

**URGENT BUSINESS AND SUPPLEMENTARY INFORMATION**

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# MID-CHERWELL NEIGHBOURHOOD PLAN 2018-2031

'' VERSION FOR MAKING 2019







This document, together with its accompanying Appendices, is the final version of the Plan for Making.

The documents are also available to view online at:  
**[www.mid-cherwell.org.uk/finalplan](http://www.mid-cherwell.org.uk/finalplan)**



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# FOREWORD

The process of producing a Neighbourhood Plan is acknowledged to be a very labour-intensive one, involving many hours of voluntary effort from often a small group of people, over several years. The hope that keeps the group going is that it will all be worth it in the end, because we can help to shape development over time to the long-term benefit of the local community.

What is not so often acknowledged is that the process itself can bring enormous benefits to the community. In our case, where twelve local communities (in eleven parishes) have come together over a three-year period, some remarkable things have happened. Parish councils that had no previous reason to communicate with their opposite numbers in the same District have found common purpose with them. A new partnership has been forged around the table where the 28 members of the Forum have met dozens of times. Where councillors and their parishioners tended to think no further than the confines of their village or parish, now they consider the effects of increased traffic on the whole neighbourhood. Where once the importance of retaining the rurality of “our” village was the focus, now there is more awareness of the wider need for green infrastructure that links all the villages together in a common purpose, protected by the shared policies of the Neighbourhood Plan, yet ensuring that each village retains its own unique character and identity.

If sharing in the problems, issues and hopes of all the participating parishes has been the principal outcome of producing this Plan, it will have been worthwhile for that alone. In a world where there are many bigger and more important issues affecting our future, it is a result somehow all the greater that a good proportion of the 8,000 or so people in our Area now think more about their neighbours in other villages, and not just those in their street. That outcome is not one that can be claimed by every Neighbourhood Plan group, and we hope through our implementation phase to be able to keep alive the glow of a wider sense of community that we have fostered.

***MCNP Executive***



# 1 INTRODUCTION

## 1.1 BACKGROUND

- 1.1.1 This initial section provides the context in which the Mid-Cherwell Neighbourhood Plan has been developed, explains its overarching purpose, and the membership and structure of its organization.
- 1.1.2 The Localism Act 2011 (the Act) introduced a range of new rights and powers to enable local communities to shape new development in their community. The Act, amongst other provisions, provides for the preparation of Neighbourhood Development Plans which allow local communities to define both general and specific planning policies for the development and use of land in their neighbourhood areas. This document is a Neighbourhood Development Plan as defined in the Act.
- 1.1.3 Neighbourhood Plans must have regard to national policies and advice contained in guidance issued by the Secretary of State. The following NPPF paragraphs are relevant:

*183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*

- set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.*

*184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non- strategic policies where a neighbourhood plan is in preparation.*

- 1.1.4 It is a requirement of Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions on planning applications under the planning Acts must be made in accordance with the development plan unless material considerations indicate otherwise. Accordingly, once adopted, the policies contained within the Mid-Cherwell NP must be considered alongside the policies of other adopted development plan documents when making decisions on planning applications within our neighbourhood plan area.
- 1.1.5 At the present time, the development plan comprises:
- the Oxfordshire Minerals and Waste Local Plan: Part 1 - Core Strategy, September 2017 (together with saved policies from 1996)
  - the Adopted Cherwell Local Plan 2011 – 2031 (Part 1) which was adopted on 20th July 2015
  - saved policies from the Cherwell Local Plan (1996) - these are non-strategic
  - and three ‘made’ neighbourhood plans - for Bloxham, Hook Norton and Adderbury.
- The adopted Local Plan sets out the vision and strategic policies for land use development within Cherwell District through to the year 2031, focusing on matters such as housing, employment, retail, community and recreational land use.
- 1.1.6 The Council is also preparing Local Plan Part 2 which will focus on the specific locations of development and the general criteria against which all development proposals will be considered. Once adopted, the Local Plan Part 2 will also form part of the development plan. Also taken into account in the preparation of this Neighbourhood Plan is the “Cherwell Local Plan 2011 – 2031 (Part 1) Partial Review – Oxford’s Unmet Housing need”. However, until adopted, the Reviewed Cherwell District Local Plan Part 1 and Part 2 do not form part of the development plan, but may be considered as a material consideration when considering planning applications. In addition, the HELAA originally published in August 2017 by Cherwell DC (revised February 2018) has been taken into account as part of the evidence base.
- 1.1.7 Mid-Cherwell Neighbourhood Plan Forum (MCNPF) has liaised closely with Cherwell District Council (CDC) during preparation of its Neighbourhood Development Plan to ensure that it is both in general conformity with, and adequately reflects and accommodates the strategic policies, provisions and requirements of both Part 1 and the emerging Part 2 of the Local Plan. The Neighbourhood Plan recognises the importance of key strategic Local Plan policies such as Policy Villages 1,2 and 5 which have a direct impact on the MCNP area.
- 1.1.8 This Plan is also subject to the findings and guidance of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, which superseded an earlier SHMA report produced for Cherwell DC in 2012. The SHMA, which was produced as part of a nationwide strategic initiative, includes guidance on the numbers, scale and types of housing required to meet needs within the area.

## 1.2 ORIGINS OF THE PLAN

This Neighbourhood Plan has unusual origins; it is considered helpful to summarise them below.

- 1.2.1 The Plan arose from a meeting held in April 2014, initiated by the Dorchester Group. Dorchester are the owners of Heyford Park - the former RAF Upper Heyford air base - now being developed as a strategic site for housing and employment. Heyford Park sits at the heart of what has become the Mid-Cherwell neighbourhood, straddling several parishes, and affecting many others. 14 surrounding parish councils were invited to attend the meeting (12 of which attended).
- 1.2.2 Dorchester explained that they wished to act as facilitator for the production of a Neighbourhood Plan, engaging as many of the parishes surrounding its development as wished to join in. The proposal was presented as being mutually beneficial for both the developer and the local communities, as a way for the local communities to shape development within the Neighbourhood Plan area and for the developer to understand more about the needs and aspirations of the local communities. Eleven parishes agreed to take forward the idea.
- 1.2.3 A steering group was formed, and one of the parishes was nominated as “lead parish.” The Plan area was submitted in August 2014 and eventually approved by Cherwell District Council (CDC) as the Designated Area, in April 2015. The delay was caused largely by the fact that CDC was engaged in completing its own Local Plan at that time. The area has been defined as being the group of parishes that are most affected by development at the former RAF base, and have an interest in how approved development, and planned additional development, is implemented. The parishes share an interest in the impact of this development and how it might interrelate with their own needs, issues, constraints and opportunities.
- 1.2.4 Progress was nevertheless made towards a draft plan, with Dorchester providing support from Pegasus Group, their planning consultants, without charge to MCNPF. Several meetings of working groups on specific topics also took place, involving members of the parish councils and some other members of the local community. However, progress was somewhat hampered by a lack of leadership and effective project management. In July 2015, one of the parish councils initiated a review of the structure of the organization in order to remedy this. The result was that the organization agreed to move from its somewhat informal status as a body convened by the Dorchester Group to being an unincorporated association, the Mid-Cherwell Neighbourhood Forum. A Constitution was drafted, with significant support from CDC’s legal department, and formally adopted at the body’s first AGM in early 2016. This nominated the parish councils as Full members of the Forum, and Dorchester and the Heyford Park Residents Association as Associate members. The Forum is managed by an Executive group, with named officers.
- 1.2.5 Two things were quickly recognized: firstly, that the progress made up to that point needed to be supplemented by a comprehensive process of wide community engagement: the idea of a Plan had not yet been tested on the wider community, and this was of course essential to confirm broad-based support, not only to meet the criteria for successful examination of the

Plan in due course, but also as the basis for a successful referendum. Secondly, the agenda for the Neighbourhood Plan was largely focused around issues arising from the development of Heyford Park, but it was going to be necessary to add to these some other issues identified by the local communities of the eleven parishes.

- 1.2.6 In February and March 2016 all the parishes held public meetings. Over 480 people attended and nearly 1600 written comments were received. Analysis of these and feedback from the meetings showed that there was very strong support for the process and the draft objectives, but that there were some additional issues of concern. Also, the weighting of issues from the community was different to those which the parish councils had assumed. Adjustments were made accordingly. By the time that a subsequent round of meetings and events were held in June 2016, it was clear that the direction of travel of the Plan now conformed much more closely with the wishes of the community. More detail on the Plan process is provided in the Consultation Statement.

### **1.3 SUBMITTING BODY**

- 1.3.1 This Neighbourhood Development Plan (the Plan) is submitted by Mid-Cherwell Neighbourhood Plan (MCNP) Forum, of which Ardley with Fewcott Parish Council is the lead parish and the qualifying body as defined by the legislation. It should be emphasised that the Forum is not the qualifying body, and is not a “neighbourhood forum” as defined by the Neighbourhood Planning Regulations, for use where no parish council is involved.
- 1.3.2 The Plan covers an area of North Oxfordshire, and is represented by 11 Parish Councils and Meetings together with Heyford Park Residents Association and The Dorchester Group (the latter being owners of the former RAF and USAF Upper Heyford site, and representatives of the business community that constitutes part of Heyford Park). The background to this unusual collaboration has been supplied in section 1.2.
- 1.3.3 As the ‘relevant body’, Ardley with Fewcott Parish Council – the nominated lead body of the 13 participants - submitted an application to Cherwell District Council on the 8 August 2014, to designate the Mid-Cherwell Neighbourhood Area. On the 7 April 2015, the Executive Committee of the District Council resolved to approve the formal designation of the specified Neighbourhood Area under Section 61G of the Town and Country Planning Act (as Amended). The decision was promulgated on 14 April 2015. A copy of the minutes from the CDC Cabinet meeting confirming the area designation is included at APPENDIX A.
- 1.3.4 The CDC officers’ report to the Executive states: “.....in view of the close involvement of the developer, the parishes will need to ensure that the non-designated Neighbourhood Planning Forum is constituted, and transparent processes are established, to avoid any conflict between the Dorchester Group’s interests as a developer and those of the local communities which may not always be mutually compatible.”
- 1.3.5 After designation, the Forum was formally constituted, with legal advice from CDC, such that the Parish Councils and Meetings became Full Members, whilst the Residents Association and the Dorchester Group became Associate Members. An Executive group was created to

manage the progress of the Neighbourhood Plan, which has eight members, six of whom must be representatives of the Parish Councils. CDC have expressed satisfaction with these arrangements, which put community interests at the heart of the development of this Plan.

1.3.6 The Constitution of the Forum is at APPENDIX B.

1.3.7 The development of Heyford Park affects a wider area than that of Mid-Cherwell. Cherwell District Council (CDC), in approving the designation of the plan Area, noted that “the referendum into the Neighbourhood Plan, following Examination, may need to be undertaken over a larger area than the Neighbourhood Area itself. However, the Examiner will advise on this, and although there would be a larger administrative task, this is not considered to be an insurmountable concern.” Acknowledging this view, MCNP is however of the opinion that the eleven parishes reflect the main ‘sphere of influence’, and is a logical and coherent entity. Some other neighbouring parishes were originally invited to be involved, but declined to do so. The Forum therefore represents the parishes that feel themselves to be the appropriate grouping.

1.3.8 Fig. 1 shows the Neighbourhood Area in its regional context (see also Fig.5 which highlights the location of Heyford Park). Fig.2 shows that the Area comprises the following Parishes (in alphabetical order). The numbers in brackets after each name are the key to the numbered parishes shown on Fig.2.

- Ardley with Fewcott (5)
- Duns Tew (1)
- Fritwell (4)
- Kirtlington (including Northbrook) (11)
- Lower Heyford (including Caulcott) (9)
- Middle Aston (7)
- Middleton Stoney (10)
- North Aston (2)
- Somerton (3)
- Steeple Aston (8)
- Upper Heyford (6)

1.3.9 The villages in Cherwell District are categorised in the adopted Local Plan. Category A villages (service centres) in the Neighbourhood Plan area are: Fritwell, Kirtlington and Steeple Aston (shown coloured pink on Fig.2). There are also two Category B (satellite) villages: Lower Heyford and Middle Aston (coloured yellow). The remainder are Category C (other) villages (coloured green).

1.3.10 Each parish is represented on the Forum by its parish councillors or by the parish council’s nominees, apart from Middle Aston and North Aston which have annual parish meetings and where the representatives are chosen by the parish meeting chairman. In September 2017, Middleton Stoney parish council decided to discontinue its Forum membership, but agreed that the parish and its parishioners should nevertheless continue to be part of the Mid-Cherwell Neighbourhood Plan.



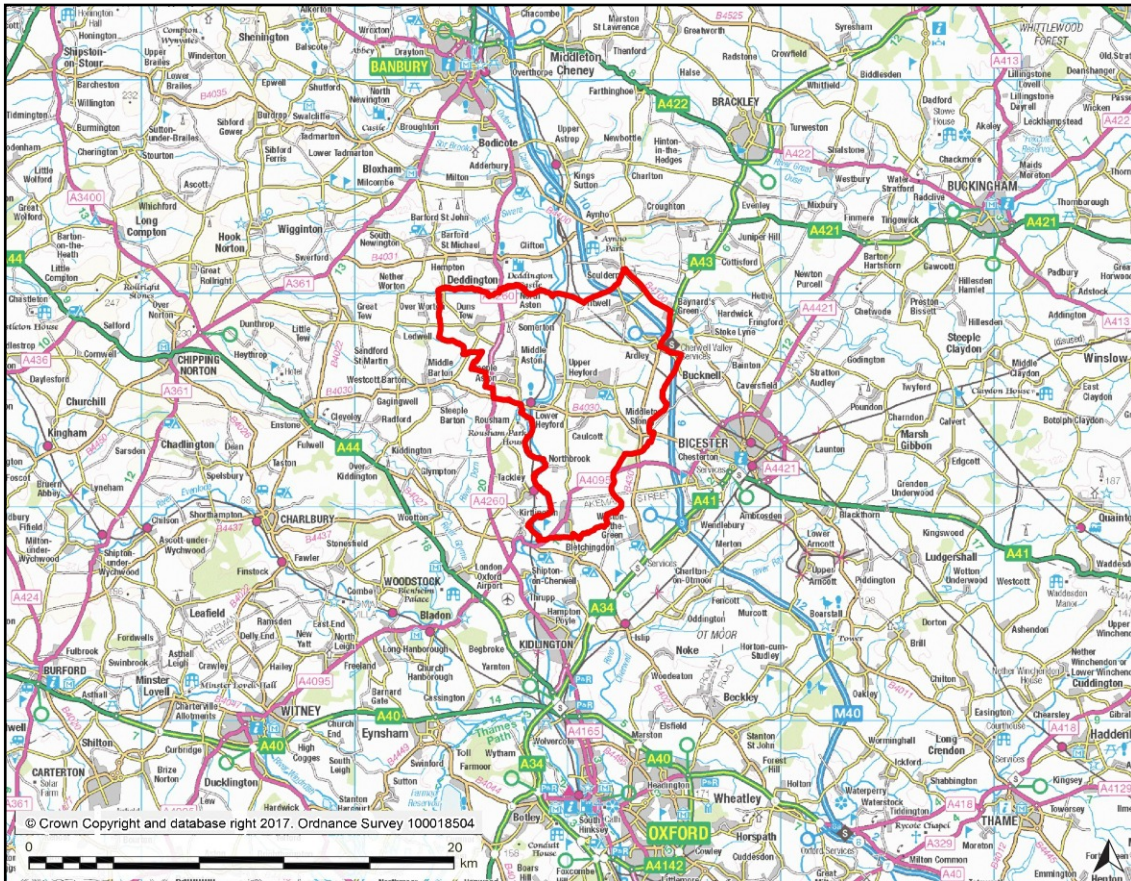


FIGURE 1: MAP SHOWING THE REGIONAL LOCATION OF MID-CHERWELL

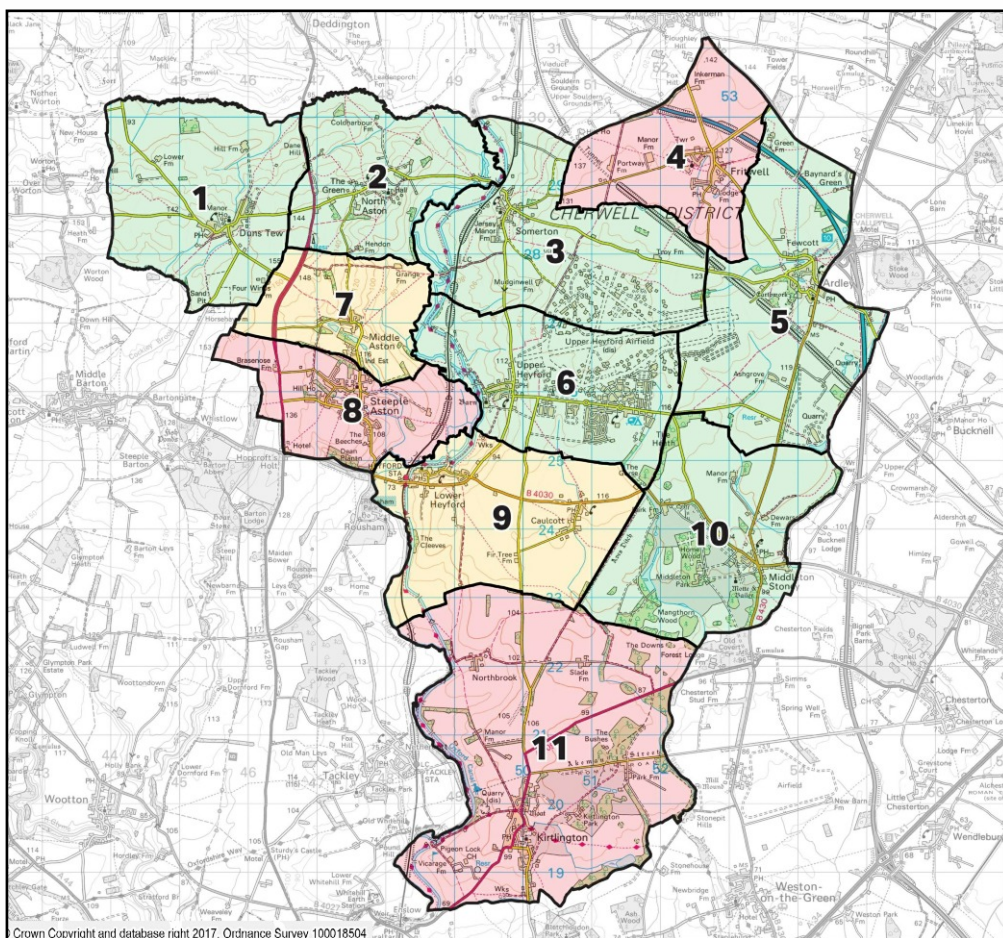


FIGURE 2: MID-CHERWELL NEIGHBOURHOOD PLAN AREA - see p.7 for key to parishes



## **1.4 NEIGHBOURHOOD OVERVIEW - LOCATION AND LANDSCAPE**

- 1.4.1 The designated area is an essentially rural part of Cherwell District in Oxfordshire, the closest town being Bicester, which is less than two miles away at its nearest point. Oxford is some ten miles away, and Banbury about six miles. The combined land area of the 11 parishes is approximately 7,800 hectares, roughly 13% of Cherwell District. The area is approximately seven miles across from east to west, and eight miles from north to south. The Neighbourhood Development Plan area is shown in Fig 2.
- 1.4.2 The Neighbourhood Plan (NP) Area has as its most distinctive geographical feature the valley of the Cherwell River, which runs through the centre of the Area roughly on a north/south axis. Alongside it run the Oxford Canal and the Oxford – Birmingham railway, often in virtual parallel for much of the river's course. Other significant transport routes, which largely define the boundary of the Area, are the Oxford – Banbury Road (A4260), mostly to the west of the neighbourhood (apart from the parish of Duns Tew), the M40 motorway and the Bicester–Banbury railway line, which skirt the eastern boundary.
- 1.4.3 The River Cherwell, its flood plain and the higher ground on each side, where many of the eleven parishes lie, dominate the NP area. The landscape is very largely rural in nature, open rather than wooded; the only significant areas of woodland are associated with two of the three major country house estates in the neighbourhood area, namely Middleton Park and Kirtlington Park. The open land is predominantly arable with some pasture. There are over 30 active farms throughout the NP area together with their farmsteads and some isolated properties. Most of the villages are small and well-integrated into the landscape, although Kirtlington, Fritwell and Steeple Aston have small housing estates built in the C20th that have somewhat altered their historic character. The former RAF and USAF base at Upper Heyford, which sits in the centre of the NP area, is the only more “urban” site, although even here the majority of the land remains open and green (see further comments regarding the development at Heyford Park in 1.7 below)

## **1.5 NATURAL ENVIRONMENT**

- 1.5.1 The Mid-Cherwell Neighbourhood Plan area is part of a wider smoothly rolling landscape that is bisected by the Cherwell Valley on a north-south axis. The land generally falls gently from north to south across the area, with a high point of 155m above ordnance datum (AOD) in the north-west of the area, and a low point of approximately 69m AOD at the base of the Cherwell Valley in the far south of the area. The Cherwell Valley is a reasonably narrow valley that creates a sense of enclosure from its base, and the narrow width of the valley creates a sense of intimacy between the two valley sides. The valley is a more prominent feature in the north of the area, where its sides are more pronounced, rising steeply by approximately 70m from the base to the west, and by approximately 50m from the base to the east. In the south of the area the sides of the valley rise more gently. The primary watercourse through the area is the River Cherwell, which flows from north to south through the area within the Cherwell Valley. The Oxford Canal runs generally adjacent to the River Cherwell also on a north to south axis. At the western and southern ends of the Plan area, mineral extraction – principally sand and gravel – is an active industry, contributing significantly to heavy goods vehicle movements across the NP area.



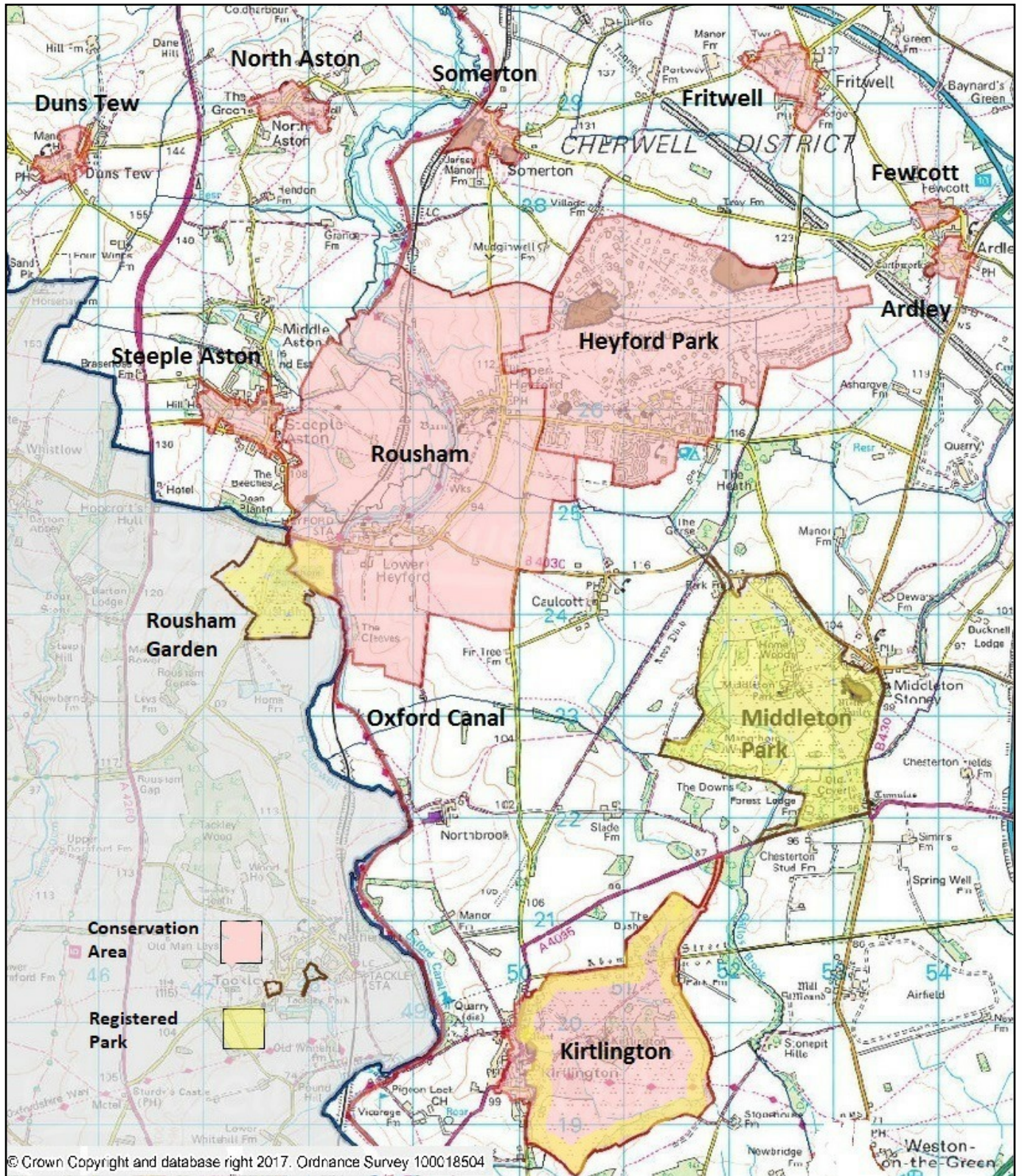


FIGURE 3: CONSERVATION AREAS AND REGISTERED PARKS IN THE MCNP AREA



1.5.2 The area is a rural landscape criss-crossed by public rights of way that promote access to the countryside and create usable natural green spaces out of landscape features such as the Cherwell Valley. There are limited areas of woodland, with the majority of the area comprising open farmed countryside. Large parts of the area are remnant historic parklands associated with the many manor houses in the area, however these areas are either not entirely publicly accessible or have restricted access to paying visitors. Many of the villages within the area include small village greens at their centre, or other small-scale green spaces that whilst not for public use, still form a key part of the identity and character of the village. There are typically playing fields at each of the villages located close to a village hall to serve the communities for a wide variety of local events beyond just play. A number of the villages also include other community green spaces such as allotments.<sup>1</sup>

1.5.3 The MCNP area does not contain any European sites for nature conservation, but there are three listed Gardens (Middleton Park, Kirtlington Park and a part of Rousham Garden). The NP area also contains five Sites of Special Scientific Interest (SSSI) - two at Ardley and one each near Duns Tew, Somerton and Kirtlington (see [www.http://magic.defra.gov.uk/MagicMap.aspx](http://magic.defra.gov.uk/MagicMap.aspx)). Also contained within or partly within the NP area are four Conservation Target Areas and a number of Local Wildlife Sites. The locations are shown on Wild Oxfordshire's website: [www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/](http://www.wildoxfordshire.org.uk/biodiversity/conservation-target-areas/) and on TVERC's website: [www.tverc.org/cms/LWSLivingLists](http://www.tverc.org/cms/LWSLivingLists)

## 1.6 BUILT HERITAGE

1.6.1 The villages themselves reflect the mainly traditional character of their agricultural origins in medieval times, with later additions from subsequent periods. All the villages except for Middle Aston and Middleton Stoney have Conservation Areas, and across the eleven parishes there is a total of 239 listed buildings; in addition, the Oxford Canal Conservation Area runs through the heart of the Neighbourhood Area. There are two important country house estates – Middleton Park and Kirtlington Park, each having protection as Registered Parks, and forming part of Conservation Areas. Although outside the designated MCNP area, another important house and garden at Rousham exerts an influence on the area in terms of protected views. It is of national importance, having been landscaped by William Kent in the early C18th and surviving relatively untouched.

1.6.2 The former RAF Upper Heyford is also designated in its own right as a Conservation Area, and is regarded as an important survival of Cold War heritage, containing both Listed Buildings and Scheduled Monuments. The site straddles part of three of the parishes - Upper Heyford, Somerton and Ardley with Fewcott. There are no major archaeological sites within the neighbourhood, although a total of 173 finds are registered in the Historic Environment Record. Amongst these are Portway and Aves Ditch which are important ancient routes that survive in some form.

1.6.3 A map showing all eleven Conservation Areas and the listed Park is at Fig 3 below. A schedule of all the listed buildings and structures is shown in Appendix G. Conservation Area appraisals are available on CDC's website <http://www.cherwell.gov.uk/index.cfm?articleid=1672>.

