew	143	37%	6%	31%	20%	41.7
Lyneham	79	29%	8%	38%	15%	40.0
Milton-under-Wychwood	807	17%	14%	50%	8%	22.7

Area	In employment	Work mainly at or from home	Less than 5km (3 miles)	5km to less than 40km	40km (25 miles) or over	Average distance (km)
Minster Lovell	778	17%	33%	35%	5%	14.1
North Leigh	989	15%	20%	49%	5%	15.8
Northmoor	211	24%	16%	47%	6%	16.8
Over Norton	259	25%	21%	37%	6%	20.2
Ramsden	180	28%	9%	41%	11%	28.6
Rollright	282	18%	23%	36%	9%	22.1
Salford	150	25%	17%	39%	10%	26.2
Sandford St. Martin	119	38%	5%	40%	9%	26.9
Shilton	315	20%	16%	45%	10%	26.5
Shipton-under-Wychwood	595	22%	10%	50%	10%	26.5
South Leigh	180	23%	18%	41%	6%	16.9
Spelsbury	158	30%	12%	37%	14%	29.4
Standlake	686	17%	12%	56%	8%	18.4
Stanton Harcourt	523	14%	18%	52%	7%	18.6
Steeple Barton	812	14%	8%	59%	8%	22.6
Stonesfield	728	16%	9%	58%	7%	18.9
Swerford	84	31%	1%	43%	13%	30.0
Swinbrook and Widford	82	27%	13%	41%	12%	28.2
Tackley	532	17%	9%	56%	10%	22.5
Westcot Barton	134	25%	7%	45%	16%	29.1
Witney	15,099	10%	34%	43%	5%	14.3
Woodstock	1,588	16%	23%	48%	8%	17.0
Wootton	280	16%	14%	51%	8%	18.5
West Oxfordshire	56,515	14%	25%	46%	7%	17.3
South East		12%	33%	39%	8%	16.6
England		10%	35%	41%	5%	14.9

Source: ONS crown copyright Census 2011, table QS702

Table 4: Household spaces with no usual residents

	All household spaces	Household spaces with no usual residents	
Alvescot	200	18	9%
Ascott-under-Wychwood	256	27	11%
Asthal	134	15	11%
Aston, Cote, Shifford and Chimney	563	18	3%
Bampton	1,167	47	4%
Black Bourton	115	4	3%
Bladon	408	31	8%
Brize Norton	392	17	4%
Broadwell	117	20	17%
Burford	791	126	16%
Carterton	6,070	185	3%
Cassington	312	9	3%
Chadlington	387	28	7%
Charlbury	1,379	81	6%
Chastleton	86	18	21%
Chilson	75	22	29%
Chipping Norton	3,009	194	6%
Churchill	309	38	12%
Clanfield	373	22	6%
Combe	318	15	5%
Crawley	75	6	8%
Curbridge	219	11	5%
Ducklington	657	12	2%
Enstone	501	48	10%
Eynsham	2,050	76	4%
Fifield	142	36	25%
Filkins and Broughton Poggs	215	22	10%
Finstock	358	16	4%
Freeland	601	14	2%
Fulbrook	213	15	7%
Great Tew	90	26	29%
Hailey	503	18	4%
Hanborough	1,098	28	3%
Idbury	70	17	24%
Kelmscott	102	24	24%
Kencot	56	5	9%
Kiddington with Asterleigh	92	24	26%
Kingham	363	44	12%
Langford	159	11	7%
Leafield	390	23	6%
Little Tew	133	25	19%
Lyneham	90	22	24%
Milton-under-Wychwood	768	56	7%

	All household spaces	Household spaces with no usual residents	
Minster Lovell	612	34	6%
North Leigh	812	33	4%
Northmoor	185	16	9%
Over Norton	234	28	12%
Ramsden	170	12	7%
Rollright	234	16	7%
Salford	139	8	6%
Sandford St. Martin	115	19	17%
Shilton	290	17	6%
Shipton-under-Wychwood	617	83	13%
South Leigh	153	12	8%
Spelsbury	146	20	14%
Standlake	603	31	5%
Stanton Harcourt	396	19	5%
Steeple Barton	647	25	4%
Stonesfield	670	26	4%
Swerford	83	21	25%
Swinbrook and Widford	87	20	23%
Tackley	431	16	4%
Westcot Barton	108	10	9%
Witney	11,685	264	2%
Woodstock	1,514	96	6%
Wootton	260	16	6%
West Oxfordshire	45,597	2,356	5%
South East	3,704,173	148,710	4%
England	23,044,097	980,729	4%

Source: ONS crown copyright Census 2011, table KS401

Table 5: Dwelling type

Area	All household spaces	Whole house or Detached	Semi-detached	Terraced (including end-terrace)	Purpose-built block of flats or tenement	Flat: Part of a converted or shared house (including bed-sits)	Flat: In a commercial building	Caravan or other mobile or temporary structure
Alvescot	200	45%	37%	11%	5%	1%	1%	3%
Ascott-under-Wychwood	256	44%	41%	13%	2%	0%	0%	0%
Asthal	134	60%	22%	15%	1%	1%	1%	0%
Aston, Cote, Shifford and Chimney	563	51%	31%	12%	4%	1%	1%	0%
Bampton	1,167	31%	35%	24%	5%	1%	1%	3%
Black Bourton	115	51%	37%	5%	2%	5%	0%	0%
Bladon	408	39%	32%	23%	4%	1%	1%	0%
Brize Norton	392	43%	29%	26%	1%	1%	1%	0%
Broadwell	117	58%	27%	6%	0%	6%	3%	0%
Burford	791	31%	27%	31%	6%	2%	4%	0%
Carterton	6,070	27%	32%	26%	12%	1%	1%	2%
Cassington	312	44%	29%	19%	6%	2%	1%	1%
Chadlington	387	38%	39%	17%	4%	1%	0%	1%
Charlbury	1,379	34%	36%	22%	5%	2%	1%	0%
Chastleton	86	56%	27%	12%	1%	5%	0%	0%
Chilson	75	59%	29%	9%	0%	3%	0%	0%
Chipping Norton	3,009	19%	30%	32%	14%	2%	2%	0%
Churchill	309	48%	42%	7%	0%	2%	1%	0%
Clanfield	373	42%	38%	20%	0%	0%	0%	0%
Combe	318	45%	26%	27%	1%	1%	0%	0%
Crawley	75	60%	27%	8%	1%	4%	0%	0%
Curbridge	219	52%	30%	14%	4%	0%	0%	0%
Ducklington	657	53%	24%	17%	5%	0%	0%	0%
Enstone	501	45%	31%	19%	3%	1%	1%	0%
Eynsham	2,050	26%	38%	28%	4%	1%	2%	0%
Fifield	142	49%	46%	1%	1%	4%	0%	0%
Filkins and Broughton Poggs	215	47%	27%	19%	0%	6%	1%	0%
Finstock	358	34%	35%	30%	0%	1%	0%	0%
Freeland	601	67%	15%	13%	4%	0%	0%	0%
Fulbrook	213	56%	26%	14%	1%	2%	1%	0%
Great Tew	90	43%	36%	16%	0%	4%	1%	0%
Hailey	503	42%	40%	13%	4%	1%	0%	1%
Hanborough	1,098	38%	38%	16%	6%	1%	1%	0%
Idbury	70	46%	49%	4%	0%	1%	0%	0%
Kelmscott	102	61%	28%	10%	0%	1%	0%	0%
Kencot	56	59%	36%	4%	2%	0%	0%	0%
Kiddington with Asterleigh	92	36%	38%	18%	2%	5%	0%	0%
Kingham	363	36%	38%	20%	4%	1%	1%	0%
Langford	159	40%	38%	22%	0%	0%	0%	0%

Area	All household spaces	Whole house or Detached	Semi-detached	Terraced (including end-terrace)	Purpose-built block of flats or tenement	Flat: Part of a converted or shared house (including bed-sits)	Flat: In a commercial building	Caravan or other mobile or temporary structure
Leaffield	390	34%	43%	20%	1%	1%	1%	0%
Little Tew	133	59%	22%	11%	2%	2%	2%	1%
Lyneham	90	46%	28%	26%	0%	1%	0%	0%
Milton-under-Wychwood	768	40%	37%	19%	2%	1%	1%	0%
Minster Lovell	612	54%	28%	15%	0%	0%	1%	2%
North Leigh	812	55%	30%	11%	2%	1%	0%	0%
Northmoor	185	37%	21%	6%	1%	1%	1%	33%
Over Norton	234	38%	33%	23%	1%	5%	0%	1%
Ramsden	170	61%	29%	5%	2%	1%	1%	1%
Rollright	234	40%	37%	21%	1%	0%	0%	0%
Salford	139	46%	33%	12%	8%	1%	0%	1%
Sandford St. Martin	115	57%	21%	17%	3%	1%	0%	1%
Shilton	290	42%	28%	27%	1%	0%	0%	1%
Shipton-under-Wychwood	617	50%	28%	15%	4%	2%	1%	0%
South Leigh	153	48%	37%	11%	3%	1%	0%	0%
Spelsbury	146	51%	32%	8%	2%	5%	1%	1%
Standlake	603	58%	21%	13%	3%	1%	0%	4%
Stanton Harcourt	396	55%	30%	13%	1%	1%	0%	1%
Steeple Barton	647	47%	32%	17%	4%	0%	0%	0%
Stonesfield	670	51%	29%	13%	5%	1%	0%	0%
Swerford	83	57%	27%	14%	1%	1%	0%	0%
Swinbrook and Widford	87	66%	16%	14%	1%	2%	1%	0%
Tackley	431	48%	33%	17%	1%	1%	0%	0%
Westcot Barton	108	65%	25%	7%	2%	0%	1%	0%
Witney	11,685	25%	34%	26%	13%	1%	1%	0%
Woodstock	1,514	25%	26%	29%	14%	2%	4%	0%
Wootton	260	38%	43%	17%	1%	0%	1%	0%
West Oxfordshire	45,597	34%	32%	23%	8%	1%	1%	1%
South East	3,704,173	28%	28%	22%	16%	4%	1%	1%
England	23,044,097	22%	31%	24%	17%	4%	1%	0%