1 Information mainly from AECOM Heritage and Character Assessment April 2017

## **1.7 RAF UPPER HEYFORD, LOCAL PLAN STRATEGY AND MAJOR DEVELOPMENT**

- 1.7.1 The former RAF Upper Heyford has had a major impact on the character and development of the neighbourhood. The base was in almost continuous use from 1918 through to 1994. Operated by the United States Air Force from 1950, it grew to be the largest NATO fighter base in Europe. At its peak the base hosted 14,000 people, of whom 4,000 lived on site - mainly airmen and their families, together with 1,000 MOD and contractor employees.
- 1.7.2 Many servicemen and women were housed in the nearby communities and their presence was a big factor in securing the viability of surrounding villages. Demand for housing ensured maintenance and some expansion of residential dwellings in the area and local schools benefited from the inclusion of service children. Indeed, many people from the locality were employed at the base which thus became a significant contributor to the economy of the neighbourhood through salaries, house rentals, use of pubs and shops and schools. Local residents were made welcome as guests on the base as well, resulting in many lasting transatlantic friendships and marriages. Following the closure of RAF Upper Heyford in 1994 the neighbourhood returned to its quieter, agricultural tradition.
- 1.7.3 The Cherwell Local Plan Part 1 designates Heyford Park as a strategic site for development and employment. It is the only such site so designated outside the essentially urban areas of Banbury, Bicester and Kidlington.
- 1.7.4 Two planning decisions which pre-date the Local Plan initiated the comprehensive redevelopment of the former military base:
- 1.7.5 An outline planning permission (08/00716/OUT) for the formation of a new settlement of 1,075 dwellings (314 of which already exist on the site) with associated works and facilities including employment uses, community uses, a school, playing fields and other physical and social infrastructure. The scheme was allowed at appeal (APP/C3105/A/08/2080594) dated 11 January 2010.
- 1.7.6 A subsequent outline planning consent (10/01642/OUT) concerned only with that part of the base referred to as the 'New Settlement Area'. This permission provided for an amended new settlement of 1,075 dwellings including facilities as above. Planning permission was granted by Cherwell District council on 22 December 2011.
- 1.7.7 In addition, Conservation Area Consents were applied for and approved for the demolition/partial demolition of specific buildings across the site.
- 1.7.8 Local Plan Policy Villages 5 now provides for a further 1,600 dwellings including primary and secondary schools, community, recreational facilities, and employment uses to provide for up to a further 1,500 jobs. The new housing, employment opportunities, facilities and services will play a major role of provision within the NP area (for which a planning application 18/00825/HYBRID was submitted in May 2018).



## 1.8 POPULATION (2011 CENSUS FIGURES)

- 1.8.1 The population of the designated Area is 7,065, an increase from 2001 of over 7%. The NP area density of 0.85 persons per hectare is about one third of the figure of 2.4 for Cherwell District (data provided by Pegasus Planning Group), and represents about 5% of the population of the District.
- 1.8.2 The eleven parishes each have an average population of about 700. Only Upper Heyford parish has over 1,000 residents (and growing, on account of Heyford Park). The second largest parish is Kirtlington with 988 residents, and the smallest is Middle Aston with 110 residents. Table 1 below shows 2011 census populations for each parish.

Parish	Population
Ardley with Fewcott	751
Duns Tew	478
Fritwell	736
Kirtlington	988
Lower Heyford	492
Middle Aston	110
Middleton Stoney	331
North Aston	212
Somerton	305
Steeple Aston	947
Upper Heyford (incl. Heyford Park)	1,295

TABLE 1: POPULATION BY PARISH (2011 CENSUS)

- 1.8.3 The average age of the total population is 40.6, compared to the Cherwell average of 38.9.
- 1.8.4 Fig. 4 below shows the largest age group in Mid-Cherwell is ages 45-64, at 30%. This is much higher than the figures for Cherwell (26%) and England (25.4%). The proportion of all age groups between 16 and 44 is lower than both the Cherwell and England averages. The proportion of people aged 65-84 is higher in Mid-Cherwell (15%) than in Cherwell (13%) or England (14.1%). The proportion of people aged 85 and over in Mid-Cherwell (2%) is slightly below the local and national averages. Around 950 people in the neighbourhood (about 14%) are retired.

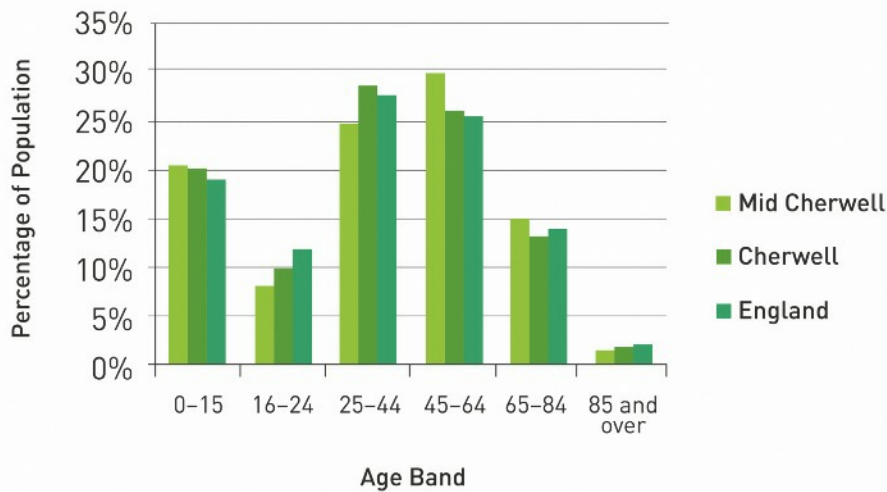


FIGURE 4 POPULATION BY AGE GROUP (SOURCE: AECOM HNA REPORT)

1.8.5 Table 2 below shows the rate of change of the population by age band. It shows that the proportion of people in the 65-84 age group has undergone a considerable increase in Mid-Cherwell between 2001 and 2011, especially compared to the local and national trends. The increase in the 45-64 age group is less than the local authority increase but greater than the national increase. There has been a large decrease in the 25-44 age group, greater than the decrease locally and at odds with the national increase, although there has been an increase in the 0-15 age group greater than the local and national trends. The increases in the 16-24 age group and the 85 and over age groups are smaller than the local and national increases.

Age group	Mid-Cherwell	Cherwell	England
0-15	6.3%	2.5%	1.2%
16-24	8.1%	9.5%	17.2%
25-44	-15.4%	-5.6%	1.4%
45-64	16.3%	17.0%	15.2%
65-84	23.6%	17.5%	9.1%
85 and over	15.1%	24.1%	23.7%

TABLE 2 RATE OF CHANGE OF POPULATION (SOURCE: AECOM HNA REPORT)

## 1.9 THE COMMUNITY (2011 CENSUS FIGURES)

- 1.9.1 74% of the population are employed or seeking employment; 56% of these are in full-time and 18% in part-time employment; 21% are self-employed; 3% are students and 2% are unemployed.
- 1.9.2 Historically, the community has its roots in farming and there are still over 30 active farms in our neighbourhood area, but today just 3% of residents work in the agricultural sector. The rest can be categorized as follows: 14% work in the retail sector and 13% in education; 10% are in health or social work, 9% in professional, technical and scientific work, and another 9% in manufacturing; 8% each in construction and public administration; and finally, 5% in information and communication.
- 1.9.3 As the new community at Heyford Park grows, the demographics of the NP area are probably changing, although there is no definitive data at present. Integration of new residents into established villages is relatively easy, while for greater numbers of “incomers” to large-scale new developments there are more challenges. However, the early provision of a new school at Heyford Park has already had a beneficial impact on this, and other planned amenities such as shops and restaurants will also serve a wider area and have a similar beneficial effect on community integration.
- 1.9.4 58% of households have two or more cars or vans; only 6% have no car. 71% of travel to work journeys are by private car or van; only 7% travel to work by public transport; 17% work mainly from home. Of those who travel to work, 9% work in the Neighbourhood area, while 35% work elsewhere in Cherwell and 20% in Oxford. 9% travel to London.

## 1.10 COMMUNITY FACILITIES

- 1.10.1 The neighbourhood currently has:
- 4 schools (one of which is a newly-opened all through Free school) and a pre-school
  - 16 meeting places – principally village halls and community centres.
  - 4 village greens, a market square, a further 30 recreational spaces, and 4 allotments
  - Play facilities for younger children in all villages except North and Middle Aston
  - A dearth of facilities for older children
  - 7 pubs; 4 hotels; various B&Bs
  - 12 places of worship
  - 10 cemeteries, many full
  - No GP surgeries, dentists or other health facilities
- 1.10.2 There are a number of annual festivities held in the neighbourhood, some of which regularly attract people from well outside the area. Among these are:
- The two Annual Shows of the Steeple Aston and Middle Aston Horticultural Society
  - Annual church or village fetes of most of the villages in the Neighbourhood Area
  - Annual Whit Races in Steeple Aston
  - Annual “Lamb Ale” feast, fair and Morris Dancing weekend at Kirtlington
  - Open Gardens in several villages during the summer
- 1.10.3 At the eastern end of the NP area is a regional facility for Waste management - the recently-opened Ardley energy recovery facility and an associated landfill site.
- 1.10.4 The above summary draws on a Social Infrastructure Survey assembled by a Forum working group, and is available to view (see Appendix L: Evidence Base).

## 1.11 HOUSING

1.11.1 Data from the 2011 Census, and from Cherwell District Council's published data, for the 11 parishes reveals the following:

- Dwellings: there were 2,992 in 2015
- Dwelling type: 43% of homes are detached, 39% are semi-detached and 12% are terraced. Only 4% of homes are flats (2011)
- Household size: 39% of households are 2-person, and 22% are single-person (2011)
- Tenure: 67% of homes are owned, and 32% are rented accommodation; ownership rises to 76% for the over 65s (2011)
- New homes: Between 2011 and March 2017, there were 64 new dwellings constructed in the villages, with permission granted for a further 24; in addition, 340 new dwellings were constructed at Heyford Park, with permission granted for a further 481. It is expected that Heyford Park will continue to grow at a rate of about 150 dwellings per annum, up to the projected total of 2,361 in 2031.
- Rate of increase: the total of permissions for construction of dwellings in the period 2011-2015 was for 841 dwellings - an increase of an average of 8% per annum in the number of dwellings in the neighbourhood.
- Waiting list: CDC's housing waiting list had 85 households in need of affordable housing (a snapshot as at February 2017), of which 72 households were in Heyford Park. Across the neighbourhood, 42 of those on the list wanted a one-bedroom dwelling, 23 wanted a two-bed dwelling, 13 wanted a three-bedroom dwelling, and only 7 wanted a four-bedroom dwelling.

1.11.2 In order to establish evidence of housing need in the Mid-Cherwell area, MCNP commissioned AECOM to undertake research and produce a report (at Appendix E). The report was completed in July 2016, and was submitted for comments to Cherwell District Council. While the findings were broadly accepted, concern was expressed that AECOM had drawn on evidence from the superseded Cherwell SHMA as well as the current Oxfordshire assessment. Whilst this is so, none of the policies in this neighbourhood plan depend on such evidence, and AECOM's report has not been amended. The main findings can be summarized as follows:

- *To meet the needs of the existing community, the MCNP area should have an average of 20 new dwellings per annum in the Plan period to 2031, excluding completions at Heyford Park.*
- *75 of these units over the Plan period should be Affordable housing; there will be an increasing need for Affordable housing in the Plan period.*
- *Housing mix for Affordable housing should reflect the housing waiting list data provided by CDC. [This was updated in February 2017 and indicates demand for 48% 1-bed dwellings, 27% 2-bed, 15% 3-bed and 8% with 4 or more beds]. However, the mix should be flexible to respond to changes in the need, especially if Heyford Park meets much of the affordability need towards the end of the Plan period.*
- *Market housing - Oxfordshire SHMA indicates a need in Cherwell for 6% 1-bed, 23% 2-bed, 46% 3-bed, and 25% 4 or more beds. The AECOM report recommends around 50% to be 3-bed and 25% to be 1 and 2 beds. Also that 5+ beds should be discouraged due to recent oversupply.*
- *There should be the strongest possible support for bungalows due to demand and under-supply. Although they exist at Heyford Park (and may be refurbished), Category A villages (see 1.3.10) could benefit from new bungalows too.*

- *Oxfordshire SHMA forecasts 92.5% increase in those with mobility problems.*
- *Any new 2-bed dwellings in the villages should be targeted at over 65s looking to live independently, as either bungalows or small houses.*
- *The Local Plan requires sites of 400+ dwellings to include 45 extra-care homes, and Local Plan Policy Villages 5 refers to a requirement for extra-care dwellings at Heyford Park because it will have suitable support facilities.*
- *We should conduct research into how many young people would form households if housing below market value were available in their home villages. This should also attempt to establish the demand for renting, Affordable housing, or market housing.*
- *Dwelling growth in Mid-Cherwell between 2001 and 2011 was 167 dwellings - around 17pa. If projected forward to 2031, a further 334 dwellings would be built.*
- *The Local Plan target for Cat A villages of 750 dwellings produces on a pro rata basis (based on 2011 census population), a need for 48 of these to be in the three cat A villages in the MCNP area. The other MCNP villages have a plan target of 0. (NOTE: The target of 750 has been revised downwards as a result of actual completions since the report was prepared.)*

1.11.3 Heyford Park is expected to reach a resident population of 8,068 by the end of 2031 (an estimate provided by the Dorchester Group in April 2017 using average occupancy per dwelling type using OCC ratios) when the current agreed development of the site by the Dorchester Group with 2361 new dwellings will be completed. A new extra care housing development of 45 one / two-bedroomed apartments with communal facilities is planned for Heyford Park.

## **1.12 COMMUNITY ENGAGEMENT**

- 1.12.1 A full record of all community engagement activities conducted during the preparation of this Neighbourhood Plan can be found in the separate Consultation Statement. Community engagement has been extensive and has informed policy throughout. Details of how each stage was conducted and how the draft Plan has been amended in response to points made is to be found in the Statement.
- 1.12.2 It is worth noting that several of the participating parishes have in recent years produced their own Parish Plans - for example those produced for Fritwell in 2008, Steeple Aston and Duns Tew in 2010, and in 2011 Kirtlington and Lower Heyford. Parish Plans had no statutory force and ranged across a wide spectrum of issues, many of them unrelated to land use and planning policy. Nevertheless, they have helped to inform and guide the thinking of parish councillors involved in the MCNP Forum; the local engagement process undertaken by the Forum in 2016/7 has often reflected long-standing issues in the community.



PHOTOS SHOWING CHARACTER OF NEIGHBOURHOOD, AND COMMUNITY







# 2 OUR VISION FOR MID-CHERWELL

## 2.1 ANALYSIS OF ISSUES

The drafting of a Vision statement started with an analysis of the strengths of the neighbourhood, its weaknesses, opportunities and threats as perceived by the eight members of the MCNP Executive and set out in the table below. A vision statement was then drawn from the issues mentioned most often by the members.

<p style="text-align: center;"><b>STRENGTHS</b></p> <ul style="list-style-type: none"><li>• Attractive rural community</li><li>• Conservation areas in most of the villages</li><li>• Network of footpaths connecting various parts of the neighbourhood</li><li>• Strong social and recreational life within the neighbourhood</li><li>• Significant investment in infrastructure due to Heyford Park development (eg HP Free School)</li></ul>	<p style="text-align: center;"><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"><li>• Recognition that, after initial concerns, development of Heyford Park is now inevitable but can be guided in such a way to greater benefit the wider community</li><li>• Strong community buy-in to developments if they are seen to benefit the Parish significantly</li><li>• Achievable measures for improving Parish cohesion and improvements to amenities</li><li>• To provide residents with the opportunity to meet their housing needs within the neighbourhood</li></ul>
<p style="text-align: center;"><b>WEAKNESSES</b></p> <ul style="list-style-type: none"><li>• Inadequate public transport</li><li>• Lack of suitable recreational facilities in some of the villages</li><li>• Parking problems in villages</li><li>• Mismatch of housing mix provided by developers with that actually needed by the local community</li></ul>	<p style="text-align: center;"><b>THREATS</b></p> <ul style="list-style-type: none"><li>• Traffic volumes are increasing and may be exacerbated by new development</li><li>• Large-scale development may significantly damage the character and sustainability of the neighbourhood</li><li>• Popularity of the Free School at secondary level may affect intake to other local primary schools, as well as the possibility that school places will not match population growth.</li><li>• Demands for new housing for the Oxford's unmet needs will dominate the agenda and adversely influence the Local Plan</li></ul>

TABLE 3 - SWOT ANALYSIS FOR MID-CHERWELL

### OUR VISION STATEMENT:



In 2031 our Neighbourhood will still comprise vibrant, individual villages connected by unspoiled countryside, and our community will feel that its wishes have been heard and its rural way of life maintained; small-scale affordable housing will have been sensitively added, heritage and conservation respected, and road traffic mitigated; public transport will be well-used; the major new community at Heyford Park will have been successfully integrated into the neighbourhood, and a combination of central and local amenities will better provide for our community's needs.





## 2.2 THE PLAN OBJECTIVES

2.2.4 As stated in 1.2.6, engagement with the local community commenced in January 2016 with a series of meetings across the neighbourhood. The detailed process used is described in the Consultation Statement. The outcome was a set of prioritised objectives for the Plan, which were then published on the MCNP website, as follows:

### TRAFFIC AND TRANSPORT

- T1** To work with OCC, TVP and other bodies to develop strategies to protect against rising traffic volumes and the impact of increased development on the capacity of the rural road network serving the neighbourhood. This includes concerns about speeding, safety, and the impact of heavy goods vehicles.
- T2** To secure the future of bus services linking the neighbourhood's villages with each other and with Bicester; to influence train operators to improve currently inadequate services, especially as the local population rises and the need for travel to Oxford and elsewhere increases.

### DEVELOPMENT

- D1** To strongly encourage the use of brownfield sites.
- D2** To resist the loss over time of the all-important countryside between villages, and to avoid the Mid-Cherwell area eventually becoming a suburb of Bicester.
- D3** To reinforce the sense of rurality that defines the neighbourhood, to protect against creeping urbanisation, and to maintain the character of the villages and the protection offered by their Conservation Areas.
- D4** To identify how much, if any, new development might be successfully located in or around the villages; to specify where any such development should occur, what form it should take, and to ensure that any new development enhances our communities.

### AMENITIES

- A1** To identify and secure supporting facilities that can be improved or provided in the area, and in particular at Heyford Park, accessible to the wider Mid-Cherwell community. These should include additional leisure, recreation and sports facilities, as well as improved access to GP services and new cemetery provision.

### HOUSING

- H1** In the case of the three villages identified by CDC as Category A (Steeple Aston, Fritwell and Kirtlington), to ensure that any new housing required also identifies the mix of the proposed homes, the density of development sites, the form of development and the quality of design.
- H2** To ensure that affordable housing is provided within any local developments that meets the needs in particular of the local community, especially young people and older residents.

### TECHNICAL INFRASTRUCTURE

- TC1** To raise concerns about technical infrastructure with the various service providers.

NOTE: Objective D1 was amended at Examination stage.

## 2.3 HOW DOES THE PLAN DELIVER?

- 2.3.1 The Neighbourhood Plan aims to deliver the objectives through two main routes. First, through implementation of our **PLANNING POLICIES** (which follow in Section 3). These are essentially development management policies which will be applied by Cherwell District Council to all applications for planning permission affecting our Neighbourhood area after the date on which this Plan is operative. The wording of these Planning policies will have been subject to considerable scrutiny before the Plan comes into force, because they have to be in general conformity with strategic national and local policies, and be both reasonable and workable. Clearly, the application of such policies will not deliver the desired outcomes overnight: there will be a cumulative effect, and we cannot control the rate at which this occurs as it is entirely dependent on the number and scale of applications that are submitted by others.
- 2.3.2 However, there is a second and more pro-active way in which our Neighbourhood Plan can try to deliver the desired outcomes. Section 5 contains our **COMMUNITY ACTION PLAN (CAP)**, where the aspirations of the community can be addressed through proposals for action by our parish councils and other bodies. These proposals, while lacking statutory force, are not so dependent on market forces for delivery, and are therefore just as important as the planning policies as vehicles for providing solutions.
- 2.3.3 As an example, one of our objectives is “to ensure that affordable housing is provided within any local developments that meets the needs in particular of the local community, especially young people and older residents.” Our planning policy PH3 aims to address this by making provision for affordable housing schemes on any rural exception sites that may come forward. However, in addition, the CAP contains a proposal that our parish councils should establish a Community Land Trust to initiate and deliver such schemes. This two-pronged approach - supporting schemes if and when they occur, while at the same time taking proactive steps to create such Schemes - is a characteristic of this Neighbourhood Plan.
- 2.3.4 There are a small number of cases where it has not been possible, after taking expert advice, and following the Independent Examination, to translate an agreed Objective into a Planning Policy. Some of the aspirations are not planning matters - for example Objectives TC1 on Technical Infrastructure and T1 on Traffic and Transport. Instead they have been addressed in the CAP. Others may be contrary to national planning policy - for example Objective D1 to develop brownfield land before greenfield (amended at Examination stage). These examples reflect the limitations of the Neighbourhood Plan process.
- 2.3.5 It is also the case that the extensive process of community engagement resulted in the addition of a few new policies that are not rooted in the early Objectives. As a result of the Healthcheck in April 2017, a number of policies were omitted as unworkable, leaving their Objectives to be addressed only through the Community Action Plan.



# 3 POLICIES

## 3.0 APPROACH

- 3.0.1 This section details those policies which specifically relate to development and the use of land. These are the policies of the Neighbourhood Development Plan which will be examined formally and referred to in the referendum. Plan policies are prefixed with the letter P.
- 3.0.2 The policies are grouped into four topics - Development, Housing, Transport and Community Infrastructure. Each topic has an initial overview, which starts with the Plan Objectives that were derived from the initial public engagement meetings in February 2016, and subsequently tested in June 2016 at meetings, events and by questionnaire. Between 94% and 99% of respondents supported these objectives. However, as has already been noted, a few of the policies that were developed to support these objectives did not ultimately succeed in meeting all the requirements of good planning policy. The MCNP Forum remains committed to the objectives, which remain as they were, but there are some which are not translated into policies.
- 3.0.3 The initial overview is followed by the individual Policies. Each policy is followed by a rationale which explains the intent, and provides justification by reference to the National Planning Policy Framework and by demonstrating general conformity with the CDC Local Plan.
- 3.0.4 In considering whether a particular Neighbourhood Plan policy applies to a planning application, it should be noted that the application may also be subject to other policies in the Neighbourhood Plan: this statement is made here once and for all rather than being repeated in each policy (eg "See also policy xx").
- 3.0.5 Some detailed aspects of policies and supporting evidence for them are set out in a separate document of Appendices which are an integral part of the Plan. Appendix L is the Evidence Base, a record of data and documents that underpin the policies.

## 3.1 LIST OF POLICIES

PD1: DEVELOPMENT AT CATEGORY A VILLAGES

PD2: DEVELOPMENT AT CATEGORY B VILLAGES

PD3: DEVELOPMENT ADJACENT TO HEYFORD PARK

PD4: PROTECTION OF IMPORTANT VIEWS AND VISTAS

PD5: BUILDING AND SITE DESIGN

PD6: CONTROL OF LIGHT POLLUTION

PD7: DESIGNATION OF LOCAL GREEN SPACES

PH1: OPEN MARKET HOUSING SCHEMES

PH2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES

PH3: ADAPTABLE HOUSING

PH4: EXTRA-CARE HOUSING

PH5: PARKING AND GARAGING PROVISION

PH6: PARKING FACILITIES FOR EXISTING DWELLINGS

*continued on next page*

PC1: LOCAL EMPLOYMENT

PC2: HEALTH FACILITY

PC3: NEW CEMETERY

## 3.2 DEVELOPMENT POLICIES

### Objectives

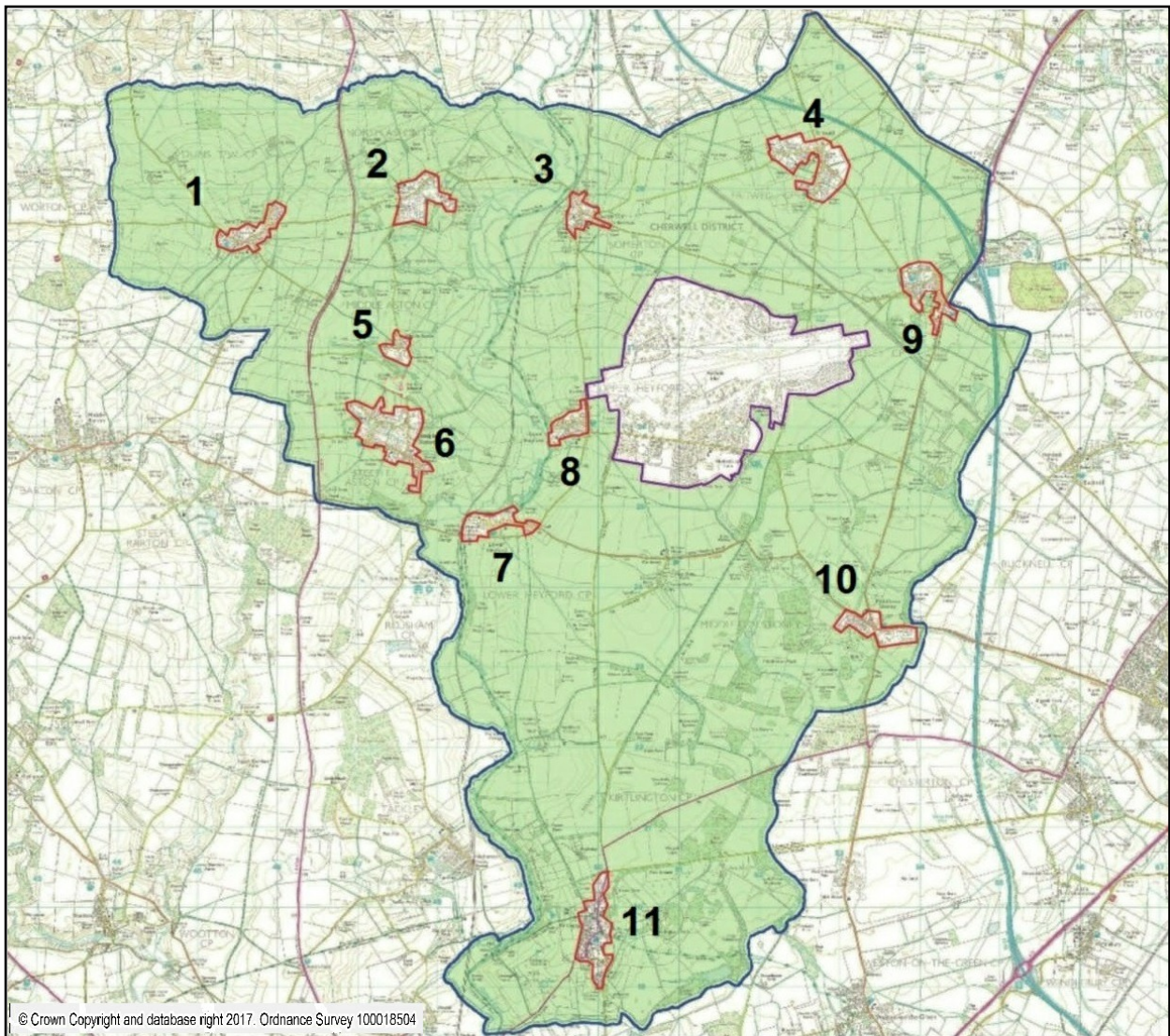
- D1** To strongly encourage the use of brownfield sites.
- D2** To resist the loss over time of the all-important countryside between villages, and to avoid the Mid-Cherwell area eventually becoming a suburb of Bicester.
- D3** To reinforce the sense of rurality that defines the neighbourhood, to protect against creeping urbanisation, and to maintain the character of the villages and the protection offered by their Conservation Areas.
- D4** To identify how much, if any, new development might be successfully located in or around the villages; to specify where any such development should occur, what form it should take, and to ensure that any new development enhances and does not damage our communities.

3.2.1 The Mid-Cherwell Neighbourhood Plan supports sustainable development. The existence within the designated area of a large and growing residential development at Heyford Park, which may ultimately reach a total of 2,675 dwellings, as set out in the adopted Cherwell Local Plan policy Villages 5<sup>1</sup>, is accepted and supported by the Neighbourhood Plan Forum. In addition, Local Plan policy Villages 2<sup>2</sup> require that the Category A villages accept an appropriate share of the 750 dwellings allocated to such villages across Cherwell District. This is also fully accepted, although substantial progress has already been made towards reaching that target. The Neighbourhood Plan aims to make its proper contribution to meeting housing need nationally, while providing protection to the essential character of the neighbourhood. This is in full accordance with the National Planning Policy Framework (NPPF)<sup>3</sup> and national Planning Practice Guidance (PPG)<sup>4</sup>. It is on that basis that the following policies - encouraging some types of development and restricting others, and promoting and protecting local green spaces - are proposed.

3.2.2 In accordance with Local Plan Policy Villages 1, only residential development comprising infilling and conversions will be supported in Category C villages: Ardley with Fewcott, Duns Tew, Middleton Stoney, North Aston, Somerton and Upper Heyford. These six villages have been designated by Cherwell District Council as capable of supporting only conversions and infilling because of their relative lack of community infrastructure. It is considered that no settlement area for these six villages is required, as Local Plan policy Villages 1 does not require Cat C villages to take minor development schemes, and therefore any definition of an area within or without which such development might take place would be without purpose.

1 p.254 of Adopted Local Plan  
2 p.246 of Adopted Local Plan  
3 Para 184 of NPPF  
4 Para 40 of ID-41-040-20160211

3.2.3 One of the core elements of the strategy in the Neighbourhood Plan is to maintain the rurality of the countryside and to do this by ensuring there is only minimal and sustainable development outside of settlement areas, and to avoid the coalescence of one village with another. It is considered that paragraphs C.242, C.243 and C.247 of CDC Local Plan (Part 1), and policies ESD13, BSC2 and saved policy C15 provide good protection for the countryside between settlements in the Neighbourhood Plan area, such that no additional policy specifically for Category C villages is required. Equally, a policy for managing development in the “open countryside” has been removed from the current version of the Plan on the grounds that it duplicated the provisions of Policy ESD13 of the adopted CDC Local Plan, and was therefore deemed unnecessary. However, Policy PD3 is retained as it refers to specific locations affected by development at Heyford Park.



- |   |                        |                              |
|---|------------------------|------------------------------|
|  Settlements (indicative)    | <b>1</b> Duns Tew      | <b>7</b> Lower Heyford       |
|  Open countryside            | <b>2</b> North Aston   | <b>8</b> Upper Heyford       |
|  Heyford Park strategic site | <b>3</b> Somerton      | <b>9</b> Ardley with Fewcott |
|  MCNP designated area        | <b>4</b> Fritwell      | <b>10</b> Middleton Stoney   |
|   | <b>5</b> Middle Aston  | <b>11</b> Kirtlington        |
|   | <b>6</b> Steeple Aston |                              |

FIG.5 THE MCNP AREA AND ITS PRINCIPAL SETTLEMENTS

### **POLICY PD1: DEVELOPMENT AT CATEGORY A VILLAGES**

Residential development proposals at Fritwell, Kirtlington and Steeple Aston in the form of infilling, conversions and minor development will be supported in principle within the settlement areas established and defined in Policy Map Figs. 9, 10 and 11 respectively.

Any residential development proposal which is outside the settlement areas of these three villages must have particular regard to all the following criteria:

- a) The site should be immediately adjacent to the settlement area
- b) The site should not be the best and most versatile agricultural land and the use of previously developed land is particularly likely to be acceptable.
- c) The development should conserve and, where possible, enhance the landscape.
- d) The development should conserve and, where possible, enhance the special interest, character and appearance of the conservation areas and the significance of other heritage assets (see Appendix K: Heritage and Character Assessment).
- e) The development should not give rise to coalescence with any other nearby settlement. This particularly applies to Steeple Aston and Middle Aston.

The total indicative number of additional dwellings permitted during the Plan period either within the settlement areas of these villages, or adjacent to them, shall be approximately 25 for Fritwell, 17 for Kirtlington, and 20 for Steeple Aston (as detailed on p.29).

#### **Rationale for Category A villages policy**

- 3.2.4 The purpose of defining settlement boundaries for these villages is to assist Cherwell District Council in the application of its Local Plan Policy Villages 1 (PV1), which refers to “residential development within the built-up limits of villages.” The settlement areas designated in this Neighbourhood Plan are intended to clarify the precise extent of the built-up limits of the villages in the NP area where PV1 is most likely to apply.
- 3.2.5 The areas defined are intended to have an in-principle presumption in favour of sustainable development within the settlement area, and a presumption which favours constraint against development outside it.



3.2.6 The Local Plan Part 2 - Development Management and Sites: Issues Paper states:

5.91 *“Some local authorities identify settlement boundaries for their villages, beyond which development would not normally be permitted. Cherwell District has not followed this approach in the past as it can lead to pressure for development within the boundary on land which is not appropriate, for example areas of open space. However, the definition of settlement boundaries can provide greater certainty as to the extent of the built-up area. This may become more important in the light of the government’s proposed changes to the NPPF (December 2015) which include a “presumption in favour” of development on small sites, provided they are within existing settlement boundaries.”*

3.2.7 Clearly, the amount and type of development in Mid-Cherwell should be carefully controlled to respect the largely rural character and setting of the villages and their natural environment. In the face of development pressures, the potential loss of rurality is a major concern, especially where the space between villages is concerned. The Neighbourhood Plan Forum takes the view that the balance of advantage favours defining settlement boundaries for the five Category A and B villages where minor development may occur. This policy of definition is compliant with Local Plan Part 1 in that it would provide the basis for applying Policy Villages 1, i.e. the area ‘within’ which the infilling, conversions and minor development would be acceptable in principle, subject to other Local Plan and Neighbourhood Plan policies.

3.2.8 The Forum has considered the option of not defining settlement boundaries for these villages, instead leaving decisions about development “within the built-up limits” of villages to the District Council. However, the parish councils concerned have taken the view that their local knowledge about land use and buildings in the villages is best used to give effect to Policy Villages 1, in determining such applications.

3.2.9 The adopted Local Plan para. C254 refers to the provision of “small-scale development” within village categories A & B “typically but not exclusively for less than 10 dwellings” Neighbourhood Plan Policies PD1 and PD2 refer to “minor development,” which is understood to have the same meaning.

3.2.10 Local Plan Policy Villages 2 provides for a further 750 dwellings ‘at’ category A villages across the Cherwell District, whereby ‘at’ is understood to mean both sites adjacent to the built-up limits of a village and also larger sites within a village. Of the 750 dwellings district-wide target, a large percentage has subsequently (since the baseline of 31/04/2014) been permitted or subject to a resolution to permit development. At the time of writing (February 2018) additional sites are being sought to deliver the residual amount of circa 86 dwellings (CDC Annual Monitoring Report 2017). The Forum has been advised by CDC that Local Plan Part 2 will allocate these on a site-by-site basis, and will not be based on proportioning out the remainder across the category A villages.



- 3.2.11 However, the Housing Needs Assessment commissioned from AECOM (see 1.11.2) did use a pro-rata methodology based on population, and arrived at a total figure of 48 dwellings for the three Category A villages in the MCNP area<sup>5</sup>. When sites are put forward they will be considered by CDC with regard to the ability of the category A village to sustain the scale of development, the site's availability and deliverability, and landscape and transport (amongst other) constraints. CDC have said that they will be mindful of those villages that have already made a contribution to meeting the 750 dwelling target. Mid-Cherwell Neighbourhood Plan Forum and the parish councils concerned expect to engage constructively with Cherwell District Council when allocation of sites is being considered (expected to be in 2018).
- 3.2.12 The sustainability of the category A villages in the neighbourhood can be a fragile matter, and it can change almost overnight. Shops and pubs have closed in recent years, and one village school is currently under capacity, while the popularity of another village school greatly increases "school run" traffic through several villages at peak times. A village which is sustainable at its current population level could lose its sustainability for the future as a result of excessive population growth, whereas another village may need population growth to achieve the sustainability of its facilities.
- 3.2.13 Although there has been steady growth in all three villages during the period 2001-2011 (at rates of between 6% and 11% - 2011 census figures), the levels of sustainability in each village at the time of writing this Plan are significantly different from each other. Our policy on the appropriate level of sustainable residential development is therefore one that looks at the neighbourhood as a whole, balancing the encouragement of growth in some areas with less growth in others, an approach which conforms with that of the adopted Local Plan. The settlement areas for the three Category A villages have been re-examined and revised following the pre-submission consultation, and are explained in more detail in the box on p.29. More detail about the general criteria used for MCNP's settlement areas can be found in Appendix C.
- 3.2.14 The effect of policy PD1 is that the Category A villages could contribute a total of about 62 additional dwellings during the Plan period, contributing significantly to the approximately 86 still required across the District, and exceeding the assessment of 48 dwellings required on a pro-rata basis. It is considered that the use of the word "indicative" allows flexibility in permitting windfall development within the settlement areas. This Plan therefore, while taking a positive approach to provision of housing and sustainable development, sets reasonable targets for the villages concerned to ensure their sustainability.

## **FRITWELL**

The settlement area was formally adopted at Fritwell Parish Council's meeting of 27th March 2017, and is shown in Fig.9. Here the school is under capacity by about 0.5 FE per annum; of the two pubs in the village, only one now remains and is currently closed. The parish council considers that about 25 new dwellings are needed to make existing facilities sustainable. There were 295 dwellings in the parish at 2011 Census, and 2 dwellings completed 2011-2015; there is an extant permission for a further 11 dwellings in the village, but there are uncertainties over its implementation. 25 new dwellings would represent an approximately 8 % increase in dwelling numbers. Fritwell developed from two manorial estates either side of open fields and the settlement area has been drawn to reflect this historic pattern; the open fields in the centre of the village are designated as an important Local Green Space FT1.

## **KIRTLINGTON**

The settlement of Kirtlington has a traditional, essentially linear, pattern, north-south. The settlement plan (see Fig 10), formally adopted by Kirtlington Parish Council on 11th October, 2016, is limited on the eastern side by the listed historic park (designed by Capability Brown), while on the western side a well-defined boundary to the contemporary built area approximates closely the old Woodstock Way (clearly visible on 18th and 19th century maps and referred to by the Cherwell District Council Conservation Officer in opposition to a planning application west of that line in early 2017). Kirtlington Parish Council is very keen to maintain these eastern and western boundaries. To the south, the boundary is the 30mph sign, as development south of that point could lead to coalescence with Bletchington. The settlement is unique in the neighbourhood area in having two registered village greens. Within Kirtlington's settlement plan, as drawn, sites do exist for small-site 'windfall' new dwellings within even moderate sized gardens, as shown by recent proposals.

Cherwell District Council stated (at an Appeal hearing in 2015 into refusal of developers' applications in Kirtlington) that the appropriate share of the remaining Category A village load for Kirtlington would be 17 new houses. The Parish Council considers that this is a reasonable requirement. There were 440 dwellings at 2011 Census, of which 369 are in the designated settlement area. 22 dwellings were completed in 2011-2015, so the current parish total is 462 dwellings. 17 new houses would be an approximately 5% increase on the settlement size, which the parish council considers would be sustainable.

The school at Kirtlington is at full capacity with no physical space to expand as the playground is already at minimum size for the number of pupils. OCC Education envisaged busing overflow to the school in the next village. Kirtlington's small shop is well-used and often has queues. The village hall is already booked every weekday evening and at most weekends.

## **STEEPLE ASTON**

An east-west stream runs in a valley through the settlement and gives it its particular character, with fairly steep hills and a green "heart" surrounded by dwellings and their gardens. The settlement has developed to the north-west and south-east of this rectangle in the twentieth century. The settlement area was formally adopted at Steeple Aston Parish Council's meeting of 16th January 2017 and is shown in Fig.11 .

The "green heart" is deliberately not included in the settlement area as it is the view of many local people consulted at engagement meetings, and of the Parish Council, that this important and historic feature of the village should be protected from development. This area of extended gardens and pasture land is unsuitable for nomination as a Local Green Space.

It is the view of the parish council that a reasonable limit, during the Plan period, is for growth to be permitted representing 5% of the number of dwellings in the village at the start of the Plan period (2018). There were 397 dwellings at 2011 Census and 21 dwellings were completed 2011-2017, making a current estimated total of 418 dwellings, of which 20 additional dwellings represent about 5%.

## **POLICY PD2: DEVELOPMENT AT CATEGORY B VILLAGES**

Residential development proposals at Lower Heyford and Middle Aston in the form of infilling, conversions and minor development will be supported in principle within the settlement areas established and defined in Policy Map Figs. 12 and 13 respectively.

The total indicative number of additional dwellings permitted during the Plan period within the settlement areas of Middle Aston and Lower Heyford (and being the aggregate of infilling and minor development), shall be 5 per village.

### **Rationale for Category B villages policy**

- 3.2.15 The two Category B villages, which are regarded as “satellites” of Steeple Aston, are Middle Aston and Lower Heyford. Local Plan policy Villages 1 applies equal status to Category B villages, in terms of housing development policy, to that for Category A villages. However, Local Plan policy Villages 2 (which allocates a number of new dwellings across all Category A villages) does not apply to Category B villages. The criteria used for MCNP’s settlement areas are set out in Appendix C, and more detail on the two Category B villages is given in the box below.
- 3.2.16 Nevertheless, these villages are prepared to play a role in meeting overall housing need, by allowing consideration of small-scale development within their settlement areas, contributing to provision of affordable housing in the area. This possibility is mentioned at para. C268 of the Local Plan.

### **LOWER HEYFORD**

The settlement area of approximately 115 dwellings was formally adopted at Lower Heyford Parish Council’s meeting of 15<sup>th</sup> September 2016. It is considered possible that minor growth of the order of 5% over the plan period could assist sustainability of the village.

### **MIDDLE ASTON**

The settlement area of Middle Aston currently comprises 50 dwellings. It is the view of the parish meeting that an increase of the order of 10% would be acceptable over the plan period. The settlement area was formally adopted at Middle Aston Parish Meeting’s annual meeting on 7<sup>th</sup> January 2017, and amended with support from a poll of residents held in June/July 2017.

### **POLICY PD3: DEVELOPMENT ADJACENT TO HEYFORD PARK**

A zone of non-coalescence, defined on Policy Map Fig. 18, on the western boundary of Heyford Park shall prevent coalescence of any development proposals at Heyford Park with the village of Upper Heyford.

Within the zone of non-coalescence, the land should remain predominantly in agricultural use, but it may also accommodate:

- Ecological mitigation and appropriate visual screening arising from development at Heyford Park
- Footpaths, cycle routes and bridleways

Any development which is proposed adjacent to the designated strategic area of Heyford Park (as defined by Local Plan policy Villages 5) should not give rise to coalescence with surrounding settlements, to ensure that their separate identity and character are maintained.

#### **Rationale for non-coalescence policy**

- 3.2.17 The Neighbourhood Plan gives in-principle support to development at the Heyford Park strategic site, as set out in Local Plan Policy Villages 5. There is however a natural concern from the communities of surrounding villages that they should keep their discrete character, separated from Heyford Park by a significant gap of open countryside. Saved policy C15 (CDC Local Plan 1996) also addresses this issue of potential coalescence, and makes specific reference to Upper Heyford Village. Precedents exist in Local Plans and in “made” Neighbourhood Plans for “green gaps”, “buffer zones” and “zones of non-coalescence”. In many cases these zones are more extensive than that proposed here.
- 3.2.18 Policy PD3 provides more specific local detail in support of this saved policy, with particular reference to the impact of the Heyford Park development on the nearby village of Upper Heyford to the west. The designated Zone for Upper Heyford village is in conformity with CDC’s saved policy C15, and provides local detail and clarity on the extent of land between Heyford Park and Upper Heyford village where potential coalescence could occur. The land identified does not include any of the Heyford Park strategic site; it is however within the Rousham Conservation Area (as shown in Fig.3 on p.10). The Zone is intended to include a minimum 20 metre buffer zone where necessary to protect Upper Heyford village from the visual intrusion of any development. This green buffer zone (including the reinstatement of the historic Portway footpath) has been agreed between the owners of Heyford Park and Upper Heyford Parish Council. Protection from coalescence here is further supported by designation in policy PD7 of adjacent land in this area as Local Green Space (sites UH4 and UH5).
- 3.2.19 The other settlements in parishes adjacent to the strategic development site of Heyford Park include the hamlet of Caulcott, and the villages and farms of Somerton and Ardley. Policy PD3 aims to ensure that the separate identity of each of these settlements is maintained in the event that consideration is being given for any development application that would extend the strategic site of Heyford Park. Adopted Local Plan policy ESD13 states that all development should respect and enhance local landscape character, and policy PD3 seeks to apply locally specific detail to that CDC policy.

3.2.20 The aspects of landscape character that could be adversely affected by the encroachment of further development extending the current boundary of Heyford Park include the following:

- visual intrusion into the open countryside
- loss of tranquility
- harm to the historic and archaeological context of the countryside
- loss of access to the countryside for the inhabitants of the settlements (an issue that would grow in importance as a result of an expanded development). In particular, threat to the retention of local public footpaths (some of which provide walks with excellent views across the Cherwell Valley of its open landscape character, or of the Upland topography of the landscape to the north of the strategic site).
- harm to the setting and rural character of the settlements, including adverse impact on Conservation Areas and listed buildings. Some areas of settlement close to Heyford Park do not benefit from being located in village Conservation Areas.



## **POLICY PD4: PROTECTION OF IMPORTANT VIEWS AND VISTAS**

Development proposals within the plan area must demonstrate sensitivity to the important views and vistas described in Table 4 and illustrated by photographs in the documents referred to in that Table, by including an assessment of the significance of the views and the effect of the proposed development on them. Proposals which cause significant harm to any of these views will only be acceptable where the benefits of the proposal clearly outweigh any harm.

Development proposals must also be designed such that there is no adverse impact on the sensitive skylines identified in Fig. 8 and referenced in Table 4.

Applicants for development in or adjacent to a Conservation Area must demonstrate in a Heritage Impact Assessment that they have taken account of the appropriate Conservation Area Appraisal, and of the Heritage and Character Assessment at Appendix K, and demonstrated that the proposal causes as little harm to an identified view as possible and that any harm is outweighed by the benefits of the proposal. The development should not harm the Conservation Area and its setting, other heritage assets, or historic street and village views and longer distance vistas.

### **Rationale for Protection of Important Views and Vistas policy**

- 3.2.21 Local Plan Policy ESD15<sup>6</sup> states that development will not be permitted if it causes “undue visual intrusion into the open countryside.” CDC’s Countryside Design Summary 1998 also refers to vistas in relevant character areas, as does the draft Cherwell Design Guide SPD (2017).
- 3.2.22 The underlying landform, historic landscape elements, and notable landmarks within the landscape make views an important characteristic within the Mid-Cherwell area. The Cherwell Valley provides opportunities for far-reaching and panoramic views from along the valley sides, and more intimate views from within the base of the valley. Along the Cherwell Valley the strong rural characteristics of the landscape are apparent, including the small-scale isolated settlements dispersed along the valley, most notable in views as a result of their churches standing tall above surrounding woodland. Views within the Cherwell Valley are more open from the eastern side of the valley than the west, which is more wooded and has slightly greater enclosure. Fig.8 on p 51, shows the contours and highlights the sensitive skylines of high ground on each side of the Cherwell Valley that are to be protected.
- 3.2.23 There are important views recognised in Cherwell District Council’s Conservation Area Appraisals for many of the villages, which are referenced in Table 4 on p.34. Some of the land nominated as Local Green Spaces (policy PD7) plays a significant role in important views that are listed. Across the area the most prominent recurring landmarks are the churches at the many small villages within Mid-Cherwell, and the historic water tower (currently due for demolition) and other structures at the former RAF Upper Heyford. The churches are often framed within the landscape by surrounding vegetation, and are often the first indicator of the location of a settlement. The views between church towers along the Cherwell Valley, and the setting of these views, are a particularly characteristic feature. The neighbourhood plan Forum together with AECOM has identified a number of views and vistas within the neighbourhood plan area which are of particular importance to its history and character. These views and vistas have been used as a reference point in producing the Heritage and Character Assessment (Appendix K), and are referenced in Table 4 on p.34.

3.2.24 In the experience of the parish councils involved in this neighbourhood plan, applicants often do the minimum necessary to demonstrate that there will not be harm to Conservation Areas and other heritage assets. Local Plan policy makes no mention of the value of Heritage Impact Assessments in this context. Policy PD4 requires that such a document must be prepared and submitted by applicants in cases where harm could be done (a judgement that will have to be made by Cherwell District Council in responding to the application). It is believed that such a document, properly prepared, will bring to the surface issues (for example through the inclusion of accurate montages of the likely impact of a proposal) that might otherwise not be recognised. Where potential harm is apparent, applicants will be expected to show whether mitigation could be achieved in order to allow approval to be considered.

**TABLE 4: IMPORTANT VIEWS AND VISTAS TO BE PROTECTED**

- A) Views of all church towers in the MCNP area, as seen from numerous viewpoints including those shown in photos referred to in c) below, and as shown in Fig.8 on p.51.
- B) All the vistas and views referred to in the following CDC Conservation Area Appraisals, or in updated versions of these documents:
- Ardley 2005: para 4.12 and Table p.11-12; church views on p.27
  - Fewcott 2008: para 6.11 and Fig.7
  - Duns Tew 2005: Table 1 and Fig.8
  - Fritwell 2008: Paras. 6.11, 7.11, 8.7, 9.10 and 10.11 and Figs. 12, 13, 14, 15, and 16
  - Kirtlington 2011: p.33-34, and Fig.13
  - North Aston 2015: Para 12.2 and Fig.12
  - RAF Upper Heyford 2006: Para 6.4 and Figs 9,10 and 11
  - Steeple Aston 2014: Paras. 8.1.3, 8.1.4, 8.2.1 and 8.3.3, p.26 and Fig.14
  - Rousham 1996 (in course of being updated)
  - Somerton 1996 (to be updated)
  - Oxford Canal 2012: para 6.69 - 6.76
- C) With reference to Appendix K (AECOM Heritage and Character Assessment), all the vistas and views referred to on p.22, 23, 76 and 90, and those referred to below, together with the relevant photos on those pages:
- Fritwell: p.35; Kirtlington: p.43; Lower Heyford: p.51; Middle Aston: p.57;
  - Steeple Aston: p.65, and Upper Heyford: p.72

NOTE: Part 2 of APPENDIX K covers only Category A and B villages and Upper Heyford; other Category C villages were excluded from AECOM's study because of funding limitations affecting the scope of the work.

## **POLICY PD5: BUILDING AND SITE DESIGN**

New development should be designed to a high standard which responds to the distinctive character of the settlement and reflects the guidelines and principles set out within the Heritage and Character Assessment (see Appendix K). Development proposals should have full regard to the following criteria:

- a) Proposals should wherever possible include appropriate landscape mitigation measures to reduce the impact of the built form, to ensure that development is in keeping with the existing rural character of the village, and to provide a net gain in biodiversity.
- b) Development affecting existing traditional stone walls should identify them on proposals drawings, and wherever possible retain and/or repair them using traditional forms and materials.
- c) Proposals for minor development schemes (excluding infill and conversions) of new housing will be required to provide new or improve existing footpaths and cycle ways to ensure that new residents of all ages and mobility have safe access to village amenities such as the school, bus stops, shop and green spaces. Where new routes are proposed to meet this requirement, the development proposals shall contain full details of all associated materials and infrastructure.
- d) The section on Managing Change on p.76 -77 of the Heritage and Character Assessment (see Appendix K), which sets out general principles and specific recommendations for villages highlighted in the document.

NOTE 1: This policy does not apply to development within the area covered by CDC's policy Villages 5, where site-specific design and place-shaping standards are already set out.

NOTE 2: Part 2 of APPENDIX K covers only Category A and B villages and Upper Heyford; other Category C villages were excluded from AECOM's study because of funding limitations affecting the scope of the work.

### **Rationale for Building and Site Design policy**

3.2.25 Para. 58 of the NPPF encourages local and neighbourhood plans to "develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics." This policy strongly supports paragraphs 56 and 57 of the NPPF: "56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. 57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes." In addition, the design of new housing development was given additional weight in the Housing White Paper of 2015.

- 3.2.26 Policy PD5 adds a local perspective to adopted Local Plan policy ESD15: The Character of the Built and Historic Environment. In development management terms, the appearance of proposed development and its relationship to its surroundings are fully recognized by Government as material planning considerations. See also CDC's Countryside Design Summary 1998, and the draft Cherwell Design Guide SPD (2017).
- 3.2.27 However, this neighbourhood plan recognises that the settlements should not appear to be set in aspic. There is an acceptance of the need for change and renewal in the villages, as has always been the case. This should be done with careful thought, skill and craftsmanship. The policy states that new development should have a high standard of design, which is regarded as including the following:
- authentic traditional building is encouraged, using materials and forms found locally.
  - thoughtful contemporary design is also welcomed, if it is capable of integrating well into its particular surroundings.
  - discouragement of pastiche housing design, which deliberately imitates traditional forms but succeeds only in achieving inauthenticity.
  - discouragement of features that are un-neighbourly, discordant, monotonous or inappropriately prominent.
- 3.2.28 The landscape mitigation policy (criterion a) allows for offsite planting where it might not be possible to accommodate new trees or other planting on an application site. This policy aims to ensure that there is no net loss of natural habitats and, wherever possible, a net gain in biodiversity. CAP 5.4 (see p.74) also addresses this issue.
- 3.2.29 Stone walls as boundaries to fields and properties are a characteristic and traditional feature of the neighbourhood. There is strong community support, as expressed in local engagement meetings, for their retention and protection. Some of these walls are in a poor state of repair, and others have virtually disappeared from view in undergrowth. This policy encourages their repair and re-emergence where the opportunity to do so arises.
- 3.2.30 New buildings should wherever possible incorporate special bricks or boxes designed for swifts, and care should be taken in the repair of traditional buildings not to remove existing opportunities for birds to nest in eaves and other traditional locations.
- 3.2.31 To allow for residents to access facilities easily and safely all efforts should be made to improve and enhance the existing network of footpaths and cycle tracks throughout the Neighbourhood. This is supported by Local Plan policy PSD1 and its sustainability objective SO13. Fig.8 in Appendix K shows a map of existing footpaths in the neighbourhood area.
- 3.2.32 A major community objective is to maintain the rural character of the neighbourhood. Given the scale of growth in both residential and commercial traffic it is critical that effective plans are put in place to route traffic entering or leaving the neighbourhood along designated routes, minimizing disruption to the rural road network and communities. Given the proximity of the M40 and major conurbations in Oxford, Bicester and Banbury the impact of traffic transiting



the neighbourhood also has to be considered. Traffic and transport issues are also addressed in the Community Action Plan in Section 5.

3.2.33 The Cherwell Neighbourhood area contains nine conservation areas and a listed park. Road improvement and routing policy should strive to minimize any changes to these important environments (see Fig.3). There are numbers of roads in the NP area that are either single-track or where passing is difficult. These rural lanes are an essential part of the character of the neighbourhood and are unsuited to increasing volumes of traffic that new development will generate. Their protection is a key part of this policy. Local Plan policies ESD13 and ESD15 support this policy. In addition Local Plan policy ESD16 emphasises the importance of the Oxford Canal which traverses the MCNP area.

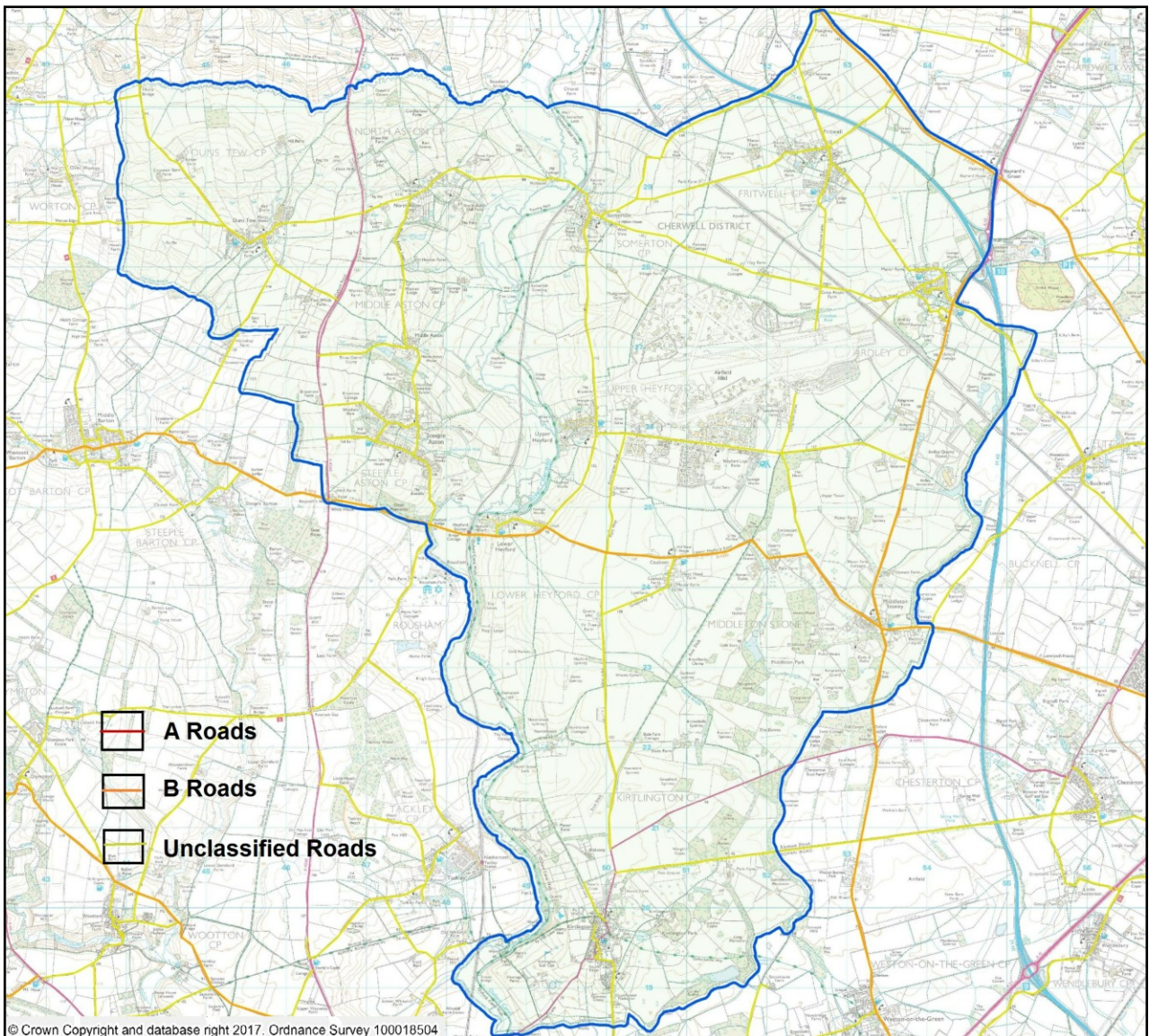


FIGURE 6. THE ROAD NETWORK IN THE MID-CHERWELL AREA



## **POLICY PD6: CONTROL OF LIGHT POLLUTION**

The design of external and street lighting in all new development should minimise the risk of light spillage beyond the development site boundary. Proposals should ensure that the installation of all external lighting satisfies the following criteria:

- a) elevations of buildings, particularly roofs, should be designed to limit light spill;
- b) proposals should not have a detrimental effect on the amenity of surrounding occupiers;
- c) proposals should not have a significant adverse impact on the character of a village and its setting or of the wider countryside;
- d) proposals should not be detrimental to an area of nature conservation interest.
- e) particular care should be taken to avoid light pollution where the development is in a remote rural location, or where it might adversely affect the setting of the Oxford Canal.