Source: ONS crown copyright Census 2011, table KS401

Table 6: Tenure

Area	All households	Owned	Shared ownership (part owned and part rented)	Social rented	Private rented	Living rent free
Alvescot	182	78%	0%	9%	12%	1%
Ascott-under-Wychwood	229	68%	1%	19%	10%	2%
Asthal	119	76%	1%	3%	14%	5%
Aston, Cote, Shifford and Chimney	545	76%	0%	11%	11%	2%
Bampton	1,120	72%	1%	14%	12%	1%
Black Bourton	111	83%	0%	5%	10%	2%
Bladon	377	68%	0%	8%	20%	4%
Brize Norton	375	70%	2%	10%	16%	2%
Broadwell	97	54%	0%	3%	24%	20%
Burford	665	62%	0%	20%	14%	4%
Carterton	5,885	59%	2%	11%	28%	1%
Cassington	303	70%	0%	13%	16%	2%
Chadlington	359	76%	0%	11%	11%	2%
Charlbury	1,298	74%	1%	14%	10%	1%
Chastleton	68	41%	0%	4%	37%	18%
Chilson	53	45%	0%	0%	43%	11%
Chipping Norton	2,815	67%	1%	17%	14%	1%
Churchill	271	74%	0%	3%	17%	6%
Clanfield	351	68%	1%	23%	7%	1%
Combe	303	76%	0%	10%	13%	2%
Crawley	69	74%	0%	6%	17%	3%
Curbridge	208	75%	0%	13%	9%	3%
Ducklington	645	82%	1%	7%	8%	1%
Enstone	453	73%	0%	12%	11%	4%
Eynsham	1,974	74%	0%	12%	12%	1%
Fifield	106	60%	0%	8%	20%	11%
Filkins and Broughton Poggs	193	64%	1%	12%	17%	6%
Finstock	342	77%	0%	10%	12%	1%
Freeland	587	89%	0%	2%	8%	1%
Fulbrook	198	73%	3%	15%	7%	3%
Great Tew	64	23%	0%	5%	58%	14%
Hailey	485	81%	2%	8%	8%	1%
Hanborough	1,070	81%	0%	8%	9%	1%
Idbury	53	70%	0%	6%	21%	4%
Kelmscott	78	69%	0%	4%	23%	4%
Kencot	51	80%	0%	12%	8%	0%
Kiddington with Asterleigh	68	10%	0%	4%	74%	12%
Kingham	319	67%	1%	12%	11%	8%
Langford	148	64%	3%	18%	14%	2%
Leafield	367	73%	1%	15%	9%	1%
Little Tew	108	61%	2%	0%	35%	2%
Lyneham	68	71%	0%	9%	19%	1%