### **Rationale for Control of Light Pollution policy**

3.2.34 CDC's Local Plan policy ESD 15: The Character of the Built Environment states that new development proposals should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation." Policy PD6 addresses a concern expressed by a significant number of people at local engagement meetings and in responses to questionnaires. Commercial users at Heyford Park already present a challenge to this policy because their night-time requirements for lighting are substantial. The night-time glow of light above the former Base is already significant, and is increasing, with a detrimental effect on the sense of rurality in the neighbourhood area. The Community Action Plan can also attempt to address this. In the meantime, a policy controlling light pollution from new development will stop the problem from getting worse.

3.2.35 The participating Parish Councils and their communities hold strong views about the proliferation of street lighting in traditional villages where there is either none or a very limited amount at present. Such proliferation is seen as damaging to the character of these villages. Any proposals to include new street lighting should therefore be discussed with the appropriate Parish Council or Parish Meeting, if possible prior to submission of planning applications. This issue is addressed in para 5.1.8 of the Community Action Plan.

## POLICY PD7: DESIGNATION OF LOCAL GREEN SPACES

The Local Green Spaces listed below are designated in accordance with NPPF requirements, as shown in Policy Map Figs. 9 to 18 and as further detailed in Appendix D. Development on the designated Local Green Spaces which does not relate to or complement their importance to the community will only be considered acceptable in exceptional circumstances.

PARISH	REF NO	LOCATION
<b>Ardley with Fewcott</b>	AF1	Ardley with Fewcott Playing Field
	AF2	Old Quarry Field
	AF3	The Knob Green
	AF4	Fewcott Green
<b>Duns Tew</b>	DT1	Duns Tew Play Area
<b>Fritwell</b>	FT1	Church View
	FT2	Recreation ground and play area
<b>Kirtlington</b>	KT1	The Allotments
	KT2	Square green in the centre of Dashwood Mews
	KT3	The Recreation field, etc
	KT4	Small green within Gossway Fields' housing
<b>Lower Heyford</b>	LH 1	The meadow abutting Oxford Canal
	LH2	Paddock adjacent to Ivy Close in The Lane
	LH3	Paddock on South Street, Caulcott
<b>Middle Aston</b>	MA1	Middle Aston House front lawn
<b>Middleton Stoney</b>	MS1	Children's Playground
<b>Steeple Aston</b>	SA1	Robinson's Close, Fir Lane
	SA2	Allotments. Fir Lane
	SA3	Field adjacent to Paines Hill
<b>Upper Heyford</b>	UH1	The Common
	UH2	High Street Allotments
	UH3	The meadow abutting Allen's Lock
	UH4	Upper Heyford Recreation Ground
	UH5	Poors Allotments Somerton Road

## Rationale for Local Green Spaces policy

3.2.36 There are a number of important green spaces within the neighbourhood's villages which it is proposed should be afforded protection from development. Government policy on this is set out in the NPPF as follows:

*76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

*77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

*78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

There is additional information about suitability of nominations in NPPF Guidance.<sup>7</sup>

3.2.37 Local Plan policy BSC10 supports the designation of Local Green Spaces, although actual designation is deferred to Local Plan Part 2. Also see CDC's Open Space Update 2011.

3.2.38 Each participating Parish Council and Parish Meeting has made an assessment of local green spaces in or close to their settlements and proposed nominations accordingly. A common system of assessment was used to ensure that each nomination met the NPPF requirements, and in particular had sufficient evidence of being "special to the local community." The designations proposed in Policy PD7 have detailed justifications set out in Appendix D. Policy Maps showing their locations are Figs.9 to 18. Across the neighbourhood area there is a total of 24 nominations, an average of about two per parish.

3.2.39 A number of potential nominations have been excluded on the basis of expert advice received. These include Scheduled Ancient Monuments and Registered Village Greens, which have been deemed to have a high level of protection from development that would not be improved by designation as Local Green Spaces.

### 3.3 HOUSING POLICIES

#### Objectives

**H1** To ensure that any new housing required is small-scale, on suitable sites, and with an approved mix of proposed types and sizes of homes, form and density of development, and quality of design.

**H2** To ensure that within any local developments affordable housing is provided that meets the needs in particular of the local community, especially young people and older residents.

- 3.3.1 Responses to community engagement events have shown there is an appetite to see some new housing outside of Heyford Park (a strategic site to which the above Objectives do not apply). Evidence of housing need in the Neighbourhood Plan area is provided in the AECOM Housing Needs Assessment at Appendix E.
- 3.3.2 Reflecting community engagement responses, the neighbourhood plan policies seek to ensure that new housing will integrate well into its surroundings. The policies will also help to achieve the provision of affordable housing and a mix of housing types and sizes known to be required by the community.

#### **POLICY PH1: OPEN MARKET HOUSING SCHEMES**

Where other policies permit such development, any new market housing should favour homes with a smaller number of bedrooms. The mix of housing will be determined having regard to the evidence of housing need in the Oxfordshire Strategic Housing Market Assessment, or more up to date published evidence, and the characteristics of the location and site. On the basis of the 2014 SHMA, in developments of 10 dwellings or more the indicative mix should be: 30% 1 or two bedrooms, 46% 3 bedrooms and no more than 24% with 4 bedrooms or more. Smaller schemes should aim for a similar mix where possible.

NOTE: This policy does not apply to the affordable housing element of such schemes or developments affected by Policy Villages 5 of the Local Plan.

#### **Rationale for Open Market Housing Policy**

- 3.3.3 This housing strategy is directed towards improving the sustainability of Mid-Cherwell as a demographically mixed and balanced community. In particular, the Oxfordshire SHMA states at Table 65 that 29% of the new dwelling (market sector) requirement for Cherwell District should be one and two-bedroom dwellings, while 46.2% should have three-bedrooms (a significantly higher percentage than recommended for Oxfordshire as a whole - 42.9%).

There are very few dwellings of 1 bedroom in the rural parts of Cherwell, and a relatively higher level of homes of 4+ bedrooms. CDC's Local Plan notes a need for smaller homes.<sup>8</sup>

- 3.3.4 This policy therefore aims to redress a current housing imbalance in the Plan area, which may over time be subject to change, measurable through collection of evidence. CDC Local Plan policy BSC4 requires the mix of housing to be negotiated having regard to up-to-date evidence. This is compatible with the aims of Policy PH1, but goes further in order to reflect the particular circumstances of the Mid-Cherwell area.



## **POLICY PH2: AFFORDABLE HOUSING ON RURAL EXCEPTION SITES**

Support will be given to small-scale affordable housing schemes on Rural Exception Sites within or immediately adjacent to villages, to meet specific needs within the Plan area which cannot be met by other sites allocated for housing development. This type of housing is supported particularly where it will redevelop brownfield land.

Rural Exception Site schemes must ensure that dwellings continue to be affordable and made available to meet local needs in perpetuity. The number of affordable dwellings on rural exception sites shall not exceed that evidenced by local housing needs surveys.

### **Rationale for Rural Exception Sites Policy**

- 3.3.5 Our strategy provides for rural exception sites for affordable housing where the development meets an identified local need and is supported or initiated by the relevant Parish Council. Subject to proven local need, a limited amount of affordable housing could be provided within the Plan Area on small rural exception sites, adjacent to the edge of the built area of the village, where proposals for housing would not normally be permitted.
- 3.3.6 Policy Villages 3: Rural Exception Sites supports small scale development within/adjacent to villages to meet local housing needs and provides for restrictions on occupancy and limits market housing to criteria stated. All the proposals contained in Local Plan Policy Villages 3 are supported. The occupancy of this type of housing will need to ensure that the houses continue to meet local needs in perpetuity.
- 3.3.7 The problem with the definition of Affordable housing (see 3.3.8) is that it does not take into consideration inflated house prices, levels of income or housing benefit. Since 1994 the number of council houses available to rent in Oxfordshire has decreased by more than 75%. Housing association stock has grown, but not enough to meet demand. 54% of people in Oxfordshire can only afford social housing rent or below - or in other words, they cannot afford so-called Open Market Affordable Housing at all. Market rent across Oxfordshire is about double the national average. It is becoming increasingly difficult to find private landlords accepting housing benefit as payment. To purchase a property requires an annual household income of around £60,000 on average. Less than a quarter of Oxfordshire households have an income at this level. <sup>9</sup>
- 3.3.8 It is the intention of the Mid-Cherwell Neighbourhood Plan Forum and its member parish councils to seek ways of providing genuinely affordable dwellings on rural exception sites (following local housing needs surveys) through establishment of community-led housing schemes including a Community Land Trust (see Section 5: Community Action Plan).

9 "Oxfordshire Uncovered" – Report by Oxfordshire Community Foundation 2016

### **POLICY PH3: ADAPTABLE HOUSING**

Housing development will be favoured that is designed with features that enable residents to live there throughout different phases of their lives, and be capable of internal and external adaptation to help achieve this aim. Such housing should be built amongst other homes to mitigate isolation and loneliness.

Support will be given to new houses being constructed to Building Regulations Part M (4) as amended). In addition, where possible, dwellings that are on one level should be included, to meet the need for such accommodation in particular for older people and those with disabilities.

#### **Rationale for Adaptable Housing Policy**

- 3.3.9 Oxfordshire has an ageing population. Between the 2001 and 2011 censuses, the number of over-65s grew from 14.5% to 16% of the population. This trend is likely to continue, with the number of people aged over 85 projected to double over the next two decades.
- 3.3.10 Demographics indicate that there will be a higher than average need for housing provision for the elderly in Mid-Cherwell, evidenced within the AECOM Report (see Table 18)<sup>10</sup>. Many residents are content to continue into retirement in their current homes; others seek nearby alternative housing for those who wish to downsize and for surviving partners. According to local estate agent Hamptons (reported in the AECOM report), the stock of smaller houses has been much reduced over the last few years. Recognising the relatively older profile of the population, Hamptons note that one dwelling type that is significantly under-supplied is bungalows. Downsizing from the Mid-Cherwell villages and other rural areas drives demand for bungalows, particularly in nearby towns with good pedestrian access to services and facilities, such as Deddington and Bicester. Likewise, Heyford Park would likely be a settlement large enough to offer the range of services and facilities needed by older people within walking distance, and as such there would probably be a very strong demand for the existing bungalows, and for possible future ones here as well. The need is generally for a two-bedroom, high specification dwelling, predominantly single storey and with a modest garden.
- 3.3.11 The “Lifetime Homes” standard can offer benefits to everyone. Through design features that increase ease of access such as level thresholds and wider doorways, lit and covered entrance ways and good accessibility throughout the home, most people find it easier to enter, exit and move around in their properties without physical barriers in the way such as steps and narrow areas. However, this standard is not currently enforceable through planning legislation, so the policy is one of encouragement to meet these desirable outcomes.

#### **POLICY PH4: EXTRA-CARE HOUSING**

If the number of extra-care homes proposed at Heyford Park is insufficient to serve demand during the Plan period from the population of the MCNP area, then support will be given for additional dwellings in Fritwell, Kirtlington and Steeple Aston to meet demonstrable need.

In addition, applications to provide extra-care housing at the Category A villages will be supported where they meet the requirements of other Local Plan and Neighbourhood Plan policies.

#### **Rationale for Extra-Care Housing policy**

- 3.3.12 Local Plan policy BSC4 requires housing sites of at least 400 dwellings to provide a minimum of 45 self-contained extra-care dwellings as part of the overall mix. Provision of suitable dwellings for older people is one of the key objectives of this neighbourhood plan. CDC's policy requires such provision at Heyford Park because it is regarded as a suitable location in terms of accessibility, facilities and other support arrangements, and is seen as the only such location in the neighbourhood area. However, the numbers specified relate to the community being developed at that location, which may initially have low demand for extra-care housing there. Some of the needs of the wider community can also be met at this location.
- 3.3.13 Extra-care housing covers a range of levels of care. Some housing in this range could be successfully developed at Category A villages, where some of the necessary support arrangements are in place, or could become so during the plan period. This policy therefore allows for the possibility that small-scale extra-care developments, possibly associated with the larger scheme at Heyford Park, could be permitted.

## **POLICY PH5: PARKING, GARAGING AND WASTE STORAGE PROVISION**

Unless it is clearly impractical, garages, covered or open parking areas should be built in direct association with the houses whose inhabitants may be expected to use them. These are preferred to rear or separate parking courts. They must be spacious enough to accommodate modern cars and bicycles.

All dwellings should have well-designed and adequate facilities for the storage of waste bins to avoid less able residents having to haul heavy bins from unsuitable locations to the front of properties.

NOTE: This policy does not apply to development within the area covered by CDC's policy Villages 5, where site-specific design and place-shaping standards are already set out.

### **Rationale for Parking and Garaging Policy**

- 3.3.14 Although residents cannot generally be prevented from parking at the roadside, all future housing developments should have adequate car and cycle parking facilities for both residents and visitors, in accordance with Oxfordshire County Council's standards. This will help to foster use of driveways instead of parking on verges or roadsides. This policy supports Local Plan policy ESD15. Reference should also be made to CDC's emerging Design Guide SPD 2017.

## **POLICY PH6: PARKING FACILITIES FOR EXISTING DWELLINGS**

Applications to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained on site is satisfactory and will not exacerbate existing difficulties with on-street parking in the locality.

### **Rationale for Parking Policy for existing dwellings**

- 3.3.15 Many of the villages in the neighbourhood plan area suffer from parking congestion, because so few traditional dwellings have dedicated parking spaces or garages and so parking occurs at the roadside in locations which were never intended for such a use. This causes well-documented inconvenience to pedestrians and other drivers alike. This policy supports Local Plan policy ESD15. Reference should also be made to CDC's emerging Design Guide SPD 2017.



## 3.4 TRANSPORT

### Objectives

- T1** To work with Oxfordshire County Council, Thames Valley Police and other bodies to develop strategies to protect against rising traffic volumes and the impact of increased development on the capacity of the rural road network serving the neighbourhood. This includes concerns about speeding, safety, and the impact of heavy goods vehicles.
- T2** To secure the future of bus services linking the neighbourhood's villages with each other and with Bicester; to influence train operators to improve currently inadequate services, especially as the local population rises and the need for travel to Oxford and elsewhere increases.

- 3.4.1 Traffic issues were numerically the largest in terms of community concerns about the neighbourhood. They are also, unfortunately, amongst the most difficult to address, especially in respect of development control policies suitable for a neighbourhood plan. In considering the objectives, it is important to consider traffic impact both on Heyford Park and its immediate environs, and the wider plan area. Measures need to be taken to minimize the commercial traffic moving through or generated within the neighbourhood.
- 3.4.2 Frequent full-time bus services are essential for people who cannot travel by car. They may also help to relieve pressure on the road network. The 250 service serving Oxford and Bicester through Heyford Park and neighbourhood villages is crucial. In the 2016 Heyford Park traffic and transport survey, 17% said they use bus services as a mode of transport compared to 5% in the area-wide 2011 census. Routes need to be expanded to provide a service covering all neighbourhood villages and to link with Heyford Rail Station and Banbury. There is evidence from local engagement responses that more people would use the train service from Heyford if timetables were more favourable, and if parking space at the station were to be expanded. The Community Action Plan addresses these aspirations.
- 3.4.3 New residents, particularly those at Heyford Park, tend to rely on private cars. Policy PC03: Connected Development encourages provision of new cycleways and footpaths to provide alternatives for some journeys, to reduce vehicle traffic and improve well-being.

### Transport issues in the Community Action Plan

- 3.4.4 Policy PT1 relating to Travel Plans was deleted at the examination stage, but transport issues are addressed through the Community Action Plan (see section 5).
- 3.4.5 Fig.19 has been prepared with detailed input from all participating parishes, and co-ordinated by the MCNP Forum's Traffic and Transport working group. The issues and concerns mapped there represent current views, but as traffic is the issue of possibly the highest concern in the neighbourhood area, work continues. This activity is noted in the Community Action Plan (Section 5). The principal outcome of this work will be to identify traffic mitigation projects, to prioritise them, and then seek community support and funding to implement them. The initial results of this work are also indicated on Fig.19 as "Junctions identified for mitigation".

## 3.5 COMMUNITY INFRASTRUCTURE POLICIES

### Objectives

**A1** To identify and secure supporting facilities that can be improved or provided in the area, both in the villages and at Heyford Park, accessible to the wider Mid-Cherwell community. These should include additional leisure, recreation and sports facilities, as well as improved access to GP services and new cemetery provision.

3.5.1 The Neighbourhood Plan area is destined to grow by an order of magnitude, particularly because of the development of Heyford Park to accommodate 2,675 homes, up from a base of 300 homes, and the creation of an additional 1,500 jobs. This scale of development is not sustainable in terms of the quality of life unless the supporting amenities that such a community requires are also enhanced.

### **POLICY PC1: LOCAL EMPLOYMENT**

Continued commercial use of premises providing local employment within the neighbourhood area or otherwise benefiting the local economy will be encouraged.

Proposals for the establishment of new small businesses will be considered favourably where they:

- a) provide diverse employment opportunities for people living in the neighbourhood area or otherwise benefit the local economy, or enhance agricultural production.
- b) do not have an adverse affect on the surrounding built, natural or historic environment that is not clearly outweighed by the economic benefits of the development.
- c) are unlikely to generate a volume of goods traffic that would have a significantly harmful effect on road safety or congestion or cause unacceptable noise and disturbance for local residents or to the rural environment and would not adversely affect on-street residential parking.

### **Rationale for Local Employment Policy**

3.5.5 Employment opportunities within the Plan area are very limited. The adopted Cherwell Local Plan<sup>11</sup> states that less than a quarter of the rural population of Cherwell work within 5km of home. To help the neighbourhood become more sustainable and minimize traffic congestion it is proposed that all efforts be made to encourage the development of work opportunities and apprenticeships for local people in the neighbourhood area.

3.5.6 The encouragement of applications to establish new businesses that are unlikely to generate goods traffic includes support for working from home, so long as this does not in itself exacerbate parking or related problems for neighbours. The availability of fast broadband services is a factor in the success or otherwise of this policy.

11 P.38 para B13 of CDC Local Plan

## POLICY PC2: HEALTH FACILITY

A Health facility at Heyford Park serving the residents of Heyford Park and those residents within the NP area most suitably served by such a new service, will be supported. A new-build health facility at Heyford Park would also be supported if combined with other appropriate services or uses, such as community facilities or private dentistry, in order to increase viability.

### Rationale for Health Facility Policy

- 3.5.7 The position on Primary Care for the residents of the NP area is that at present not one primary care centre is located in the neighbourhood plan area. Deddington Health Centre is, however, only a mile or so outside the MCNP boundary. It claims to offer services to people living in a 200 square mile area, covering a very large area from Bodicote in the north, Ardley in the east, Tackley in the south and Heythrop in the west. Not all Health Centres have maps on their websites but it is clear that all centres cover quite large areas overlapping with other practices as, unlike in Education, they do not appear to operate strict catchment area policies (see Fig 7 below showing the current location of GP services serving the area). Spare capacity may be illusory as a number of villages responding to our survey complained of 7 day waits to make an appointment to see the GP at Deddington. This may just reflect a temporary problem or be an indicator that they are overstretched.
- 3.5.8 The average list size of GP practices in Oxfordshire is 9,600 but the situation is very dynamic. For example, Deddington Health Centre now has 10,767 (September 2017), a significant increase in the last two years. New patients will be added to their lists during 2017/18 as large numbers of new dwellings in and close to Deddington are completed. All seven Health Centres shown on the map below (Fig 7) say on their websites that they are currently willing to accept new patients. However, most of them serve a much wider area than MCNP so there may not be as much spare capacity as this would imply, especially in relation to the three remaining practices based in Bicester following the recent Closure of North Bicester surgery, which resulted in 4,500 registered patients needing to be reallocated to another practice. The map information may well be already out-of-date and reflect a changing picture. The Oxfordshire Clinical Commissioning Group is currently investigating the growth potential for existing clinics. Their preference is for larger clinics serving c.10,000 patients. With the loss of one Surgery in Bicester and growth outside the neighbourhood plan area it is clear that existing clinics are approaching capacity.
- 3.5.9 There is ample scope for the creation of additional GP practices in the area covered by the Mid-Cherwell Neighbourhood Plan, particularly in respect of Heyford Park, which has the virtue of potentially offering space for a significant improvement in primary and community care facilities in the neighbourhood. Local Plan policy Villages 5 includes the following reference to Health: *A neighbourhood centre or hub should be established at the heart of the settlement to comprise a community hall, place of worship, shops, public house, restaurant, and social and health care facilities.* Local Plan policy BSC8 also supports this policy.

- 3.5.10 The proposed new Health facility would be expected to serve 9,064 people living in Upper Heyford parish and Heyford Park by 2031, and include providing health support to the local schools and other employees / users of Heyford Park. Oxford Health Foundation Trust which provides community health services may also be attracted to using the facility to base some local community health services. Whilst it would be ideal for the proposal to include a dispensing facility, the inclusion of a pharmacy in the proposed village centre would be equally acceptable.
- 3.5.11 This policy allows for the possibility of supplementing Heyford Park residents with a further 3,882 people from other parishes within three miles of the likely location of the new health facility, who might choose to register there rather than travelling outside the area. Public transport links in the area are not good, and increased use of private cars to reach existing health centres is unsustainable. Re-registration would not necessarily create problems for other current centres serving the area as even with the already planned new developments, there are more than enough patients to go around. CDC's SPD on Community Infrastructure Levy (adopted February 2018) uses a threshold of 8,000 new residents to trigger a requirement for developer contributions towards an on-site GP service.
- 3.5.12 An online survey of Heyford Park residents was carried out by the Heyford Park Residents Association on behalf of MCNP in August/September 2016. Residents were asked if they would consider moving from their existing health practice to a new one at Heyford Park if that were possible. 147 voted in favour, and 13 said they would not move.

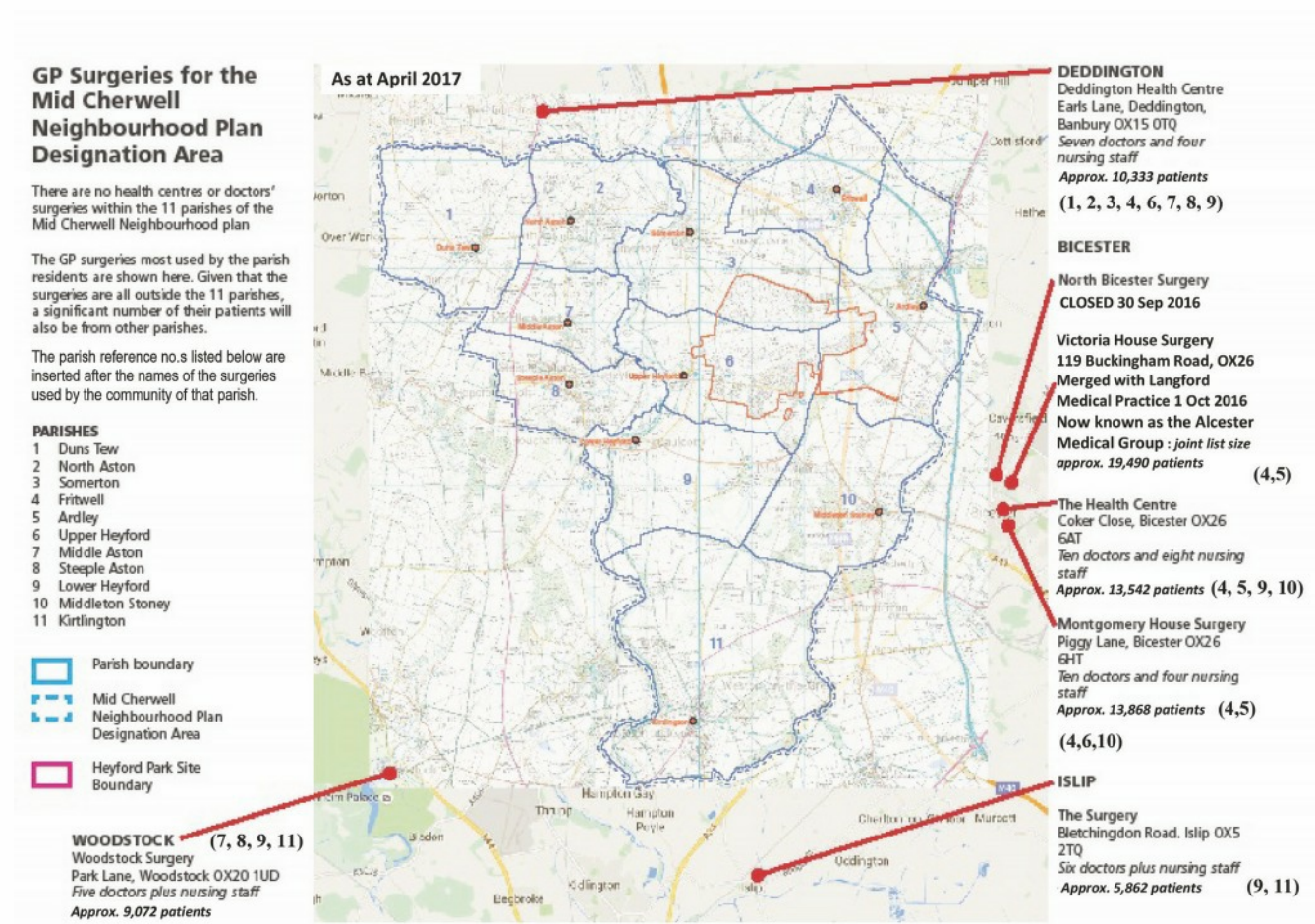


FIGURE 7. GP SURGERIES SERVING THE MCNP AREA AS AT MID 2017



### **POLICY PC3: NEW CEMETERY**

Subject to the suitability of the site having regard to Policy Villages 5 of the Cherwell Local Plan and other development plan policies, an application for the provision of a cemetery or green burial facility at or adjacent to Heyford Park, will be supported.

#### **Rationale for Cemetery Policy**

- 3.5.13 A review of local amenities within the MCNP area has highlighted that cemetery space within the MCNP area is in need of forward planning as a good proportion are nearing capacity. For example, Upper Heyford village cemetery will only be able to sustain its own small village community (158 homes) but not an emerging community of up to 8,000 residents at Heyford Park. Therefore, it is critical for Heyford Park to provide its own cemetery/green burial provision. A cemetery is as vital to a community as are shops, community halls and recreation spaces.
- 3.5.14 Local Plan policy Bicester 9 can be considered relevant to this need. Although it identifies the North-West Bicester eco-town as a suitable site for a new cemetery, it is intended as the sole location to serve the very large increases planned for the population of the town, as set out in the Bicester Policies of the adopted Local Plan. Heyford Park offers potential within the strategic site of Policy Villages 5 for a cemetery site to be found that would not compromise the other requirements of that policy. Sites adjacent or close to the strategic site might also be considered suitable.