Area	All households	Owned	Shared ownership (part owned and part rented)	Social rented	Private rented	Living rent free
Milton-under-Wychwood	712	75%	1%	10%	11%	2%
Minster Lovell	578	86%	0%	5%	7%	2%
North Leigh	779	81%	1%	9%	8%	2%
Northmoor	169	81%	1%	4%	9%	4%
Over Norton	206	67%	1%	12%	17%	2%
Ramsden	158	83%	1%	6%	8%	3%
Rollright	218	71%	0%	16%	10%	3%
Salford	131	73%	0%	15%	8%	5%
Sandford St. Martin	96	71%	0%	3%	17%	9%
Shilton	273	76%	0%	3%	15%	6%
Shipton-under-Wychwood	534	78%	1%	11%	9%	1%
South Leigh	141	75%	0%	7%	17%	1%
Spelsbury	126	57%	0%	10%	14%	18%
Standlake	572	81%	0%	7%	10%	2%
Stanton Harcourt	377	70%	0%	11%	16%	3%
Steeple Barton	622	77%	0%	11%	9%	3%
Stonesfield	644	77%	0%	13%	9%	1%
Swerford	62	82%	2%	2%	15%	0%
Swinbrook and Widford	67	48%	0%	1%	45%	6%
Tackley	415	71%	1%	11%	14%	3%
Westcot Barton	98	68%	0%	4%	20%	7%
Witney	11,421	67%	2%	16%	13%	1%
Woodstock	1,418	71%	1%	10%	16%	1%
Wootton	244	68%	0%	14%	15%	2%
West Oxfordshire	43,241	70%	1%	12%	15%	2%
South East	3,555,463	68%	1%	14%	16%	1%
England	22,063,368	63%	1%	18%	17%	1%

Source: ONS crown copyright Census 2011, table KS402

Table 7: Car ownership

Area	All households	No cars or vans in household	1 or 2 cars per household	3 or more cars per household	sum of all cars or vans in the area	Cars per household
Alvescot	182	7%	73%	20%	347	1.9
Ascott-under-Wychwood	229	7%	81%	12%	384	1.7
Asthal	119	5%	79%	16%	229	1.9
Aston, Cote, Shifford and Chimney	545	7%	77%	16%	947	1.7
Bampton	1,120	12%	75%	13%	1,722	1.5
Black Bourton	111	11%	67%	23%	203	1.8
Bladon	377	8%	80%	12%	589	1.6
Brize Norton	375	10%	71%	20%	682	1.8
Broadwell	97	3%	78%	19%	172	1.8
Burford	665	14%	76%	10%	943	1.4
Carterton	5,885	11%	80%	9%	8,628	1.5
Cassington	303	7%	80%	13%	503	1.7
Chadlington	359	9%	76%	15%	579	1.6
Charlbury	1,298	16%	75%	10%	1,795	1.4
Chastleton	68	7%	79%	13%	116	1.7
Chilson	53	6%	62%	32%	110	2.1
Chipping Norton	2,815	19%	72%	9%	3,719	1.3
Churchill	271	4%	79%	17%	507	1.9
Clanfield	351	8%	74%	18%	616	1.8
Combe	303	5%	77%	18%	536	1.8
Crawley	69	7%	71%	22%	133	1.9
Curbridge	208	9%	66%	25%	386	1.9
Ducklington	645	8%	76%	16%	1,088	1.7
Enstone	453	7%	79%	15%	775	1.7
Eynsham	1,974	16%	73%	10%	2,680	1.4
Fifield	106	2%	81%	17%	194	1.8
Filkins and Broughton Poggs	193	9%	71%	20%	342	1.8
Finstock	342	6%	77%	17%	604	1.8
Freeland	587	4%	78%	18%	1,078	1.8
Fulbrook	198	11%	75%	15%	329	1.7
Great Tew	64	11%	69%	20%	112	1.8
Hailey	485	7%	74%	19%	856	1.8
Hanborough	1,070	9%	74%	16%	1,802	1.7
Idbury	53	4%	75%	21%	98	1.8
Kelmscott	78	0%	72%	28%	171	2.2
Kencot	51	2%	88%	10%	95	1.9
Kiddington with Asterleigh	68	9%	82%	9%	110	1.6
Kingham	319	11%	77%	11%	476	1.5
Langford	148	8%	74%	18%	259	1.8
Leafield	367	10%	73%	17%	646	1.8
Little Tew	108	8%	70%	21%	209	1.9
Lyneham	68	3%	78%	19%	124	1.8
Milton-under-Wychwood	712	10%	77%	13%	1,121	1.6
Minster Lovell	578	8%	70%	22%	1,073	1.9