NOTE: There are no MCNP policies relating to Technical Infrastructure objectives, as explained at para. 2.3.4

# POLICY MAPS

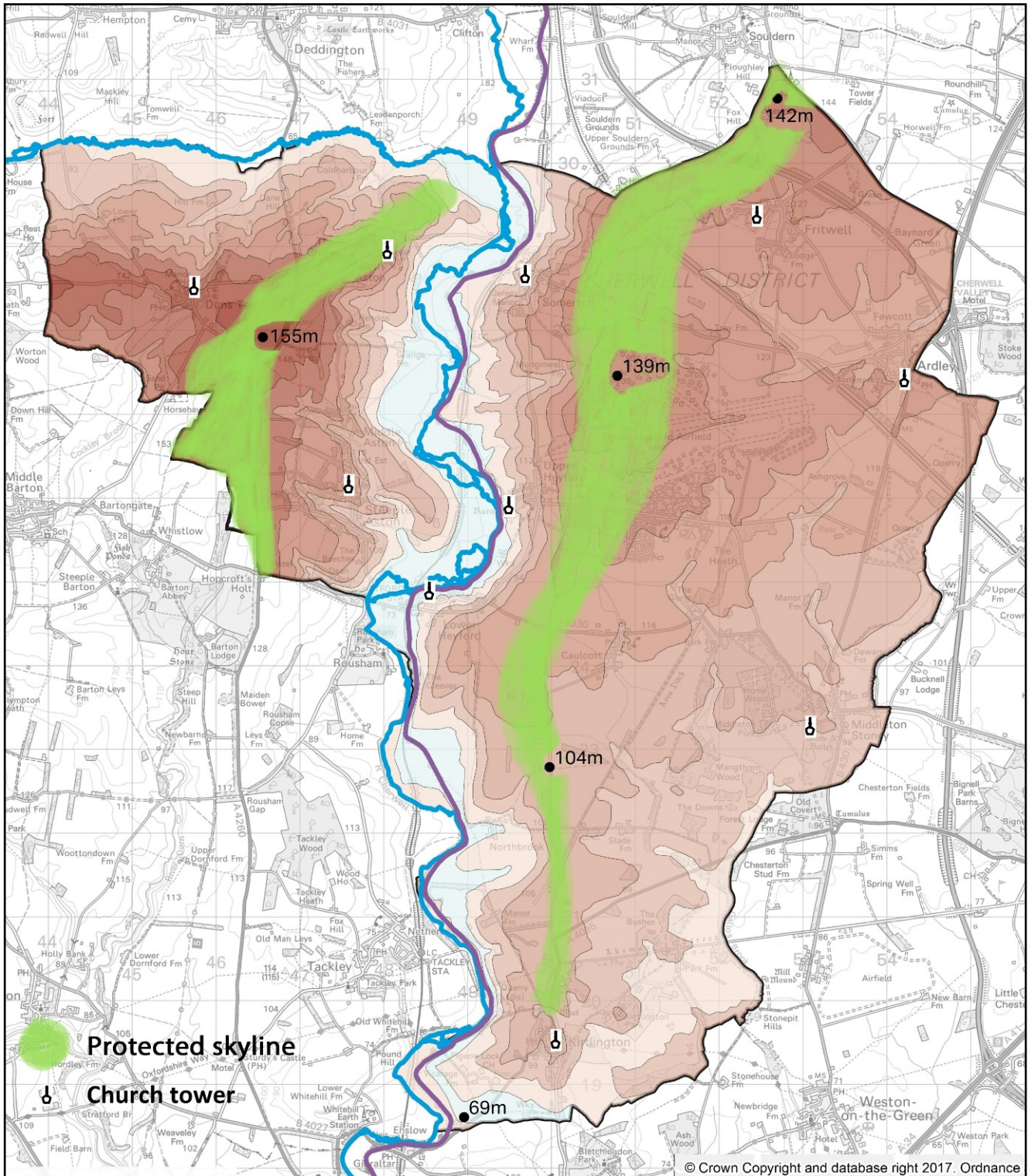


FIGURE 8 LANDFORM MAP SHOWING CONTOURS, PROTECTED SKYLINES AND CHURCH TOWERS



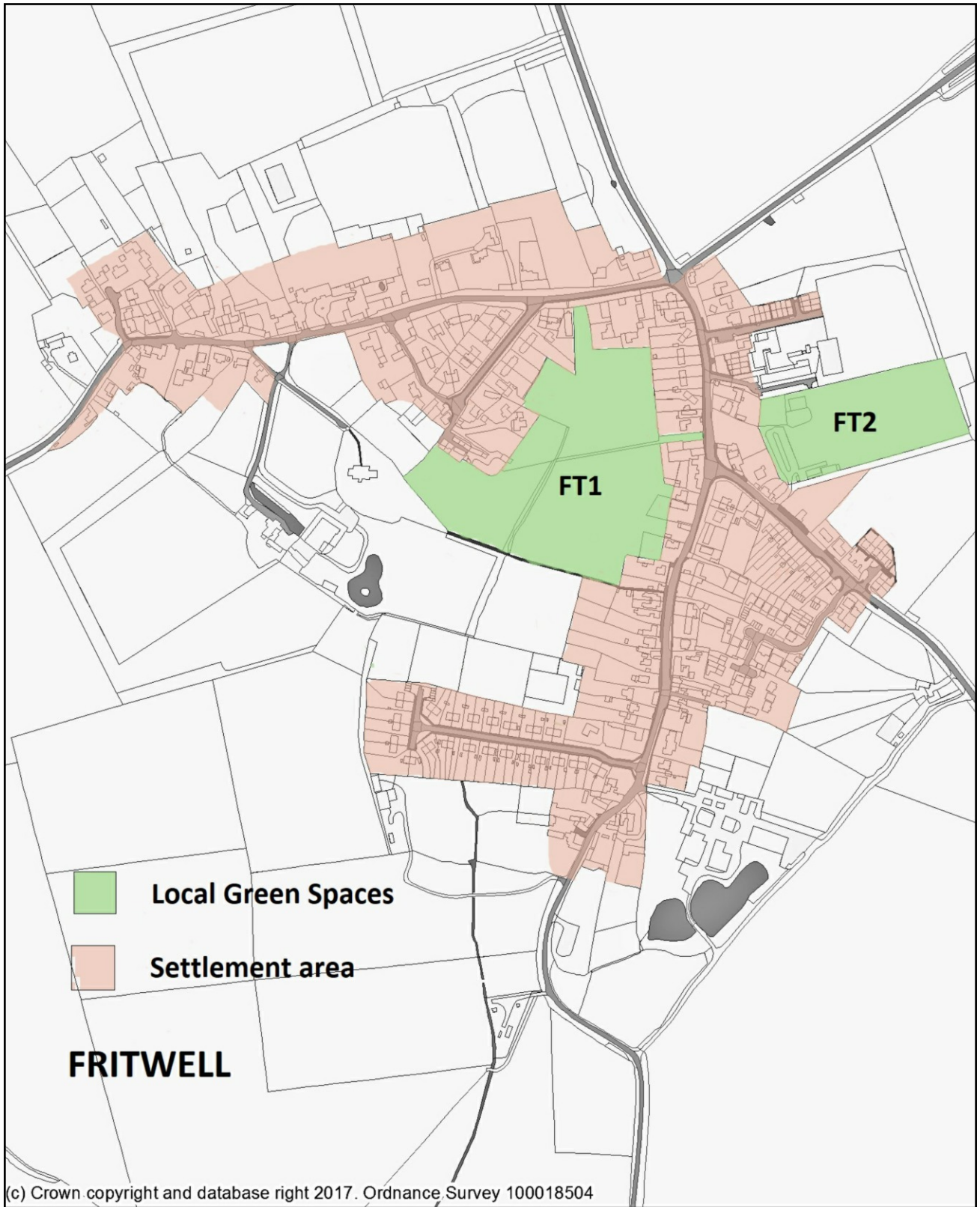


FIGURE 9 POLICY MAP FOR FRITWELL VILLAGE

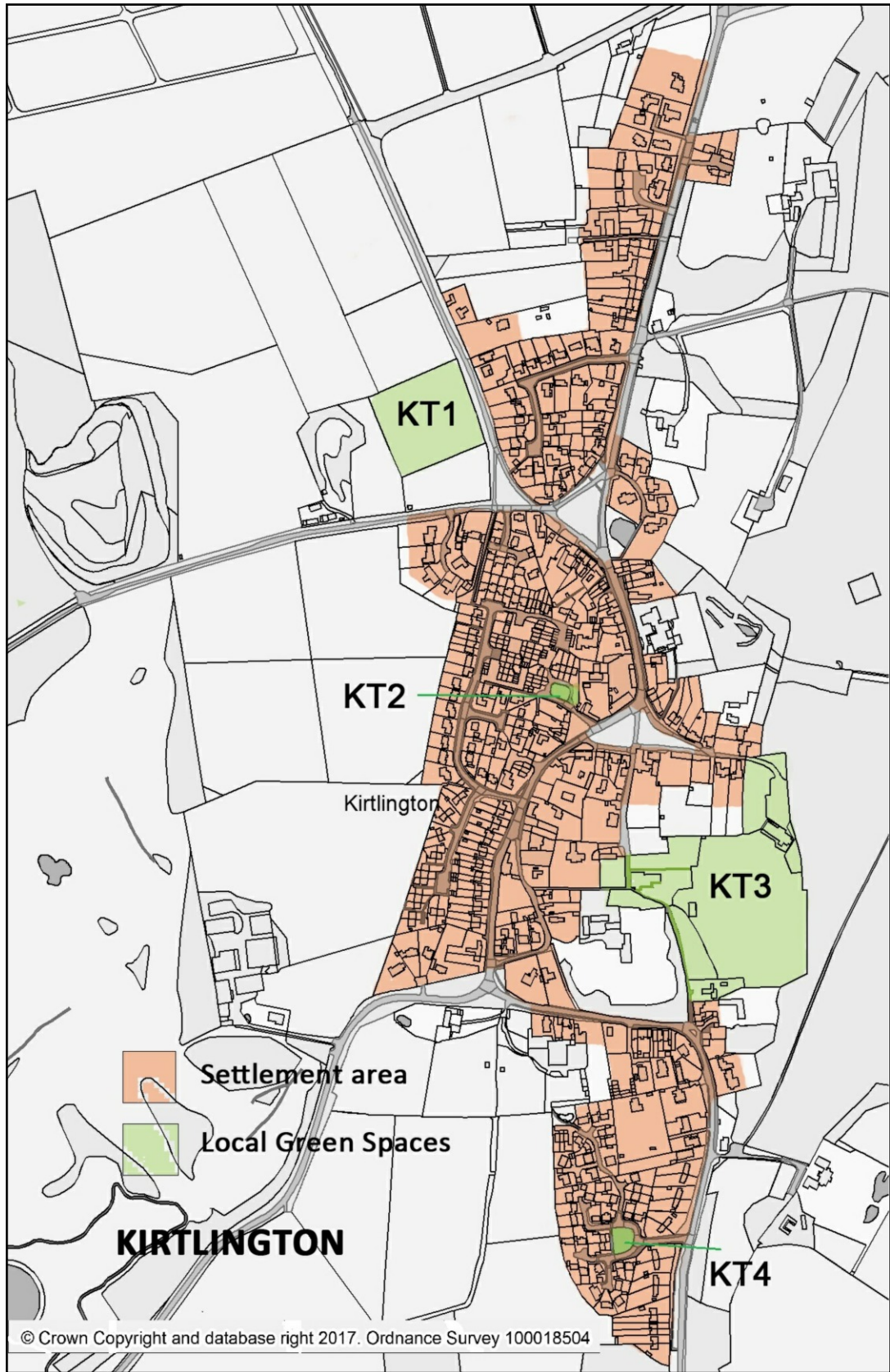


FIG.10 POLICY MAP FOR KIRTLINGTON VILLAGE





FIG.11 POLICY MAP FOR STEEPLE ASTON VILLAGE

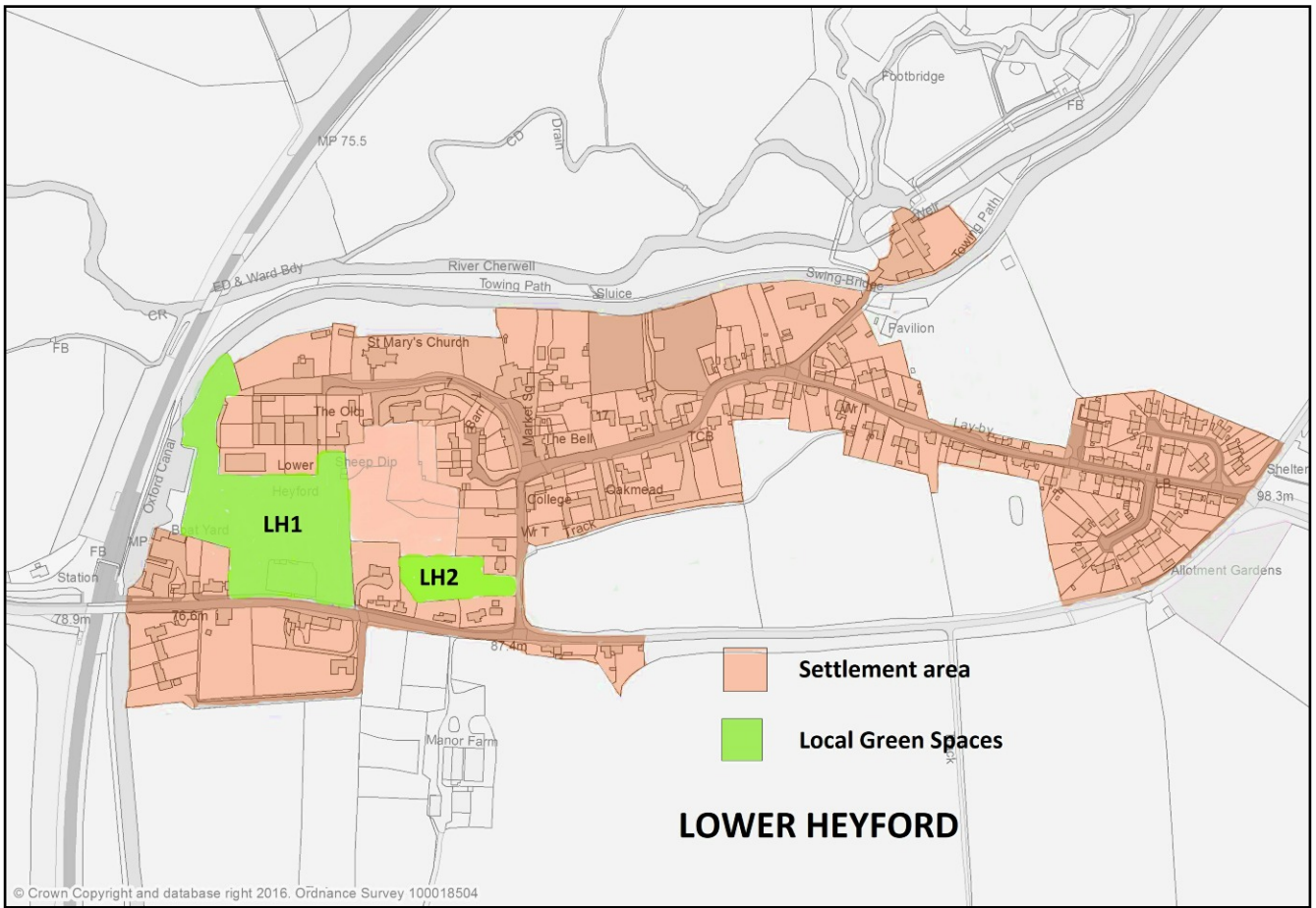
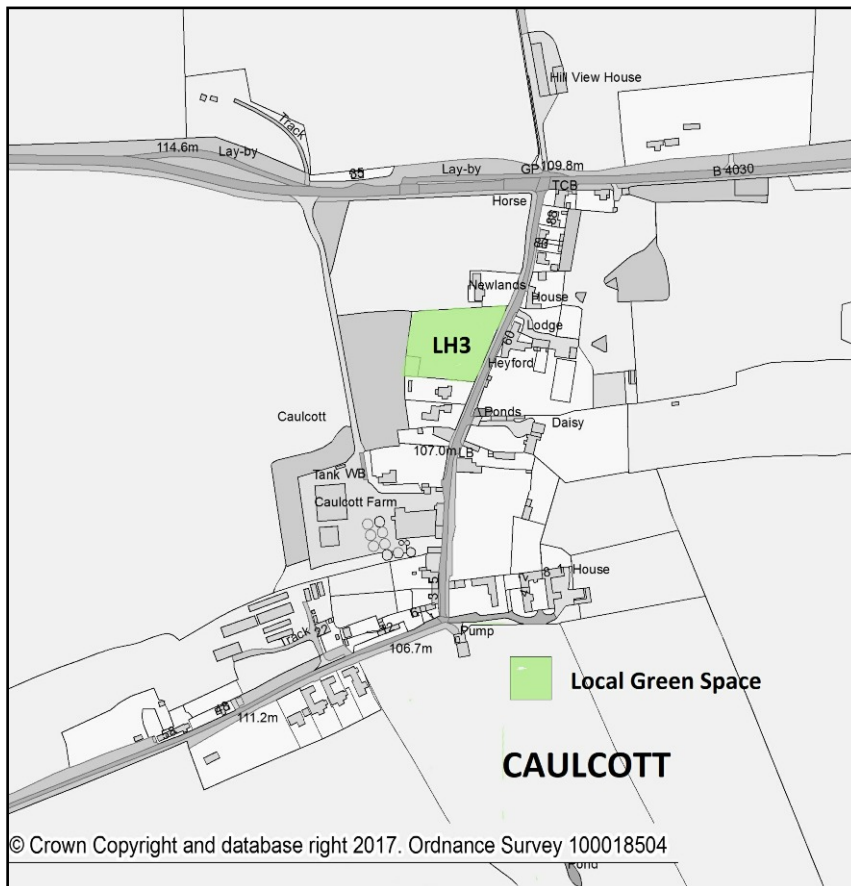


FIG.12A POLICY MAP FOR LOWER HEYFORD VILLAGE (TOP) AND FIG.12B FOR CAULCOTT (BOTTOM)



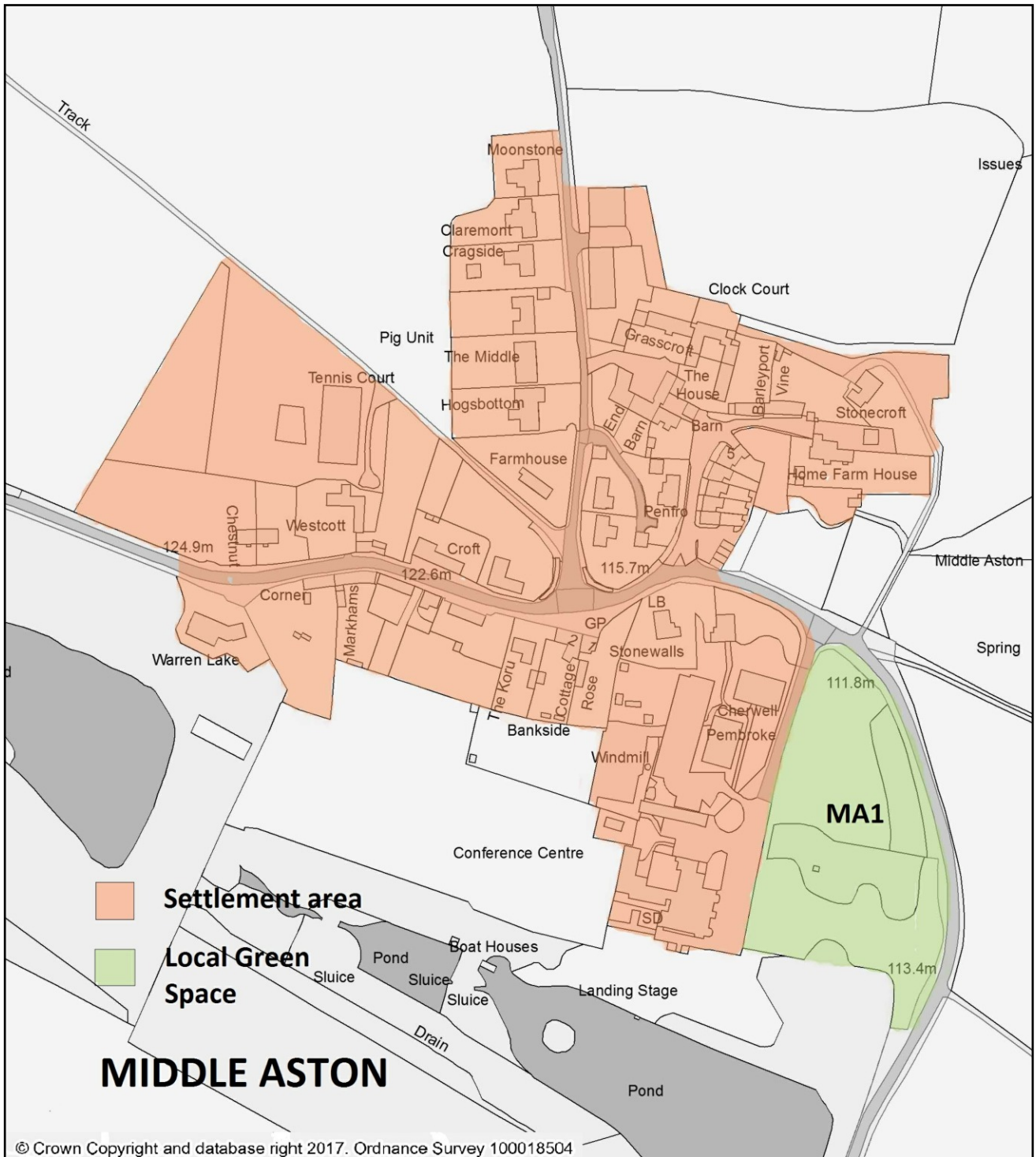


FIG.13 POLICY MAP FOR MIDDLE ASTON VILLAGE



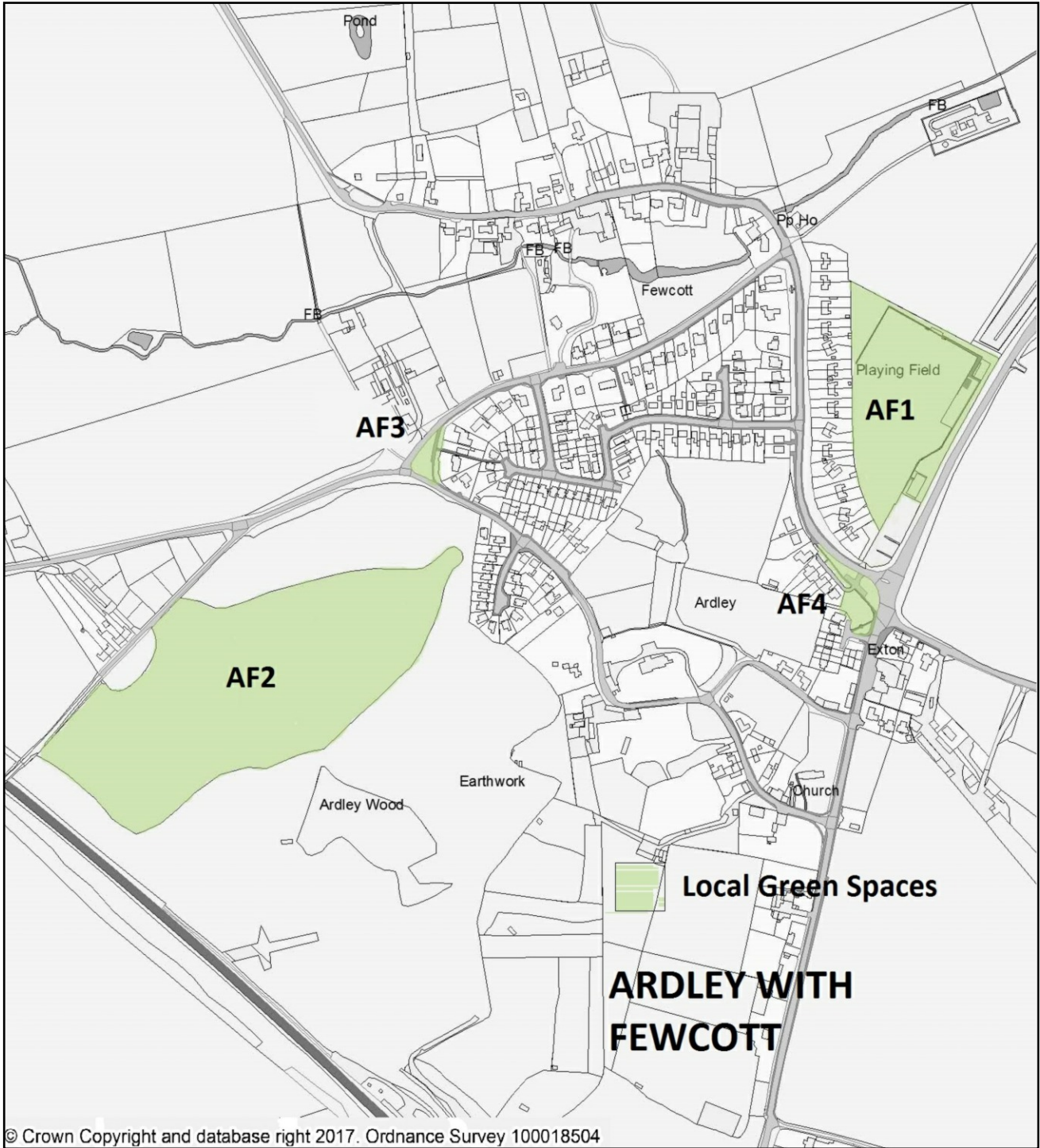


FIG.14 POLICY MAP FOR ARDLEY VILLAGE AND FEWCOTT

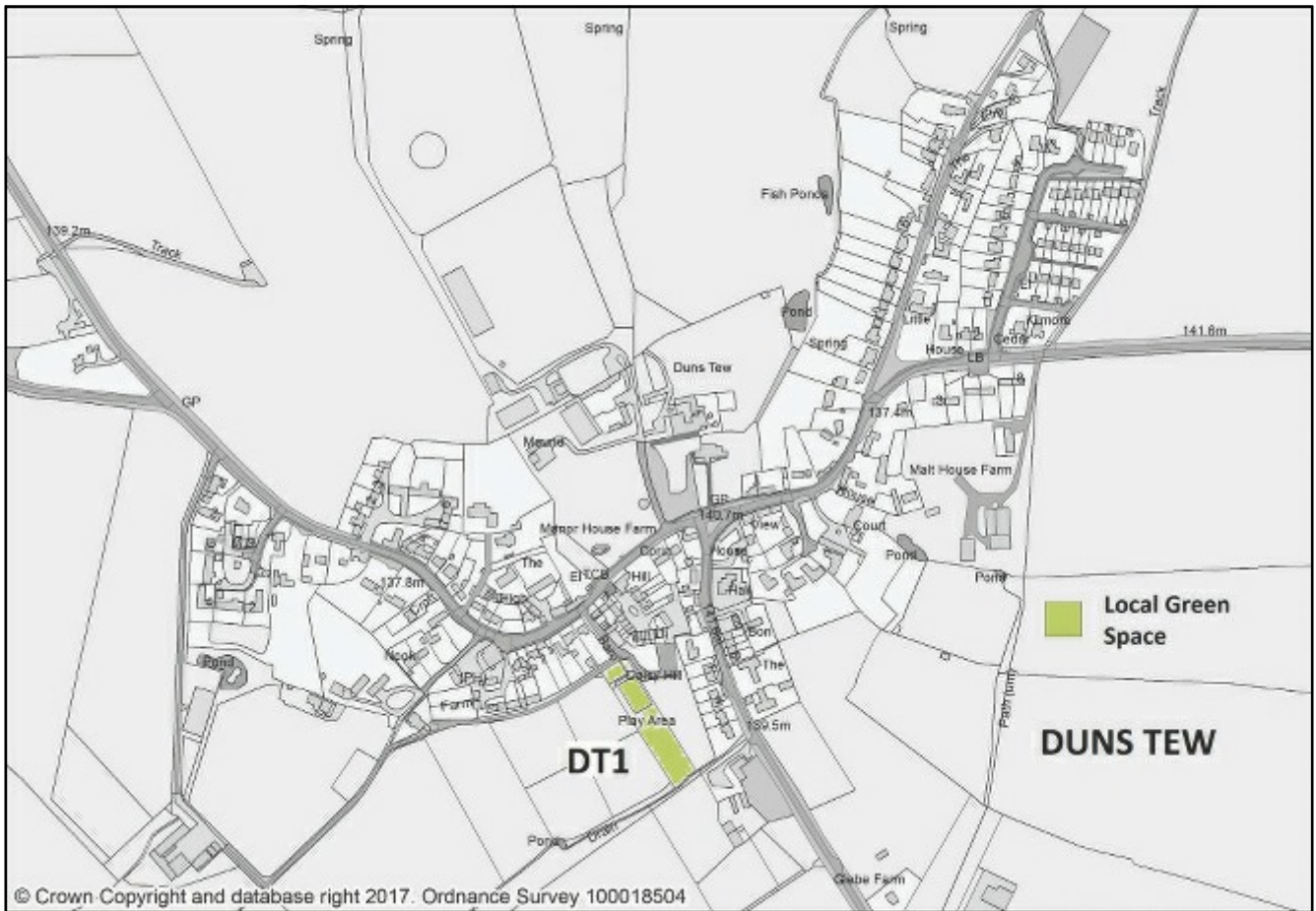


FIG.15 POLICY MAP FOR DUNS TEW VILLAGE



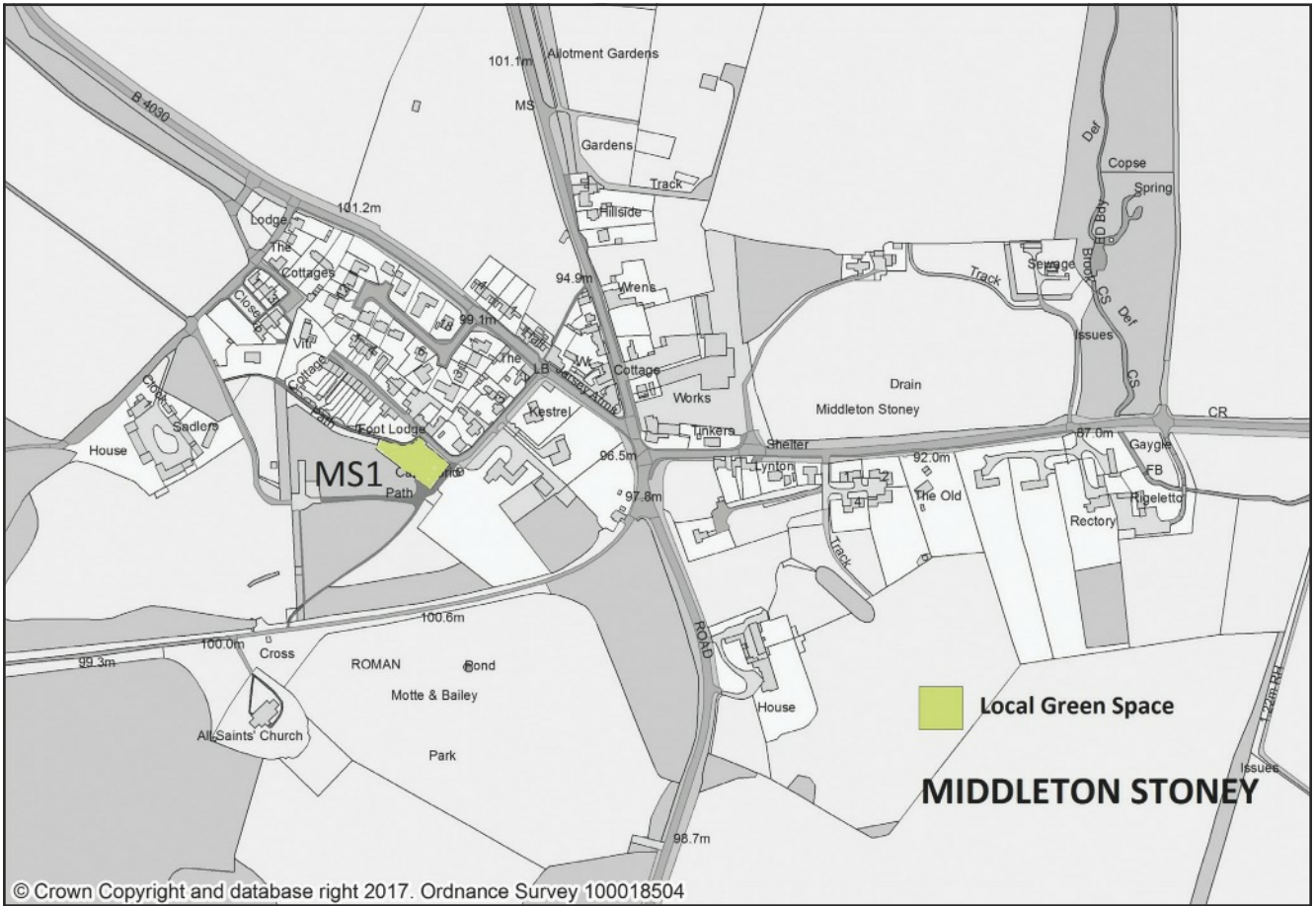


FIG.16 POLICY MAP FOR MIDDLETON STONEY VILLAGE

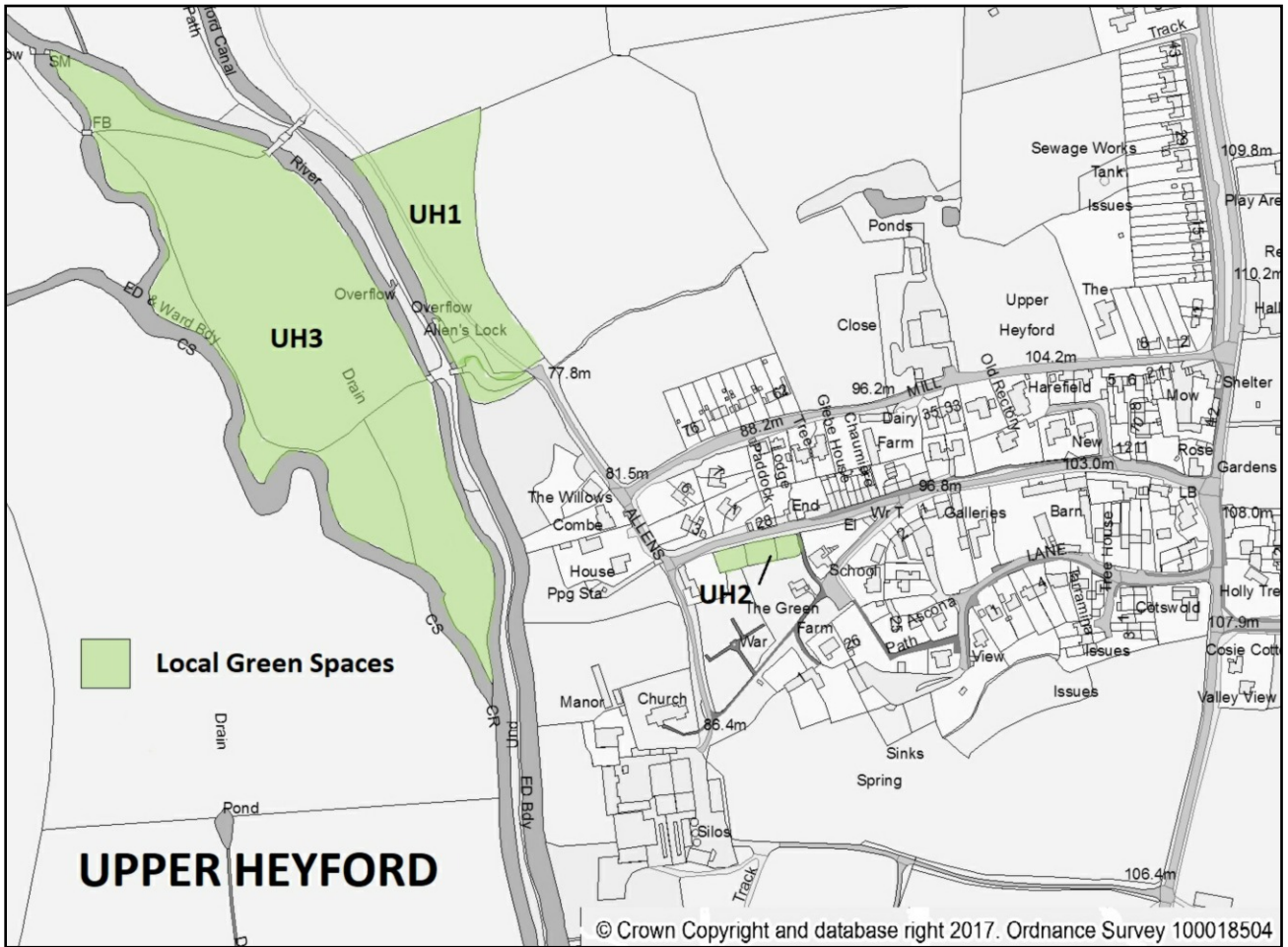


FIG. 17 POLICY MAP FOR UPPER HEYFORD VILLAGE

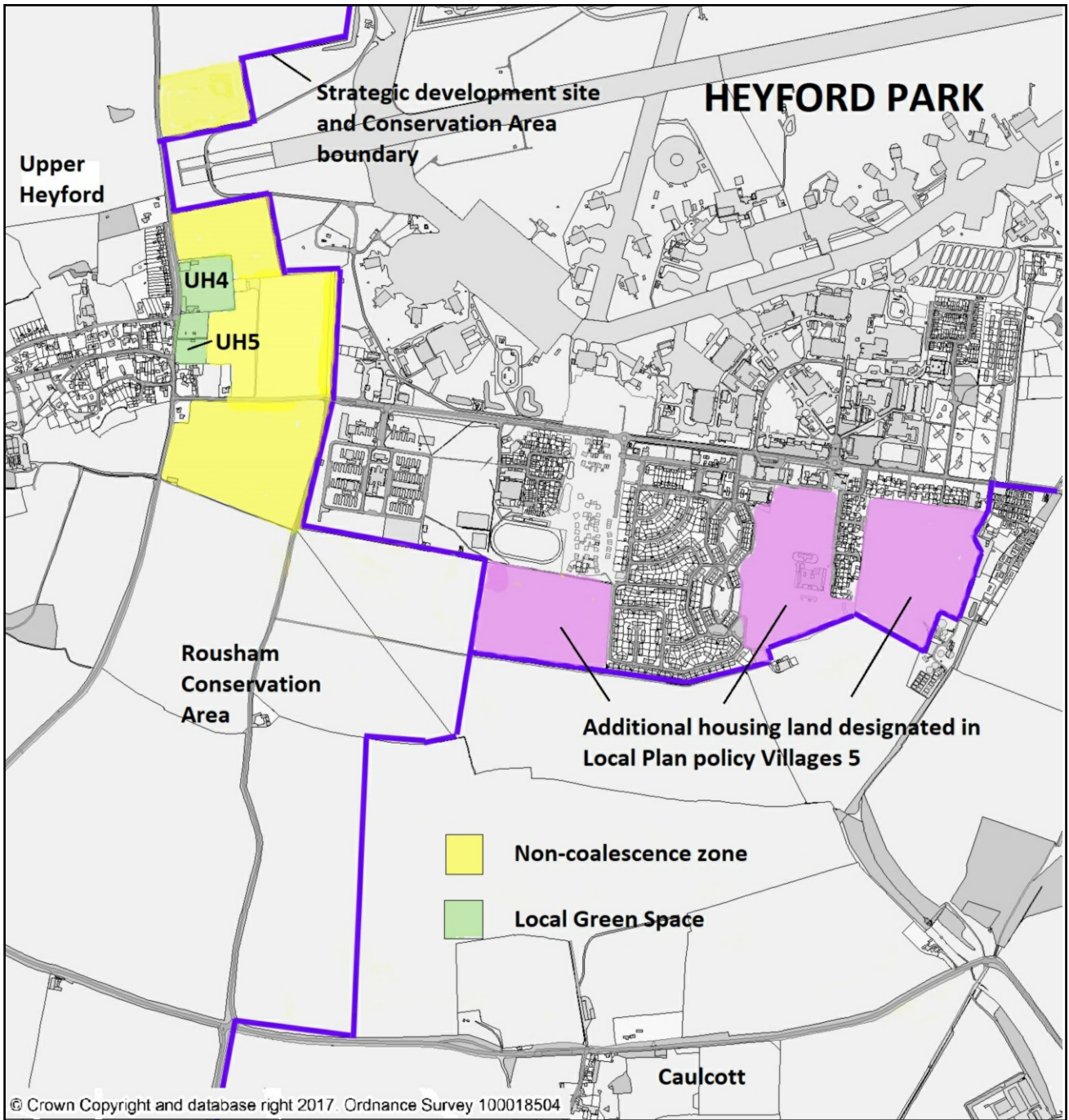


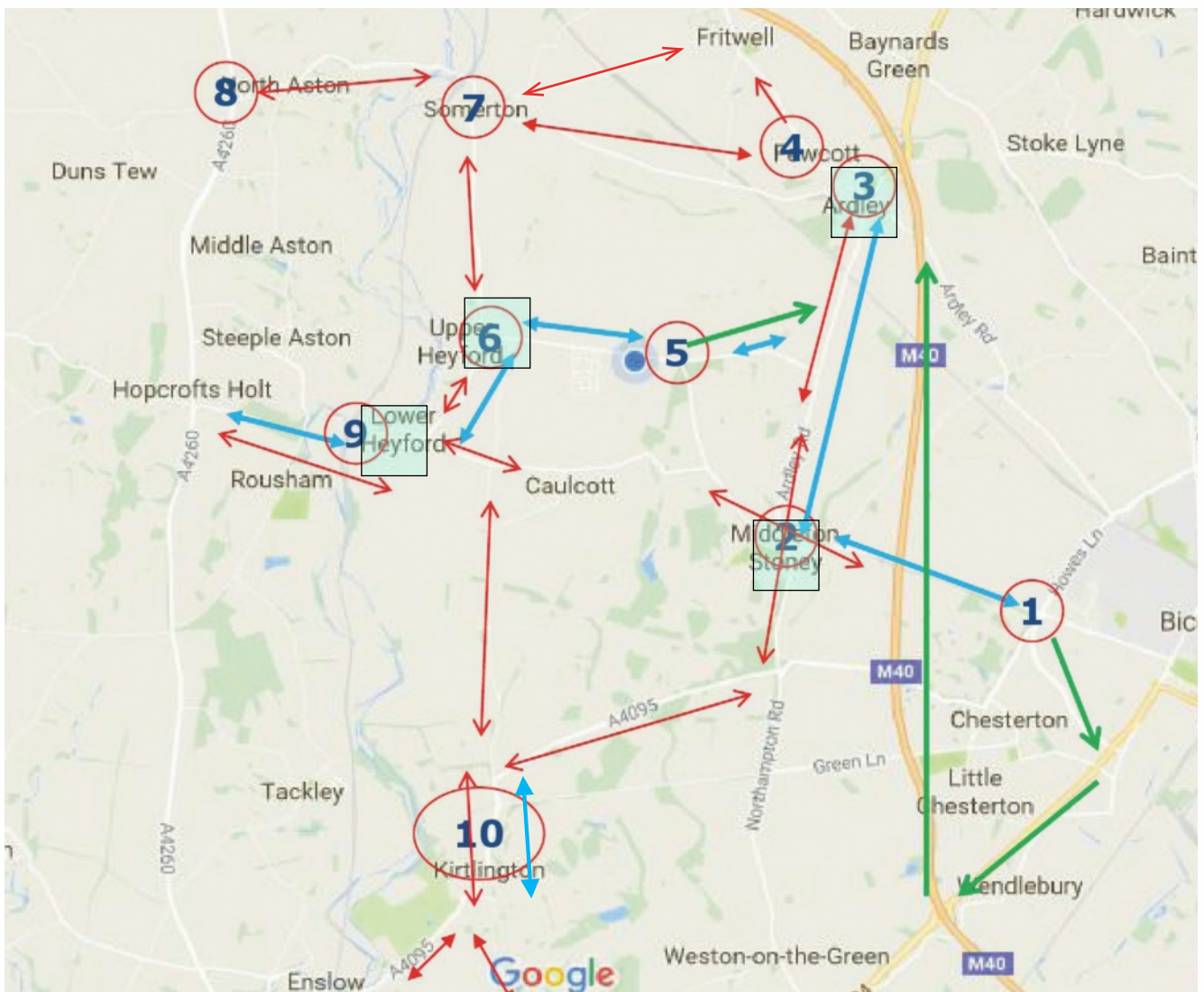
FIG. 18 POLICY MAP FOR HEYFORD PARK



Traffic increases

- |                                 |                           |
|---------------------------------|---------------------------|
| 1. Bicester                     | 6. Upper Heyford          |
| 2. Middleton Stoney             | 7. Somerton               |
| 3. Ardley & Fewcott             | 8. North Aston & Duns Tew |
| 4. Fritwell                     | 9. Lower Heyford          |
| 5. Heyford Park (strategic dev) | 10. Kirtlington           |

Junctions selected for mitigation



Key:

- |                                     |                                      |                                    |  |
|-------------------------------------|--------------------------------------|------------------------------------|--|
| HGV route concerns                  | Desired routing agreements           | Traffic route concerns             | Focus Hotspots   |
| <span style="color: blue;">→</span> | <span style="color: green;">→</span> | <span style="color: red;">→</span> | <span style="border: 1px solid red; border-radius: 50%; width: 15px; height: 15px; display: inline-block;"></span> |

FIG.19 MAP SHOWING TRAFFIC “HOT-SPOTS” AND ISSUES IN THE MCNP AREA.

# 4 IMPLEMENTATION

## 4.1 PLAN PERIOD

- 4.1.1 The Mid-Cherwell Neighbourhood Plan will run concurrently with the Cherwell District Council Local Plan, and will be in force until it expires in 2031, or is superceded.

## 4.2 PLAN IMPLEMENTATION

- 4.2.1 The District Council will remain the planning authority for the neighbourhood and as such will determine planning applications using the adopted Local Plan together with the Planning Policies contained in this Neighbourhood Plan. The Community Action Plan will be the responsibility of MCNP Forum and its Parish Councils to take forward.
- 4.2.2 It is envisaged that, once the Plan is “made,” a series of projects relating to specific policies will be devised and implemented by a purposely constituted Neighbourhood Plan Implementation Group, working with various existing sub-committees of the MCNP Forum. The Implementation Group will meet in open session and participation will be sought from members of the public. The timing and execution of these projects will be determined by the Forum; it is likely that these will be phased to take place over the first decade of the plan period. Additional working groups may be constituted as and when required to address specific topics and themes of the Neighbourhood Plan.

## 4.3 PLAN MONITORING AND REVIEW

- 4.3.1 This Neighbourhood Plan is a reflection of the needs and aspirations of the local community as currently understood. However, it is fully appreciated that the challenges and current concerns are likely to change over the Plan period. As such, MCNP will therefore be responsible for periodically reviewing and, where required, updating the Plan, to ensure it remains relevant and appropriate to the community to which it relates.
- 4.3.2 The Neighbourhood Plan will be reviewed in outline by the Forum annually. The output and conclusions of the review will be documented in the meeting minutes and presented to the community at the annual Parish Meetings.
- 4.3.3 A full review of the Plan will be conducted at least every five years to confirm its relevance and appropriateness. This will be overseen by the Parish Councils with anticipated participation from members of the public.



#### 4.4 PLAN AMENDMENT PROCEDURE

4.4.1 Prior to commencement of the first five year review of the Plan period, the Parish Councils will put in place one or more policies defining the circumstances under which the Plan would require amendment, and the procedures to do so. It is anticipated that minor amendments to the Plan will be conducted without requiring extensive consultation with the Parish, whereas more significant changes, for instance in response to emerging concerns or ambitions of parishioners, would require a wider approach. Any changes or amendments to the Planning policies contained within the Plan will require it to undergo further public and statutory consultation, and subsequent examination. Amendments to community policies, being in the purview of the Parish Councils, will require a lower level review process.

#### 4.5 CO-ORDINATION AND ENGAGEMENT WITH STAKEHOLDERS AND INTERESTED PARTIES

4.5.1 It is recognized that the Mid-Cherwell Neighbourhood Plan does not, and will not sit, in isolation from other current and future regional, national and international (where appropriate) policy Frameworks. Any and all future reviews will include a brief appraisal of the policy landscape in existence at that time, to confirm the Plan's adherence to and alignment with any and all relevant programmes and initiatives, and in particular those of Cherwell District Council.

4.5.2 It is further anticipated that Plan review activity may require occasional engagement and consultation with relevant stakeholders and interested parties outside the neighbourhood area. Of particular relevance will be those neighbouring parishes which, at the time of publishing this version of the Plan are preparing their own Neighbourhood Plans. It is recognized that a number of policies specified in the Mid-Cherwell Neighbourhood Plan, for instance that pertaining to Transport, could be significantly enhanced in effectiveness if they were mirrored by and coordinated with similar policies in neighbouring parishes.

#### 4.6 FINANCES AND FUNDRAISING

4.6.1 A Project Plan with outline costings covering all policies detailed in the Community Action Plan will be prepared by the Implementation Group on its inception. It is anticipated that, for those policies which relate to the development/construction of infrastructure, a phased approach be adopted with key priorities identified.

4.6.2 It is recognized that implementation of certain elements of the Community Action Plan is contingent on funds being raised from a variety of sources. Some work has already been done in terms of identifying prospective sources of funding. Again, the Implementation Group will, in parallel with the preparation of the Project Plan, conduct a thorough review of funding options.

# 5 COMMUNITY ACTION PLAN

Some of the aspirations of the Neighbourhood Plan cannot be achieved through planning law. Instead, we aim to deliver them over time through our Community Action Plan, which will be the responsibility of the parish councils and the Neighbourhood Plan Forum. **None of the actions identified in the Community Action Plan have the status of development plan planning policies.**

The Action Plan will continue to evolve, but at this stage it includes the following:

TOPIC	OBJECTIVE	RATIONALE
TRAFFIC AND TRANSPORT		
See also section 5.1 and Table 6	Negotiating with local businesses that make extensive use of heavy goods vehicles to try to reduce flows on certain roads.	Many of the roads through our rural villages are unsuitable for heavy goods traffic and they would pose a danger to residents, and would cause excessive deterioration of the roads. Designated routes for HGV traffic should be established and enforced through consultation with local businesses, appropriate signage and enforcement initiatives.
	Developing an acceptable mitigation plan with Oxfordshire County Council (OCC) that will deal with the worst of Our highways and traffic problems.	The increase in overall traffic in our neighbourhood will be considerable as new housing comes on line. Many of our roads are not capable of sustaining high traffic loads and the traffic will pose a danger to residents and erosion of the rural nature of our villages. See 5.1 below for more detail.
	Campaign for improved bus services for the 250 to and from Heyford Park for surrounding villages, transport hubs and the Oxford Hospitals from the neighbourhood area.	With the planned increase in housing development and amenities at Heyford Park and increased volume of residents from Heyford Park wanting to use public transport an improved timetable is needed for the 250. The increased amenities there require an assessment of further public transport links with the surrounding villages
	Work with Friends of Lower Heyford station for improved parking provision to support the growing needs of the increasing population and support the needs of those local to the station.	Heyford Station parking currently has limited scope to support an ever-increasing demand driven by Heyford Park development. Current projections by Great Western Railways believe capacity of trains and parking is sufficient.
	Ensure that highway plans from OCC and developer contributions include plans for cycle paths and footways	Cycle ways and footpaths will encourage healthy alternatives to driving and will contribute to minimizing vehicle traffic growth.

TABLE 5 COMMUNITY ACTION PLAN OBJECTIVES

DEVELOPMENT		
	Campaigning to stop unwanted development of greenfield sites.	Building on greenfield sites within our neighbourhood will degrade the rural nature of our communities and lead to coalescence of rural villages. Building should not take place on greenfield sites when appropriate brownfield options are available.
	Identifying local amenities such as shops and pubs that may need protection from conversion to dwellings, by designating them as Assets of Community Value.	To ensure that essential amenities are not lost to the villages. Designation would give the parish an opportunity to purchase the building concerned and to attempt to run a community business in place of the previous one.
	Seeking to reduce light pollution from existing users	To complement policy PD6 in respect of established users of excessive lighting.
HOUSING		
	Actively encouraging developers to build to the Lifetime Homes Standard.	The Lifetime Home Standard will allow the purchasers of new houses to remain in the property throughout their life and will make accessible new housing available to those with disabilities.
See also section 5.2	Persuading Cherwell District Council to adopt a housing allocations policy that gives priority to families already living in the village where homes become available.	The absence of affordable housing in rural villages forces local families to leave their community and relatives. People with local family connections should have priority for available affordable housing. This issue has been highlighted by Parish Councils and through MCNP community engagement events.
	Supporting Open Market housing schemes with one- and two-bedroom dwellings for entry to the market, designed to be genuinely affordable for first-time buyers, affordable by people on salaries that are average for Cherwell District.	This policy aims to address the need for starter homes in the area, pitched at prices that some young people may be able to afford. The Government promises to address this national problem.
	Establishing a Community Land Trust to develop our own affordable housing schemes on rural exception sites.	Establishment of Land Trusts is an effective way of delivering affordable housing for local people on rural exception sites.
	Approaching local landowners with a view to identifying and purchasing such sites.	This initiative will facilitate the establishment of Land Trusts and designation of rural exception sites.

TABLE 5 COMMUNITY ACTION PLAN OBJECTIVES

COMMUNITY INFRASTRUCTURE		
See also section 5.3	Prioritising the provision of secondary school places at Heyford Park Free School for those within the Plan area.	Secondary school students in our neighbourhood should not have to travel to outlying towns for school. Local provision will help maintain the viability of our rural neighbourhood.
	Ensuring the delivery of a full-service health centre at Heyford Park through ongoing consultation with the Health Authority and developers.	The growth in population in our neighbourhood will warrant a local health centre.
	Responding to consultation on changes to local health services being led by the Oxfordshire Clinical Commissioning Group (OCCG).	Changes to local health services and the centralisation of services in Oxford could result in significant transport problems for local people in accessing services.
	Seeking to create new permissive or definitive rights of way to improve connectivity between villages within and beyond the NP boundary for non-motorised users, creating social, recreational, and health benefits.	Opportunities for improved recreation and leisure facilities, particularly for young people, should be sought.
ENHANCING THE NATURAL ENVIRONMENT AND BIODIVERSITY		
See section 5.4 for more detail.		
TECHNICAL INFRASTRUCTURE		
See also section 5.5	Developers to provide evidence of responses from utility providers – water, drainage, electricity, gas - that their existing networks have adequate capacity to serve the proposed development without negative impact on existing users. In the event that providers are unable to provide such confirmation, applicants to provide impact studies of the extent, cost and timescale for any required works of upgrading.	There is concern about the impact of increasing population on electricity supply, sewage and drainage capacity, mobile phone coverage, and other related services.
	Any proposed improvements to mobile telephone coverage and planning applications for new or improved mobile telephone and broadband infrastructure should not adversely affect the surrounding built and natural environment, including the setting of heritage assets and important views.	

TABLE 5 COMMUNITY ACTION PLAN OBJECTIVES



A number of the objectives set out above are covered in more detail in the sections that follow:

## 5.1 TRAFFIC AND TRANSPORT

### Context

- 5.1.1 The traffic and transport group working group has accepted that MCNP policies are intended to mitigate future traffic issues, and can do very little to influence existing traffic and transport conditions.
- 5.1.2 This section of the Community Action Plan (CAP) is therefore aimed at influencing the broader debate Parish by Parish and will need to influence the relevant authorities to take action on the widespread concerns about speeding and safety across the area. In addition, the CAP will need to influence the relevant bodies on the provision of bus and rail services serving the area to reduce traffic volumes and to ensure that appropriate public transport services are provided.

### MCNP Traffic Mitigation Plan Summary

- 5.1.3 Table 6 on the next page gives a consolidated view of Traffic and Transport issues arising from the parishes of the MCNP area - current at the time of writing. The parish councils are continuing to work on these issues.
- 5.1.4 Fig.19 has been prepared with detailed input from all participating parishes, and co-ordinated by the MCNP Forum's Traffic and Transport working group. The issues and concerns mapped there represent current views, but as traffic is the issue of possibly the highest concern in the neighbourhood area, work on collecting and analysing data continues. The principal outcome of this work will be to identify traffic mitigation projects, to prioritise them, and then seek community support and funding to implement them.
- 5.1.5 In May 2017 MCNP commissioned Hamilton-Baillee Associates to produce a report on possible approaches to traffic mitigation that would be particularly suitable for a rural context. This report, delivered in June 2017, can be found in the MCNP Evidence Base, and will form the basis for further work.

### Deleted policies

- 5.1.6 MCNP will aim to influence the Highway Authority in respect of the following policies deleted at Examination:
- 5.1.7 (from Policy PD5): Proposals involving alterations and additions to the existing highway network and associated infrastructure should seek to prevent damage to the rural character of the roads affected, preserving instead the identified characteristics of the area (see Appendix K) whilst striving to achieve good and safe design.
- 5.1.8 (from Policy PD6): Street lighting should only be included where essential.

	Consolidated points
CAP T01: Traffic volume	<p>Traffic Assessments and Plans to mitigate exacerbating car and HGV traffic volumes on the following routes:</p> <ul style="list-style-type: none"> <li>• North and South between Ardley / Middleton Stoney and A4095 to Kirtlington</li> <li>• East and West from North Bicester for traffic using Middleton Stoney as a cut-through for M40 at Ardley</li> <li>• Somerton, Ardley &amp; Fritwell to Banbury using B430 and B4100 as rat runs</li> <li>• Heyford Park residential and HGV traffic impacting villages within the MCNP especially Upper Heyford, Somerton, Lower Heyford and Kirtlington routes</li> <li>• East and West along the B4030 through Lower Heyford and over Rousham Bridge</li> <li>• Rousham Bridge: impact –weight limit?</li> <li>• Create local jobs for local people, commercial uses to have less haulage/warehousing</li> </ul>
CAP T02: Junction improvements	<ul style="list-style-type: none"> <li>• Objection to any additional feeder roads to Heyford Park Junction improvements at:</li> <li>• Sensible changes to lights to manage traffic volume from all directions at Middleton Stoney</li> <li>• Camp Road and B430 improvements to aid traffic flow away from Middleton Stoney</li> <li>• Mini roundabout in Somerton at Ardley Road/Water Street/Heyford Rd and another at top of Church Street, would create some speed reduction</li> <li>• Ardley cross roads with Bucknell road/Fritwell Road and B430</li> <li>• Improve A34/M40 junction 9 to mitigate traffic using B430 and A4095 as a cut through</li> <li>• Supports Chilgrove Drive taking HGVs off of Camp Road</li> </ul>
CAP T03: Speed control	<ul style="list-style-type: none"> <li>• Junction of Somerton /Duns Tew roads and A4260 near North Aston</li> </ul> <p>The following proposals are being reconsidered following advice from traffic mitigation consultants that other more innovative measures may be more effective:</p> <ul style="list-style-type: none"> <li>- White gates on entry to villages</li> <li>- Improved LED speed limit signs and traffic and speed counters in villages</li> <li>- 30 mph limits introduced in following locations: <ul style="list-style-type: none"> <li>a. A4260 Somerton Road; b. between Steeple to Middle to North Astons; c. along the B4030 at Caulcott; d. where villages go from National speed limit to 30mph, stage the slow down to 40 then 30 to mitigate traffic speed into villages e.g. B430 Ardley with Fewcott, Somerton Road north/south at Upper Heyford, Ardley Road from Somerton (75% of vehicles in excess of 40mph)</li> </ul> </li> <li>- Chicanes in high risk areas - Upper Heyford, Fritwell and Heyford Park</li> <li>- 20 mph introduction in villages - Upper Heyford, Heyford Park, Ardley with Fewcott, Somerton Kirtlington, North Aston, Duns Tew, and Caulcott</li> <li>- Speed camera requests where possible</li> <li>- Road markings to prevent dangerous overtaking on the B4030 at Caulcott</li> </ul>
CAP T04: Environment	<p>Avoid any ‘road improvements’ which look too urban (widening, hard verges, roundabouts, white lines, powerful lighting etc) in order to preserve the vital rural character of the villages and their countryside.</p> <p>Air quality monitoring to be put in place due to increased volumes expected.</p> <p>Introduction of an environmental weight limit at Rousham Bridge.</p>

TABLE 6 CONSOLIDATED TRAFFIC ISSUES

## 5.2 HOUSING

- 5.2.1 In addition to the complement of planning policies covering new housing development, it is envisaged that initiatives led by the MCNP Forum, Parish Councils or Parish meetings could propose setting-up of a Community Land Trust.