Area	All households	No cars or vans in household	1 or 2 cars per household	3 or more cars per household	sum of all cars or vans in the area	Cars per household
North Leigh	779	8%	73%	18%	1,359	1.7
Northmoor	169	7%	70%	23%	318	1.9
Over Norton	206	11%	75%	15%	328	1.6
Ramsden	158	5%	79%	16%	283	1.8
Rollright	218	8%	77%	15%	368	1.7
Salford	131	11%	73%	15%	219	1.7
Sandford St. Martin	96	4%	74%	22%	190	2.0
Shilton	273	4%	84%	12%	455	1.7
Shipton-under-Wychwood	534	5%	80%	15%	914	1.7
South Leigh	141	2%	75%	23%	282	2.0
Spelsbury	126	7%	78%	15%	209	1.7
Standlake	572	8%	74%	19%	1,026	1.8
Stanton Harcourt	377	9%	70%	21%	681	1.8
Steeple Barton	622	8%	76%	16%	1,065	1.7
Stonesfield	644	9%	77%	14%	1,051	1.6
Swerford	62	5%	76%	19%	111	1.8
Swinbrook and Widford	67	9%	70%	21%	121	1.8
Tackley	415	8%	79%	13%	695	1.7
Westcot Barton	98	2%	77%	21%	206	2.1
Witney	11,421	15%	76%	8%	15,595	1.4
Woodstock	1,418	16%	78%	7%	1,853	1.3
Wootton	244	8%	79%	13%	407	1.7
West Oxfordshire	43,241	12%	76%	12%	65,824	1.5
South East	3,555,463	19%	72%	10%	4,803,729	1.4
England	22,063,368	26%	67%	7%	25,696,833	1.2

Source: ONS crown copyright Census 2011, table KS404

ANNEX 2: Settlement Category Indicators

Restraint indicators

- N1 Oxford Green Belt
- N2 Cotswolds Area of Outstanding Natural Beauty
- N4 Conservation Area (whole or part)
- N5 Settlement less than 500 people (2001 Census population)
- N6 Over 8 km (5 miles) from main service/employment centres, i.e. Witney, Carterton, Chipping Norton, Oxford, Kidlington.
- N7 No direct access to principal road, i.e. within or close to settlement
- N8 No shops open on a daily basis

Positive indicators

- P1 Settlement over 1,000 people (2001 Census population)
- P2 Local Service Centre for own and surrounding parishes – See Group C
- P3 Within 4km (2.5 miles) of main service/employment centres (also see N6)
- P4 Full time Post Office
- P5 One/two food shops (including Post Office where applicable) or three or more food shops
- P6 Other non-food shops (excludes services such as hairdressers)
- P7 Primary school
- P8 Secondary school
- P9 Community building such as village hall
- P10 Public house/hotel
- P11 Place of worship
- P12 Library
- P13 Doctor's surgery (full-time)
- P14 Fire Station
- P15 Police station
- P16 Playing fields available for public use
- P17 Built sports facilities, e.g. swimming pool, squash courts available for public use outside schools (excluding village halls)
- P18 Petrol filling station
- P19 Local employment opportunities within parish
- P20 Immediate access to principal road
- P21 Railway station in parish
- P22 Day time bus service Monday to Friday arriving at one of the Group C service centres by 09.00 and leaving after 17.00
- P23 Evening bus service from one of the Group C service centres or Oxford, leaving after 21.00
- P24 Bus service every 30 minutes

ANNEX 3: Parish questionnaire 2016

NOTE: Where there is more than one settlement in the Parish, please complete this form for each village/hamlet.

SECTION 1: Introduction

Please give the name of your town/parish council and your position in the council	
1 Name of Parish (and village where applicable)	
2 Your position	

SECTION 2: Which of the following facilities do you have in your town/parish/village?

3	Do you have a Post Office (including part-time PO facilities)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4	How many shops are there? (including Post Office but not including a shop at a petrol filling station)		
5	How many of these shops sell food?		
6	Where else are most parish residents likely to shop for food?		
7	Is there at least one doctor's surgery or clinic?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8	If not, where is the nearest doctor's surgery?		
9	Is there a library?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
10	If not, where is your nearest library service?		
12	How many public meeting halls are there in the town/village?		
13	Is there a primary school in the town/village?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
14	If not, which primary school do most local children attend?		
15	Is there a nursery school/playgroup in the town/village?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
16	How many Public Houses and hotels are there?		
17	How many places of worship are there?		
18	Are there any playing fields available for public use in the parish?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
19	If yes, what is their size in acres/hectares? (please specify)		
20	Are there any children's play areas with equipment?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
21	How many allotment spaces do you have? (enter 0 if none)		
22	How many petrol filling stations are there in the parish?		
23	How many of these have a 'general store' type shop?		
24	How many of these have motor repair facilities?		
25	Do you have a daytime bus service Monday to Friday?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
26	Do you have an evening bus service?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
27	Any comments about public transport in your area?		

28	Who are the main employers in the town/village?
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SECTION 3: Changes and improvements

29	What do you consider to have been the main changes in the town/village during the last few years e.g. more or less shops, local employment, etc?
30	What improvements do you think are necessary to local services and facilities?
31	Please use the space below to add any other comments about the town/village which you consider would be useful to Planning Services.

Thank you for your help