### SELF-BUILD

- 5.2.2 All efforts are to be made to identify demand for self-build within the neighbourhood area. Where sufficient demand is established, measures are to be taken to identify appropriate sites for self-build in the area, and to direct parishioners interested in such activities to appropriate resources and information.

### HOMES FOR ENTRY TO THE MARKET

- 5.2.3 Efforts will be made to persuade any developers of Open Market housing schemes to include one- and two-bedroom dwellings in accordance with policy PH1, with a significant proportion of these to facilitate entry to the market, designed to be genuinely affordable for first-time Buyers.

### DELETED POLICY

- 5.2.4 MCNP will aim to influence CDC in respect of the following policy deleted at Examination: (from Policy PH2): use of Local Letting Plans will also be supported so that 100% of the affordable homes that are provided can go to those from the MCNP area in the first instance, and then to those with a local connection. The MCNP Forum and its constituent Parish Councils and Parish Meetings should be involved in the drafting of these Local Lettings Plans.

## 5.3 COMMUNITY INFRASTRUCTURE

### LEISURE FACILITIES

- 5.3.1 The neighbourhood is relatively well-provided with indoor recreational places (such as Village Halls), although some facilities used for such activities are in need of updating or expansion. Outdoor recreation facilities, however, are poorly provided for. The Community Action Plan seeks to support and improve leisure facilities in the neighbourhood for all ages; making it a place where more residents, current and new, can enjoy recreational and leisure facilities.

### HEALTH

- 5.3.2 Residents of the 11 parishes making up Mid-Cherwell are well served in terms of access to hospitals in the NHS. The 4 hospitals making up the Oxford University Hospitals Foundation Trust offer world class services particularly in the fields of cancer, heart and neurosurgery where access to acute health services is complemented by an excellent academic medical research base. In addition, Cancer Research UK is based in Oxford which it has designated as one of its key sites for investing in research. This means that we are more likely than other areas to be able to access ground breaking clinical trials and access to the latest research findings.

- 5.3.3 We are also lucky in being able to access district general hospital services at the Horton, which provides good day to day access to less specialised services. In addition, the OCCG has recently consulted on centralizing Acute Stroke and Acute Critical Care Services and Consultant-led Maternity Services in Oxford thus reducing acute services at the Horton. The closure of maternity Services at the Horton in Banbury will also have a knock-on effect on Children's services with Acute Paediatric beds being centralized in Oxford. Although the OUH Trust says it is also planning to consult on enhancing the range of day care services and outpatient clinics at the Horton, this is unlikely to compensate for the removal of other services currently provided there. As part of discussions on delivering clinical excellence, the Trust says it is developing a specific vision for the Horton General Hospital, with the aim of developing healthcare facilities and services fit for the 21st century.
- 5.3.4 As part of the broader vision to develop Oxfordshire's Strategic Transformation Programme, OCCG is considering whether all services currently offered at hospital sites in Headington need to take place there, looking at options to develop capacity at the Horton and deliver more day care and out-patient services in Banbury to improve accessibility.
- 5.3.5 Initial indications are that there may be potential to double the number of patients treated at the Horton and reduce the number of patients treated at Headington hospitals by 10%.
- 5.3.6 We are sceptical as to whether this will happen, given the huge financial pressures on the OUHT and the OCCG. However, the significant increase in the planned population of MCNP means we must keep the provision of local health services under review.

#### HOSPITAL SERVICES

- 5.3.7 At the time of writing (March 2017), considerable changes are now being proposed for secondary health care services in Oxfordshire leading to the potential loss of some in-patient care services at the Horton, with more care being centralized at the John Radcliffe and Churchill Hospitals in Oxford. This is not the place to argue for the merits or demerits of proposed health changes in North Oxfordshire; however, the consequences of more residents having to travel to Oxford to access secondary health care are profound.
- 5.3.8 Most residents have no choice but to use their own car transport as there are very few public transport links from North Oxfordshire to Headington where both the JR and the Churchill Hospitals are located. The best route is to travel by bus to the Water Eaton Park and Ride facility and pick up the number 700 bus which travels between Water Eaton / Somertown / JR / The Churchill Hospital. This is likely to involve a journey time of at least 1 hour 30 minutes according to survey evidence collected by Victoria Prentis, local MP.
- 5.3.9 Some villages in the MCNP area have sought to partially overcome these problems by setting up voluntary car transport services but this is not really a satisfactory long-term answer. The increase in travel times to access care in Oxford is significant, with journeys by private car or indeed blue light ambulances currently taking at least 50 minutes. For private cars, at least 20 minutes' additional time is needed to find a car parking space, park the car and walk to the relevant hospital department or ward.
- 5.3.10 What is needed is a proper response from the statutory authorities to this problem. Most of the plans to make changes to local health services are based on making significant cuts in the cost of local health care, but in the absence of policies to improve local transport services to and from our hospitals, all this does is to reduce access and shift costs onto local residents. This is not acceptable.



- 5.3.11 MCNP will want to ensure that hospital developments recognise the significant increase in population in the North of the County since the OUHT's last Strategic Plan, and put forward a strong case for improved services at the Horton Hospital. MCNP will also continue to make the case for the provision of increased dedicated bus services between the hours of 8am and 10pm to transport local residents from the North of the County to and from the Headington Hospitals.

DELETED POLICY.

- 5.3.12 MCNP will aim to influence OCCG and other bodies in respect of part of policy PC2: Health Facility, which was deleted at Examination stage, namely: The facility should provide, as a minimum, full-time general practitioner services, nursing and administrative support, with a full range of clinics appropriate to local need.

SECONDARY SCHOOL PLACES.

- 5.3.13 Prioritising the provision of secondary school places at Heyford Park Free School for those within the Plan area. There are currently four schools in the Neighbourhood area. The three state primary schools generally feed secondary schools outside the area, but the all-through Free school at Heyford Park is different. Children attending the Free school's primary phase automatically get places in the secondary phase, and this is affecting the popularity of at least one of the state primaries, from which travel distances to other secondaries are considerable. This problem may well be exacerbated as time goes on, and could affect the other local schools.
- 5.3.14 The Neighbourhood Plan Forum has attempted to address this problem by establishing a Schools' working group, bringing together representatives of all the schools to discuss the issues. The resulting policy is that the secondary phase of the free school at Heyford Park must be reconfigured to accommodate children from the whole of the Neighbourhood area, a matter which will need to be agreed with the Education Authority.
- 5.3.15 Approximately 12 children per year who live within the Neighbourhood area, but do not live at Heyford Park, are currently indicating that a secondary place at Heyford Park would be their first choice, and Heyford Park would also be their nearest secondary school place. It is the desire of the MCNP Forum to ensure expansion at Heyford Park Free School is approximately 0.5 Form Entry larger than the population need that is being generated purely from Heyford Park. The MCNP Forum recognise that this will be dependent on securing additional developer contributions ahead of OCC's requirements, and may also require the approval of the Department for Education or Regional Schools Commissioner rather than Oxfordshire County Council.

## 5.4 ENHANCING THE NATURAL ENVIRONMENT AND BIODIVERSITY

### GREEN INFRASTRUCTURE

- 5.4.1 Over time, opportunities will be sought to create linkages between existing green infrastructure - fields, hedges, woodland, footpaths and bridleways.

### BIODIVERSITY

- 5.4.2 The Forum will try to ensure that development proposals protect and enhance biodiversity. Any loss or degradation of habitats arising from new development will need to be offset by, for example, funding environmental improvements elsewhere in the neighbourhood.

### ENHANCEMENT OF WILDLIFE AND NATURAL HABITAT

- 5.4.3 Efforts will be made to enhance the natural environment both in and around the villages through the installation of appropriate artificial nest sites for bird, animal and insect species, habitat improvements etc.

### WILDFLOWERS

- 5.4.4 Efforts will be made to promote native wild flower growth at appropriate locations in and around the villages (e.g. the village greens, roadside and pathway verges etc.), employing measures such as the 'staggered cut' of grasses.

### NATURE RESERVES

- 5.4.5 All efforts will be made to establish Nature Reserves, additional wildlife ponds, and small-scale native woodlands in the neighbourhood area for the benefit of local fauna and flora.
- 5.4.6 Efforts will be made to preserve and enhance the various local green spaces, possibly through the establishment of formally designated nature reserves.

## 5.5 TECHNICAL INFRASTRUCTURE

- 5.5.1 The Forum will raise concerns as necessary about technical infrastructure with service providers.

- 5.5.2 Para. 162 of the NPPF stresses the need to assess the quality and capacity of infrastructure and its ability to meet forecast demand. Adopted Local Plan policy INF1: Infrastructure sets out a strategy to support sustainable development in the District.

- 5.5.3 Views expressed by members of the local community in questionnaire responses and at engagement meetings have suggested that certain types of infrastructure serving the MCNP area are close to or at their limits. There is particular concern regarding the adequacy of foul drainage in some parishes. In the case of utility providers, it is usual practice for developers to be requested to provide details of proposals so that the providers can make assessments about capacity. However, there is circumstantial evidence that developers do not always engage with the utility providers..

- 5.5.4 Paras. 42-46 of the NPPF support high quality communications infrastructure as essential for sustainable economic growth. Numerous responses to community engagement questionnaires have referred to the poor quality of mobile phone signals available in the neighbourhood area, and there have also been comments regarding the availability and performance of the broadband network.

## 6 GLOSSARY

Adaptable Housing	Housing designed to be capable of internal and external adaptation to suit residents as they age.
Adoption	The final confirmation of a development plan or local development document status by a local planning authority (LPA).
Affordable Housing	Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households whose needs are not met by the market.
Brownfield Land	Land which has been previously used for any type of permanent building and can be reused.
Community Action Plan	A set of objectives identified by the community as being important but not subject to planning law. Parish Councils/ Meetings and the Forum implement the plan.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Land Trust	Community Land Trusts are a form of community-led housing, in which local organisations - set up and run by ordinary people - develop and manage homes as well as other assets. The CLT's main task is to make sure these homes are genuinely affordable, based on what people actually earn in their area, for now and for future occupiers.
Conservation Area Appraisal (CAA)	CAAs help define the special architectural and historic interest of an area to clarify why it merits 'designation'. An appraisal also identifies the character of the area, and features which should be enhanced or conserved
Conservation Area	Areas designated by the Local Council as special for its architectural or historic interest, where the character or appearance is desirable to preserve or enhance.
Extra-Care Housing	Self-contained accommodation to suit people who want to live as independently as possible but who need extra care provided.
Green Infrastructure	A network of green spaces and other environmental features designed and managed as multi-functional resources providing a range of environmental quality of life benefits for the local community. This can include parks, open spaces, woodlands, nature reserves, playing fields, allotments and other natural assets.
Heritage and Character Assessment	A report which identifies the key characteristics of an area in terms of landscape, setting, and heritage.
Heritage Impact Assessment	A study to evaluate what impact the proposed development will have on the heritage resource(s) and to recommend a conservation strategy.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
Infill Development	Small scale development filling a gap within an otherwise built up frontage.
Lifetime Homes	Homes carefully designed to incorporate 16 design criteria that can be universally applied to new homes at minimal cost. Each of the criteria adds to the comfort and convenience of the home and supports changing needs of individuals and families at different stages of life, from raising children through to coping with reduced mobility or illness in later life.

Local Green Space	An area which is reasonably close to the community and where it is demonstrably special due to its beauty, historic significance, recreational value (including as a playing field), tranquillity, or richness of wildlife.
Local Plan (LP)	Cherwell District Council's statutory planning document which will guide and determine development through to 2031.
'Made' Plan	When a neighbourhood plan is adopted by the District Council and becomes their formal responsibility.
Mid-Cherwell Neighbourhood Plan (MCNP)	This Neighbourhood Plan, covering 11 Parishes around the Cherwell Valley.
Mid-Cherwell Neighbourhood Plan Forum	The body responsible for the MCNP, consisting of representatives from the 11 Parishes, a Residents Association and Developer.
Most Versatile Agricultural Land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
National Planning Policy Framework (NPPF)	The Government's policy on all matters affecting the planning system and to which the Neighbourhood Development Plan must conform.
OCCG	Oxfordshire Clinical Commissioning Group
OHFT	Oxford Health Foundation Trust
Policies	Those parts of the Plan which must be taken account of by anyone proposing development in the parish and which will be used by the District Council to help them decide planning applications in the parish.
Rural Exception Site	Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Section 106 Agreement	Section 106 (1990 Town & Country Planning Act) agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Settlement Area	The line that distinguishes between those parts of a settlement where development is acceptable in principle and those parts outside the settlement where more restrictive policies towards development apply.
Sustainable Development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
Traffic Impact Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.







# MID-CHERWELL NEIGHBOURHOOD PLAN 2018-2031

VERSION FOR MAKING 2019

## APPENDICES



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### STATUS OF THIS DOCUMENT

This document of Appendices to the Mid-Cherwell Neighbourhood Plan is an integral part of the Plan, and is intended to be read alongside the Plan document in order to provide supporting explanation, detail and evidence.



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# A CDC's DESIGNATION OF PLAN AREA

## Cherwell District Council

### Executive

7 April 2015

**Neighbourhood Planning**  
**Application for the designation of a Neighbourhood Area for a Proposed**  
**'Mid-Cherwell' Neighbourhood Plan**

### Report of Head of Strategic Planning and the Economy

This report is public

#### Purpose of report

To consider the designation of a 'Mid-Cherwell' Neighbourhood Area comprising eleven parishes.

#### 1.0 Recommendations

The meeting is recommended:

- 1.1 To approve the formal designation of the specified 'Mid-Cherwell Neighbourhood Area' under Section 61G of The Town and Country Planning Act 1990 (as amended).
- 1.2 To authorise the Head of Strategic Planning and the Economy to issue a Notification of Decision pursuant to recommendation 1.1.

#### 2.0 Introduction

- 2.1 On 8 August 2014, the Council received an application from Ardley with Fewcott Parish Council to designate a Neighbourhood Area. The application is made on behalf of a consortium of 11 parish councils together with Heyford Park Residents' Association and the Dorchester Group '*...as both the owners of the former RAF Upper Heyford Site, and to represent the business community that constitutes part of Heyford Park*'.
- 2.2 The application is made under Section 61G of The Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended). Under Section 61G, Ardley with Fewcott Parish Council is a 'relevant body' for the purpose of making the application. A supporting statement advises, "*This application is made will the full support of the Parish Council[s] which form the Neighbourhood Area...*".
- 2.3 The Area applied for covers the parishes of Ardley with Fewcott, Kirtlington, Duns Tew, Lower Heyford, Middleton Stoney, Somerton, Steeple Aston, Middle Aston, North Aston, Fritwell and Upper Heyford. The respective Parish Councils, together with the Dorchester Group and

Heyford Park Residents' Association, are functioning as a consortium and are establishing a 'non-designated' Mid-Cherwell Neighbourhood Planning Forum.

- 2.4 The Council is required to formally determine the application by either designating the specified area applied for or designating a lesser area which is part of that specified area.

### 3.0 Report Details

#### The area application

- 3.1 Area designation is the first formal step in preparing a Neighbourhood Development Plan. In Cherwell six Parishes have so far been designated Neighbourhood Areas. These are Adderbury, Hook Norton, Bloxham, Stratton Audley, Merton and Deddington. Each is at a different stage in preparing their Neighbourhood Plan.

- 3.2 The current application, for the designation of 11 parishes and to be known as 'MidCherwell', is attached to this report at appendix 1. The application includes a supporting statement advising (inter alia),

*"...The extent of the Neighbourhood Area reflects the commitment and desire from the partner Parish Councils and Residents' Association, as well as the Land Owner of the former RAF Upper Heyford Air Base, to participate in the preparation of a Neighbourhood Plan..."*

*"...Through the Neighbourhood Plan process, the partner Parish Councils will seek to ensure that the majority of new development is directed to the Upper Heyford Site in order to protect the rural communities from speculative and inappropriate development proposals which, if approved, would result in the degradation of these rural communities and result in unsustainable patterns of development..."*

- 3.3 Other points highlighted by the applicant in support of designation are:

- all the individual organisations are committed to the idea that the proposed Neighbourhood Area is coherent and logical;
- the M40 to the East and the A4260 to the west represent obvious boundaries to the Neighbourhood Area, although in the case of the A4260, the parishes of Duns Tew, North Aston, Middle Aston and Steeple Aston extend slightly beyond the A4260. These geographical features give a sense of coherency to the boundary area that has been identified;
- the rural setting of the Mid-Cherwell Neighbourhood Area represents a collection of communities and Parishes that occupy a distinctive area of the Cherwell District;
- the former RAF Upper Heyford site comprises brownfield land and the new area of approximately 500 hectares and the new settlement area represents a substantial development within the proposed Neighbourhood Area;
- the site has the benefit of a Free School that provides primary, secondary and sixth form provision and which is popular with the specified parishes in addition to those living at Heyford Park;
- this compliments the pre-existing primary provision in the villages of Fritwell, Steeple Aston and Kirtlington;
- Heyford Park acts as anchor to the surrounding rural settlements by providing services and facilities to meet every day needs and being the only strategic employment location outside of the main towns of Bicester and Banbury;
- the parishes and communities identified within the specified boundary area are more logically likely to enter Heyford Park to access key amenities rather than traveling to Bicester, Kidlington, Banbury or Chipping Norton;

- the 11 Parish Councils which form the proposed Neighbourhood Plan area all have close functional relationships to Former RAF Upper Heyford, the only major development area outside of Bicester and Banbury;
- further development opportunities at Former RAF Upper Heyford will provide services and facilities available and accessible to the parishes and reducing the need to travel further afield
- the Forum would enable collaborative working to ensure that future development proposals meet the aspirations of the Parish Councils and other community groups and that development is sensitive to its surroundings and preserves the intrinsic quality and character of the rural communities;
- designation will seek to ensure that the majority of new development is directed to the Upper Heyford Site in order to protect the rural communities from speculative and inappropriate development;
- the Submission Local Plan does not allocate specific sites within villages but confirms that the suitability of individual sites will be considered through another Development Plan Document or, where appropriate, through the preparation of Neighbourhood Plans.

3.4 It should be noted that as the application was made on 8 August 2014, it was made before public consultation was undertaken on Proposed Modifications to the Submission Local Plan (22 August 2014 to 3 October 2014) i.e. before additional development was directed to Former RAF Upper Heyford.

#### Consultation

3.5 Officers arranged the necessary six weeks' consultation on the application (11 September to 23 October 2014) undertaking the necessary publicity as the regulations require. The application was advertised on the Council's website, in the Banbury Guardian and Bicester Advertiser and notification letters were sent out to relevant consultees on the Council's Local Plan database (those living or working in the affected parishes). A public notice was sent to each of the Parish Councils affected for display. Letters or emails were sent to: District and relevant County Councillors; Oxfordshire County Council; contiguous District, Town and Parish Councils; statutory stakeholders including the Highways Agency, Network Rail, Environment Agency, Natural England and English Heritage; infrastructure providers including Thames Water, the Mobile Operators Association, National Grid and Southern Gas Network. The representations received are summarised later in this report and are attached at appendix 2.

3.6 On 13 November 2014, officers met with the 'Forum' to provide an opportunity for individual parties to explain what it was they wished to gain from the Neighbourhood Planning process. Officers concluded that the overarching reasons which had emerged were controlling development in their respective parishes by resisting speculative development proposals, achieving a managed and coordinated approach to the development of Former RAF Upper Heyford and securing mitigation.

3.7 There has been a significant delay in bringing this application to the Executive. This has largely been caused by the Planning Policy team's occupation in submitting proposed modifications to the Submission Local Plan to the Secretary of State for Communities and Local Government, its preparation for and involvement in the Local Plan Examination Hearings and subsequent demands on the team.

#### Statutory Requirements

3.8 The Council is required to formally determine the application taking into account the representations received. Regulation 5(1) requires each application to include:

- a) a map which identifies the area to which the area application relates;

- b) a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- c) a statement that the organisation or body making the area application is a relevant body (such as a Parish Council)

3.9 The above requirements have been satisfied.

3.10 In determining applications under Section 61G(4) of the Town and Country Planning Act (as amended), the Council must have regard to:

- a) the desirability of designating the whole of the area of a parish council as a neighbourhood area, and
- b) the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas (designated areas must not overlap).

3.11 Under Section 61G(5), if

- a) a valid application is made to the authority,
- b) some or all of the specified area has not been designated as a neighbourhood area, and
- c) the authority refuse the application because it considers that the specified area is not an appropriate area to be designated as a neighbourhood area,

the authority must exercise its power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as neighbourhood areas.

3.12 Under Section 61G(9), if the authority refuse an application, it must give reasons to the applicant for refusing the application.

3.13 Section 61H requires the Council to consider whether the area concerned should be designated as a 'business area'. This applies where an area is primarily or wholly business in nature. Whilst Former RAF Upper Heyford includes a vast area of land used for business purposes, the site was allocated for a new settlement under saved policy H2 of the Oxfordshire Structure Plan 2016 and has the benefit of planning permission. Further housing development is proposed for the area in the modified Submission Local Plan. Neither the former RAF site, nor the area specified in the current application, are wholly or predominantly business in nature.

National Planning Policy Framework (NPPF)

3.14 The NPPF states that it "...provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities" (para. 1). It makes clear that local planning authorities should facilitate neighbourhood planning (para. 69).

3.15 The NPPF emphasises (p.183), that, "*Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to...set planning policies through neighbourhood plans to determine decisions on planning applications...*".

3.16 It further advises:



*“Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies” (para.184).*

*“Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing nonstrategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation” (para.185).*

#### Planning Practice Guidance (PPG)

3.17 The PPG provides specific advice on area applications which includes the following:

a) Paragraph: 025 Reference ID: 41-025-20140306

*“Should the community consult the local planning authority before making an area application?”*

*The community should consult the local planning authority before making an area application. There should be a positive and constructive dialogue about the planning ambitions of the community and any wider planning considerations that might influence the neighbourhood planning process if the outcome of that process is to be a neighbourhood plan or Order that meets the basic conditions for neighbourhood planning.”*

b) Paragraph: 026 Reference ID: 41-026-20140306

*“Can a parish council propose a multi-parish neighbourhood area?”*

*A single parish council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated, as long as that multi-parished area includes all or part of that parish council’s administrative area.”*

c) Paragraph: 027 Reference ID: 41-027-20140306

*“In a multi-parished neighbourhood area when does a town or parish council need to gain the consent of the other town or parish council/s in order to take the lead in producing a neighbourhood plan or Order?”*

*A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council’s administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the presubmission publicity and consultation and subsequently the submission to the local planning authority are to be valid.”*

d) Paragraph: 032 Reference ID: 41-032-20140306

*“What flexibility is there in setting the boundaries of a neighbourhood area?”*

*In a parished area a local planning authority is required to have regard to the desirability of designating the whole of the area of a parish or town council as a neighbourhood area (see 61G(4) of the Town and Country Planning Act 1990 ). Where only a part of a parish council's area is proposed for designation, it is helpful if the reasons for this are explained in the supporting statement. Equally, town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries..."*

e) Paragraph: 033 Reference ID: 41-033-20140306

*"What could be considerations when deciding the boundaries of a neighbourhood area?"*

*The following could be considerations when deciding the boundaries of a neighbourhood area:*

- *village or settlement boundaries, which could reflect areas of planned expansion*
- *the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities*
- *the area where formal or informal networks of community based groups operate*
- *the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style*
- *whether the area forms all or part of a coherent estate either for businesses or residents*
- *whether the area is wholly or predominantly a business area*
- *whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway*
- *the natural setting or features in an area*
- *size of the population (living and working) in the area*

*Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents."*

f) Paragraph: 035 Reference ID: 41-035-20140306

*Must a local planning authority designate a neighbourhood area and must this be the area applied for?*

*"A local planning authority must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated (see section 61G(5) of the Town and Country Planning Act 1990 Act as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).*

*The local planning authority should take into account the relevant body's statement explaining why the area applied for is considered appropriate to be designated as such. See section 61G(2) and Schedule 4C(5)(1) of the Town and Country Planning Act 1990 Act, as amended, for a description of 'relevant body'.*

*The local planning authority should aim to designate the area applied for. However, a local planning authority can refuse to designate the area applied for if it considers the area is not appropriate. Where it does so, the local planning authority must give reasons. The authority must use its powers of designation to ensure that some or all of the area applied for forms part of one or more designated neighbourhood areas.*

*When a neighbourhood area is designated a local planning authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan or Order. It should not make assumptions about the neighbourhood plan or Order that will emerge from developing, testing and consulting on the draft neighbourhood plan or Order when designating a neighbourhood area.”*

g) Paragraph: 036 Reference ID: 41-036-20140306

*“Can a neighbourhood area include land allocated in the Local Plan as a strategic site?*

*A neighbourhood area can include land allocated in a Local Plan as a strategic site. Where a proposed neighbourhood area includes such a site, those wishing to produce a neighbourhood plan or Order should discuss with the local planning authority the particular planning context and circumstances that may inform the local planning authority’s decision on the area it will designate.”*

#### Case Law

3.18 A case known as ‘Daws Hill’ is relevant to the consideration of this application. This is a Wycombe District case where a neighbourhood area designated by the relevant District Council excluded two sites included in the Area Application: RAF Daws Hill and Wycombe Sports Centre. A claim for judicial review was considered at the High Court and it was judged that the Council had “...*properly had regard to the specific circumstances that existed at the time when the decision was made...*”. An appeal was subsequently made but was dismissed by the Court of Appeal (Daws Hill Neighbourhood Forum v. Wycombe DC, Secretary of State for CLG and Taylor Wimpey plc [2014] EWCA Civ 228).

3.19 In that case, five reasons were given by the authority for refusal of the Neighbourhood Area applied for. These were summarised by the Court of Appeal:

*“.....The first four reasons given by the Respondent for excluding the two strategic sites from the specified area (it was common ground that the fifth reason did not take the matter any further) are all interlinked. In summary, it was not simply that RAF Daws Hill and the Sports Centre sites were strategic sites that would have larger than local impacts upon larger “communities of interest” requiring any referendum to take place over a much wider area than the specified area, possibly extending to the whole of the District Council’s area; it was that the planning process in respect of these two strategic sites was already well advanced by September 2012. Outline planning permission had been granted for the Sports Centre site and a revised outline application for that site was under consideration, and a planning application pursuant to a highly prescriptive Development Brief for the Daws Hill site, which had been approved in draft for consultation in June 2012, was anticipated that Autumn.”*

3.20 This case is referred to in the officer consideration below.

#### Representations

3.21 Seven consultation responses to the application were received containing comments. These were from CABI, Natural England, the NHS, Alan Hedges/Sue Muir, English Heritage, the Canal and River Trust and Gladman Developments.

3.22 The representations received are attached at appendix 2. A summary of the responses is provided below.

#### Design Council/CABE

- 3.23 CABE provides general advice on the preparation of Neighbourhood Plans.

#### Natural England

- 3.24 Natural England provides general advice for use in the preparation of Neighbourhood Plans.

#### NHS Property Services

- 3.25 NHS Property services has no specific comments on the application but asks to be kept informed as the plan progresses, particularly if there are likely to be proposals affecting health facilities.

#### Alan Hedges/Sue Muir

- 3.26 Mr Hedges advises that he is commenting on behalf of himself and Sue Muir, a Somerton parish councillor.

- 3.27 He is concerned that the developer of the Former RAF Upper Heyford site (the Dorchester Group) was not only funding the Neighbourhood Plan (NP), but also proposing to act as a principal in the neighbourhood planning process, taking a controlling role in its procedures. Mr Hedges considers that this violates an important principle that someone with a direct financial interest should not be a full partner in a statutory decision-making process which relates directly to that interest.

- 3.28 Advice was taken from Planning Aid England at the Royal Town Planning Institute. The advice was that it is vital that independence is maintained between the neighbourhood plan and those with an interest in land within the area and in order to maintain this independence a separate independent fund may need to be established. This process could be challenged by others (for example other developers) by way of Judicial Review of the Plan.

#### English Heritage

- 3.29 English Heritage has no objection to the proposed area designation. However surprise was expressed to see that the Dorchester Group as part of the consortium that will prepare the Plan if it is to be community led.

- 3.30 English Heritage also takes the opportunity to set out the support the organisation is able to offer in relation to Neighbourhood Plans, including assistance in developing policies for the protection of heritage assets. Advice will be directed to proposals with the potential for major change to significant, nationally important heritage assets and their settings. Links are provided to a wide range of relevant guidance.

#### The Canal and River Trust

- 3.31 The Trust notes that the Oxford Canal runs through the middle part of the plan area, affecting several parishes. It considers that the Oxford Canal can contribute to the vision and aims of the Neighbourhood Plan. It highlights that canals are multifunctional and that several structures within the Neighbourhood Plan Area are Grade II listed and that the canal itself is a designated as a Conservation Area.

- 3.32 The Trust highlights its aspirations for infrastructure within the neighbourhood plan area.

#### Gladman Developments

- 3.33 Gladman strongly objects to the designation of the proposed neighbourhood plan area on a number of grounds including:
- i. the application rationale does not justify the vast scale of the proposed area covering 11 parishes;
  - ii. the intentions of the neighbourhood plan are contrary to national policy; iii. neighbourhood plans should not be used as a mechanism to restrict development in this manner;
  - iv. the settlements in the affected rural parishes will have their own housing needs and the neighbourhood plan should not be used as a means to direct development away from these settlements to the Upper Heyford site;
  - v. sustainable development in these rural settlements is essential in order to ensure they remain and become vibrant and thriving places to live, providing a good quality of life to their residents;
  - vi. disagree that development at the rural settlements will result in unsustainable patterns of development. Development is needed and would accord with national policy and guidance about the role of housing in supporting the broader sustainability of villages and smaller settlements;
  - vii. the PPG makes clear that blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided (unless supported by robust evidence);
  - viii. the proposal has clearly been derived in order to prevent any development from coming forward within these rural settlements;
  - ix. the NPPF emphasises the positive role that Neighbourhood Plans should play in meeting the development needs of the local area including in implementing the presumption in favour of sustainable development;
  - x. the NPPF emphasises the need for strategic needs and priorities to be met and for Neighbourhood Plans to be in general conformity with the strategic policies of the Local Plan. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans...should not promote less development than set out in the Local Plan or undermine its strategic policies;
  - xi. the plan will need to meet the 'basic conditions'
  - xii. there is currently no sound or up-to date Plan against which the Mid Cherwell Neighbourhood Plan could be prepared. Despite this, the Cherwell Local Plan is at a very advanced stage in the Plan making process, and therefore its strategy and evidence should provide the strategic context for neighbourhood planning.

Officer Consideration

- 3.34 Unless there are valid and reasonable reasons the Council should designate the proposed Neighbourhood Area. If the Council considers the area not to be appropriate it must issue a refusal notice, explaining why, and then designate a revised Neighbourhood Area to include some or all of the originally proposed area.
- 3.35 This is an unusual area application. As the specified area comprises 11 parishes and includes the district's largest strategic development site, the desirability of designation requires particularly careful consideration.

*The specified area*

- 3.36 The combined land area of the 11 parishes is approximately 7,800 hectares, roughly 13% of Cherwell District (58,876 ha). The area applied for covers the central part of the District. The combined population of the 11 parishes (2011 Census) is 7065.



- 3.37 The Former RAF Upper Heyford site lies in the centre of the area for which designation is sought. At over 500 hectares in area, it comprises a former RAF airfield and cold war airbase described by English Heritage as an 'internationally significant military landscape'. The base falls within three Parishes – Upper Heyford, Somerton and Ardley.
- 3.38 Former RAF Upper Heyford is designated as a Conservation Area, and contains Listed Buildings, Scheduled Ancient Monuments and land of ecological value. The site has significant heritage, environmental and transportation constraints. It has permission for the construction of a new settlement including some 761 homes in addition to the 314 existing.
- 3.39 The specified area the subject of the application is one based on administrative parish boundaries rather than one based on alternative considerations such as those identified in the PPG and referred to above at para 3.17 (e). The area does not reflect settlement boundaries, specific catchment areas or community networks, nor does it represent a specific character area or wholly a business or residential area. The boundary of the area is not informed by specific infrastructure, physical or natural features. However the area has been defined by a group of parishes that are potentially affected by development at Former RAF Upper Heyford and have an interest in how approved development, and planned additional development, is implemented. In that regard, the proposal for a Neighbourhood Area that is based on an affected 'sphere of influence' is logical and coherent. The parishes will share an interest in the impact of development and how it might interrelate with their own needs, issues, constraints and opportunities.
- 3.40 It is also likely that the interest of individual parishes will have been a factor in defining the area. It is possible that other parishes further afield, that have not been included, will have some interest, and conversely it might be questioned whether the inclusion Duns Tew parish, which lies on the western side of the A4260 road, is consistent. It is also relevant to note that the proposed Neighbourhood area is a vast area with a total population that is greater than the average electoral ward population of about 5,500 cited in the PPG. However, the PPG refers to this as a 'useful starting point' and this does not in itself rule out an area with a larger population.
- 3.41 Overall, as a 'sphere of influence' the inclusion of the 11 parishes is considered to be reasonable. It is relevant that the PPG makes clear that town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries. The application is proposed to facilitate collective working among the parishes and with the owner and developer of Former RAF Upper Heyford and its residents' association.
- 3.42 Were the Executive minded to refuse the application, an alternative area would need to be designated. Designating individual parishes would, in this case, not provide for the collective working being proposed. Excluding the Former RAF Upper Heyford site from the Neighbourhood Area would still allow for a collective approach among the parishes but would remove the principal reason for the joint working. Local Plan Part 2 would provide an alternative mechanism for collective working but the application expresses the local support for progressing a Neighbourhood Plan and the NPPF makes clear that local planning authorities should facilitate neighbourhood planning.

*Wider significance of the proposal*

- 3.43 As in the 'Daws Hill' case, in some regards the planning and development of the Former RAF Upper Heyford site raises issues of wider and district significance. The concerns of Gladman Developments about the 'vast scale' and strategic implications of the proposal are noted. Issues such as employment at the Heyford site, secondary school provision and transportation impacts do raise wider community and stakeholder interests than represented by the 11

parishes. For example, Bicester is approximately 5.5 km away from Former RAF Upper Heyford, Stoke Lyne Parish about 1km and Souldern Parish approximately 1.7 km away. Delivering the housing planned for in the modified Submission Local Plan is of district significance. However, guidance from Cherwell District Council, appropriate consultation and stakeholder involvement would ensure that these wider issues and interests (for example, Oxfordshire County Council, Bicester Vision and Bicester Chamber of Commerce) are properly represented and fully considered.

- 3.44 The referendum into the Neighbourhood Plan, following Examination, may need to be undertaken over a larger area than the Neighbourhood Area itself. However the examiner will advise on this, and although there would be a larger administrative task, this is not considered to be an insurmountable concern.

*Local Policy Context*

- 3.45 Former RAF Upper Heyford is the subject of saved Structure Plan Policy (Policy H2 of the Oxfordshire Structure Plan 2016) (see para 3.47 below). The policy provides for a new settlement of about 1000 homes (gross) and necessary supporting infrastructure as a means of enabling environmental improvements and the heritage interest of the site as a military base with Cold War associations to be conserved, compatible with achieving a satisfactory living environment.
- 3.46 The saved policies of the adopted Cherwell Local Plan 1996 provide a categorisation of villages. This was updated through the Non-Statutory Cherwell Local Plan 2011.
- 3.47 The modified Submission Cherwell Local Plan 2011-2031 is at a very advanced stage having been the subject of Examination Hearings in December 2014. An Inspector's report is expected in Spring 2015. Depending on the view of the Inspector, the Submission Cherwell Local Plan proposes the replacement of saved policy H2.
- 3.48 Former RAF Upper Heyford is proposed as strategic allocation within the modified Submission Local Plan (as Policy Villages 5: Former RAF Upper Heyford) for the development 1,600 new homes in addition to the 761 (net) already permitted (giving a total of 2,361) and 120,000 sqm of employment land. The additional 1,600 homes proposed includes the development of some land outside the existing curtilage of the base and therefore affects some land beyond the current control of the site's owner, the Dorchester Group.
- 3.49 The modified Submission Local Plan also includes a draft strategic policy (Villages 2) for 'distributing growth across the rural areas'. The policy states,
- "A total of 750 homes will be delivered at Category A villages. This will be in addition to the rural allowance for small site 'windfalls' and planning permissions for 10 or more dwellings as at 31 March 2014.*
- Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission..."*
- 3.50 The Category A villages in the Submission Local Plan are: Adderbury, Ambrosden, Arncott, Begroke, Bletchingdon, Bloxham, Bodicote, Chesterton, Cropredy, Deddington, Finmere, Fringford, Fritwell, Hook Norton, Kidlington, Kirtlington, Launton, Milcombe, Sibford Ferris / Sibford Gower, Steeple Aston, Weston-on-theGreen, Wroxton and Yarnton.
- 3.51 Whilst draft policy Villages 2 makes clear that there are criteria to be considered, the indicative pro-rata figure for the above 23 villages would be approximately 32-33 homes per village.

- 3.52 Of the parishes the subject of the area application, only three - Kirtlington, Steeple Aston, Fritwell are proposed to be Category A villages and therefore potentially required to contribute to the requirements of policy Villages 2.
- 3.53 As in the 'Daws Hill' case (see para. 3.18-3.20 above), the proposed Neighbourhood Area would include a large strategic development site; the district's largest site at over 500 hectares. Involving, as it does, the construction of a now enlarged new settlement, the site is of strategic importance in terms of conservation, transportation and housing delivery. This raises questions as to whether i) the inclusion of the site would interfere with the Council's strategic planning function and ii) whether the proposed Neighbourhood Area raises issues of more than local importance that would be more appropriately considered and consulted upon at a strategic level?
- 3.54 Local Plan Part 1 is at an advanced stage with the Inspector's report due soon. Once the Local Plan Part 1 has been adopted it will establish a clear strategic framework for Former RAF Upper Heyford. It will also establish strategic direction for rural housing distribution. The issue of conformity with these strategic policies will be an issue for consideration through the preparation of the Neighbourhood Plan rather than designation of the Neighbourhood Area itself.
- 3.55 The NPPF makes clear that Neighbourhood Plan must reflect strategic policies and plan positively to support them. They should not promote less development than set out in the Local Plan or undermine its strategic policies. The PPG also advises that a neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan. It also states that if a local planning authority is also intending to allocate sites in the same neighbourhood area the local planning authority should avoid duplicating planning processes that will apply to the neighbourhood area.
- 3.56 In view of the involvement of the Dorchester Group as owner and developer of the Former RAF Upper Heyford site, its representations made to the Local Plan Examination, and the desire of the parishes to avoid 'speculative and inappropriate development proposals', the Neighbourhood Plan may wish to explore a higher level of development at the Heyford site. However, Local Plan Part 1 will provide strategic parameters and the Council will have an opportunity as an adviser and consultee to comment on the Neighbourhood Plan process and proposals. Again, this is therefore considered to be an issue for the preparation of the Neighbourhood Plan rather than the area designation itself. Nevertheless, in view of the close involvement of the developer, the parishes will need to ensure that the nondesignated Neighbourhood Planning Forum is constituted, and transparent processes are established, to avoid any conflict between the Dorchester Group's interests as a developer and those of the local communities which may not always be mutually compatible.

#### *Community Expectations*

- 3.57 The Daws Hill reasons for refusal included, "*To designate a Neighbourhood Area to include the full area in the application could unrealistically raise expectations as to the effectiveness of a Neighbourhood Plan in relation to the strategic development sites. The community and the Local Planning Authority cannot stop the submissions of planning applications and the likelihood is that a neighbourhood plan would be overtaken by events.*"
- 3.58 There is some difference here to the 'Mid Cherwell' case in that the main developer, the Dorchester Group, is part of the Forum and is seeking to cooperate with the Parish Councils. Although permission has been granted for some 761 homes, a further 1,600 homes are now proposed through the Local Plan which provides scope for community involvement. However, the need to provide the proposed 1,600 additional houses to meet district wide needs and the constraining influence of transportation, historic and environmental factors may prohibit significant deviation from the quantum of development presently proposed. The very specific heritage and environmental constraints will also constrain the locational flexibility for accommodating development.

- 3.59 Policy Villages 2 of the modified Submission Local Plan also necessarily limits the flexibility for rural housing distribution.
- 3.60 Nevertheless, at a non-strategic level there is scope for contributing a further level of detail to the policies in Local Plan Part 1 and for community involvement in how implementation is achieved.
- 3.61 Whilst the consultation on the Proposed Modifications to the Submission Local Plan from August to October 2014 and the Examination Hearings held in December 2014 provided an opportunity for participants to comment on the appropriateness and detail of the Council's draft policies for Former RAF Upper Heyford (Policy Villages 5) and for rural housing distribution (policy Villages 2), there would be potential for further community and stakeholder input through Local Plan Part 2 (an item on this agenda). The proposed Neighbourhood Plan would provide the same opportunity.
- 3.62 The Statement of Common Ground agreed between the Council and the Dorchester Group for the Local Plan Examination states, "*The Council and the Dorchester Group, with other parties and statutory agencies, will work jointly to facilitate delivery of the approved development and additional growth. This will include the Council establishing a delivery forum to assist discussion between all the parties and local communities*" (para. 3.3, 3rd bullet point). The suggestion of a collective approach with community input has already therefore been recognised in terms of facilitating development at Former RAF Upper Heyford.

#### **4. Conclusion and Reasons for Recommendations**

- 4.1 The area application presented would, if approved, result in the designation of a 'Mid-Cherwell' Neighbourhood Area comprising the parishes of Ardley with Fewcott, Kirtlington, Duns Tew, Lower Heyford, Middleton Stoney, Somerton, Steeple Aston, Middle Aston, North Aston, Fritwell and Upper Heyford. For the reasons set out in section 3 of this report it is considered that the specified area would be coherent logical, notwithstanding the challenges of producing a Neighbourhood Plan for such an extensive area and including the district's largest strategic development site – Former RAF Upper Heyford. The specified parishes represent a reasonable 'sphere of influence' on which to collectively base the plan, albeit with wider community and stakeholder consultation and potentially a much wider referendum being required.
- 4.2 The Council has a statutory duty to provide advice or assistance to a parish council, neighbourhood forum or community organisation that is producing a neighbourhood plan. The PPG advises that local planning authorities must be proactive in providing information to communities about neighbourhood planning and constructively engage with the community throughout the process.
- 4.3 The involvement of 11 Parish Councils and the district's largest strategic development site means that this Neighbourhood Plan process will particularly require the close involvement of officers and regular reports to the Joint Management Team and to Members.

#### **5.0 Consultation**

- 5.1 Informal Briefing: Cllr Michael Gibbard, Lead Member for Planning

#### **6.0 Alternative Options and Reasons for Rejection**

- 6.1 The following alternative options have been identified and rejected for the reasons set out below.

Option 1 - to refuse to designate the proposed area, provide reasons and to designate an alternative area based on separately designating individual parishes

Option 2 - to refuse to designate the proposed area, provide reasons and to designate an alternative area based on removing the former RAF Upper Heyford site

6.2 Were the Executive minded to refuse the application, an alternative area would need to be designated. Designating individual parishes would, in this case, not provide for the collective working being proposed. Excluding the Former RAF Upper Heyford site from the Neighbourhood Area would still allow for a collective approach among the parishes but would remove the principal reason for the joint working. Local Plan Part 2 would provide an alternative mechanism for collective working but the application expresses the local support for progressing a Neighbourhood Plan and the NPPF makes clear that local planning authorities should facilitate neighbourhood planning.

## 7.0 Implications

### Financial and Resource Implications

Work on assisting the Neighbourhood Planning process is to be met within existing budgets. Designation of a Neighbourhood Area qualifies the Council for limited grant support from DCLG.

Comments checked by: Paul Sutton, Head of Finance and Procurement, 0300-0030106, [Paul.Sutton@cherwellandsouthnorthants.gov.uk](mailto:Paul.Sutton@cherwellandsouthnorthants.gov.uk)

### Legal Implications

The determination of this area application is a requirement of the Town and Country Planning Act 1990 (as amended) and associated regulations.

Upon final adoption of a Neighbourhood Plan, the plan becomes part of the statutory Development Plan for the area and must be considered in the determination of relevant applications for planning permission.

Comments checked by: Nigel Bell, Team Leader – Planning, 01295 221687 [Nigel.Bell@cherwellandsouthnorthants.gov.uk](mailto:Nigel.Bell@cherwellandsouthnorthants.gov.uk)

## 8.0 Decision Information

**Key Decision - No**

**Financial Threshold Met** No

**Community Impact Threshold Met:** Yes

### Wards Affected

Kirtlington, The Astons and Heyfords, Caversfield, Ambrosden and Chesterton

### Links to Corporate Plan and Policy Framework

- Accessible, Value for Money Council
- District of Opportunity
- Safe and Healthy



- Cleaner Greener

**Lead Councillor**

Councillor Michael Gibbard - Lead Member for Planning

**Document Information**

Appendix No	Title
Appendix 1 Appendix 2	Mid Cherwell Neighbourhood Area Application Representations
<b>Background Papers</b>	
None	
<b>Report Authors</b>	Adrian Colwell – Head of Strategic Planning and the Economy David Peckford, Planning Policy Team Leader
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## B CONSTITUTION OF MID-CHERWELL NEIGHBOURHOOD FORUM

### CONSTITUTION OF THE MID-CHERWELL NEIGHBOURHOOD PLAN FORUM PARTNERSHIP

#### 1. NAME

The name of the organisation shall be Mid-Cherwell Neighbourhood Plan Forum Partnership (hereinafter called “the Forum”). The Forum shall be a non-profit community-based organisation with objects as set out in Clause 3 below.

#### 2. AREA OF BENEFIT

The work of the Forum shall be conducted within the administrative area of Cherwell District Council and the neighbourhood thereof designated in April 2015 as the Mid-Cherwell Neighbourhood Plan Area (hereinafter called “area of benefit”).

#### 3. OBJECTS

The objects of the Forum shall be:

- to prepare a Neighbourhood Plan for the area of benefit;
- to promote or improve the social, economic and environmental well-being of the area;
- any other appropriate purpose agreed by the Forum

#### 4. POWERS

In furtherance of the said objects but not otherwise the Forum shall have the following powers:

- a) to publicise and promote the work of the Forum and organise meetings, exhibitions, events or workshops;
- b) to work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and non-statutory organisations;
- c) to take any form of action that is lawful, which is necessary to achieve the objects of the Forum, including taking out any contracts which it may see fit;
  - d) to promote and carry out or assist in promoting and carrying out research, surveys and investigations and publish useful results thereof;
  - e) to collect and disseminate information on all matters affecting the said objects and to exchange such information with other neighbourhood plan bodies in the United Kingdom;
- f) to invite and receive contributions and raise funds where appropriate, to finance the work of the Forum, and to open a bank account to manage such funds.

## 5. MEMBERSHIP AND ACCOUNTABLE BODY

- (a) Membership of the Forum shall consist of:
- (i) the parishes as represented by their respective Parish Councils/ Meetings in the designated neighbourhood plan area, which shall be known as Full Members;
  - (ii) representatives of organisations as agreed by the Forum which shall be known as Associate Members. The Dorchester Group and Heyford Park Residents Association have been identified as Founding Associate members.
- (b) Full Members shall be those Parish Councils/ Meetings which have paid the annual subscription as determined by the Annual General Meeting. Membership shall entitle the Parish Council to send two voting members to Forum meetings.
- (c) Associate Members shall be those organisations which, by reason of their work or interests, are able, in the opinion of a simple majority of Full Members of the Forum, to further the work of the Forum. Associate Members will be required to demonstrate that they are furthering the social, recreational, educational, economic, environmental or general well-being of the neighbourhood or community. Each Associate Member organisation shall be entitled to send two voting representatives to Forum meetings.

The Forum shall agree and appoint one of its Full Member organisations as accountable body for the Forum. The accountable body will be responsible for holding any funding on behalf of the Forum and employing any staff. The accountable body must agree to accept this role at a formally minuted meeting.

Furthermore, the Forum shall agree and appoint one of its Full Members as the “lead Parish” to meet the requirements of Neighbourhood Plan legislation.

## 6. ANNUAL GENERAL MEETING

Once in each calendar year the Forum shall hold its Annual General Meeting. The Secretary shall give at least 28 days’ notice to members.

Before any business is transacted at the first Annual General Meeting the persons present shall appoint a chair of the meeting. The Chair of the Forum shall be the chair of subsequent annual general meetings, but if he or she is not present, before any other business is transacted, the persons present shall appoint a chairman of the meeting.

The business of each Annual General Meeting shall be: -

- (a) to consider the Annual Report of the Forum on its work and activities during the preceding year;
- (b) to receive the accounts of the Forum for the preceding financial year;
- (c) to elect the Officers of the Forum in accordance with Clause 8 hereof;
- (d) to elect three Full Member organisations and an Associate Member organisation to form the Executive;
- (e) to appoint, if required, a qualified auditor or an independent examiner for the coming year;

- (f) to determine the level of membership fees for the forthcoming year;
- (g) to consider and vote on any proposal to alter this constitution in accordance with Clause 17 hereof;
- (h) to consider any other business of which due notice has been given.

## **7. SPECIAL GENERAL MEETINGS**

The Chair of the Forum may at any time at his/her discretion and the Secretary shall within 14 days of receiving a written request so to do signed on behalf of at least one third of the members, call a Special General Meeting of the Forum to consider the business specified on the notice of meeting and for no other purpose. Such notice shall be given in writing to all members 21 days in advance of the Special General Meeting.

## **8. OFFICERS**

(a) The Officers of the Forum shall consist of a Chair, a Vice-Chair, a Treasurer and a Secretary as elected at the Annual General Meeting. Candidates for election as Officers must be members of the Forum as defined in Section 5 of this constitution. Nomination of such candidates shall be received in writing by the Forum's Secretary fourteen days before the Annual General Meeting, but in the event of no such nomination being received for one or more officers, the person presiding at the Annual General Meeting shall call for nominations from the floor. Voting shall be by show of hands.

(b) Vacancies among the Officers, which occur during the year, may be filled by a decision of the Forum until the next Annual General Meeting.

(c) The Officers shall serve in their respective capacities as Officers on the Executive and may also be appointed members of any sub-committees established in accordance with clause 10 hereof.

## **9. EXECUTIVE**

(a) The policy and general management of the affairs of the Forum shall be directed by an Executive. The Executive shall comprise: -

- (i) two representatives appointed by each of three Parish Councils nominated at the Annual General Meeting;
- (ii) two representatives of one Associate Member organisation
- (iii) The Officers of the Forum referred to in Clause 8, in the event that such persons are not already representatives appointed to the Executive.

b) The purpose of the Executive is:

- to convene meetings of the Forum and maintain good communication with its members, - to record and disseminate decisions of the Forum and the Executive
- to disseminate information relating to the Neighbourhood Plan
- to develop common strategies for involving each of the local communities
- where necessary to take action between Forum meetings, after consulting members of the Forum, where appropriate.
- generally, to maintain momentum towards completion of the Plan
- thereafter, to monitor issues and developments affecting the Plan



- (c) The proceedings of the Executive shall not be invalidated by any failure to elect or any defect in the election, appointment, co-option or qualification of any member.
- (d) All members of the Executive shall retire from office at the conclusion of the Annual General Meeting next after the date on which they came into office but they may stand for re-election or re-appointment.
- (e) Any other persons may be invited to attend Executive meetings but shall not have the power to vote.

## 10. SUB-COMMITTEES

Sub-Committees may be established by the Executive for the organisation of a particular activity or service. In each case: -

- (a) The Executive shall, after consulting members of the Forum, determine the terms of reference of the sub-committee and may also determine its composition and the duration of its activities;
- (b) The sub-committee shall have the power to co-opt additional members up to one third of the number of elected or appointed. At least two thirds of the members of each sub-committee shall themselves be members of an organisation in membership of the Forum
- (c) Each sub-committee shall appoint its Chair.
- (d) All acts and proceedings of the sub-committee shall be reported back to the Executive as soon as possible.

## 11. RULES OF BUSINESS

- (a) Voting
  - (i) Each representative of Full Member and Associate Member organisations shall be entitled to vote at General Meetings of the Forum;
  - (ii) Each Member organisation shall nominate up to five persons as representatives of that Parish Council, any two of which representatives may attend Forum meetings and be recognised as the current nomination for the purpose of voting. The lists of names are to be supplied to the Executive at the time of each AGM. In the event of a representative of a Member organisation resigning or leaving that organisation he or she shall forthwith cease to be a representative thereof. The Member organisation concerned shall ensure that the Executive has details of its current representatives.
  - (iii) At Executive and Sub-committee meetings each Member organisation present shall have one vote.
  - (iv) In the case of an equality of votes the chair at all meetings shall have a second or casting vote.
- (b) Quorum
  - (i) A quorum at a General Meeting shall be when at least seven Full or Associate Member organisations are present. In the event that no quorum is present at an

Annual General Meeting or if the meeting has to be abandoned, the meeting shall be adjourned and be reconvened 14 days later. Those members present at the reconvened meeting shall be deemed to form a quorum.

- (ii) The quorum for Executive meetings shall be when one representative of each of the four Full or Associate Member organisations are present.
- (iii) The quorum for sub-committees shall be one third of the members appointed to it, providing that no less than two members are present.

(c) Minutes

Signed minutes shall be kept of the General Meetings and of any committees of the Forum, recording all proceedings and resolutions.

(d) Conflicts of Interest

All members of the Forum and the Executive, including all those nominated by the Full and Associate Member bodies as being eligible to attend Forum meetings, must disclose as soon as possible following each AGM, their register of disclosable pecuniary interests (DPIs) in the MCNP area. Such disclosure also applies to spouses, civil partners or cohabitees, as if their interests were identical. These shall include:

- employment,
- directorships, trusteeships, partnerships
- membership of committees
- ownership of land (other than their main residence)
- other significant business interests that might conflict with the purposes of the MCNP
- any other matters which could be construed as conflicting with the purposes of the MCNP

The register shall be kept available for inspection by the MCNP's Honorary Treasurer.

In addition, each Forum and Executive member shall, at the start of any meeting (including sub-committees) declare that an item on the agenda may relate to one or more of the DPIs already registered, or state that a new interest may conflict. The Chairman shall have the power to direct the withdrawal or non-participation of the individual in any discussion of that matter.

## 12. FINANCE

- (a) All money raised on behalf of the Forum shall be applied to furthering its objects and for no other purpose, PROVIDED THAT nothing herein contained shall prevent the payment in good faith of reasonable and proper remuneration to any employee of the Forum nor the repayment of reasonable and proper out-of-pocket expenses incurred on behalf of the Forum by Member organisations, employees and volunteers.

The accountable body shall provide banking facilities on behalf of the Forum. If it is deemed desirable by the Executive, the Forum itself may also open a bank account at such a bank as the Forum shall from time to time decide. The Executive shall authorise in writing the Treasurer, the Chair and up to two other members of the

Executive to sign cheques on behalf of the Forum. All cheques must be signed by not less than two of the authorised signatories.

The Treasurer shall keep proper accounts of the finances of the Forum. A statement of accounts for the previous financial year shall be submitted to the Annual General Meeting.

### **13. ACCOUNTS**

If the Forum becomes a registered charity, the accountable body and/or the Forum Executive, shall comply with their obligations under the Charities Act 2011 with regard to:

- (a) the keeping of accounting records for the Forum;
- (b) the preparation of annual statement of account for the Forum;
- (c) the auditing or independent examination of the statements of account of the Forum; and
- (d) the transmission of the statements of account to the Charity Commission.

### **14. ANNUAL REPORT**

When and if it becomes relevant to the Forum, the Executive shall comply with its obligations under the Charities Act 2011 with regard to the preparation of an annual report and its submission to the Commissioners.

### **15. INDEMNITY**

No member of the Executive or the Forum shall be liable:

- (a) for any loss to funds or property of the Forum by reason of any improper investment made in good faith (so long as he/she shall have sought professional advice before making such investment); or
- (b) for the negligence or fraud of any agent employed by him/her or by any other members of the Executive or Forum in good faith (provided reasonable supervision shall have been exercised);

and no member of the Executive or Forum shall be liable by reason of any mistake or omission made in good faith by any member of the Executive or Forum other than wilful and individual fraud, wrongdoing or wrongful omission on the part of the member who is sought to be made liable.

- (c) Each member organisation shall indemnify its representatives to the Forum-

### **16. ALTERATIONS TO THE CONSTITUTION**

A resolution proposing to alter this constitution shall be received by the Secretary of the Forum at least four weeks before the Annual or other General Meeting at which it is to be considered. 21 days' notice of a General Meeting shall be given in writing by the Secretary to all members of the Forum and such notice shall specify the alteration or alterations proposed. An alteration shall require approval of a two-thirds majority of representatives of Full and Founding Associate Members present and voting at a General Meeting.

## 17. DURATION AND DISSOLUTION

The duration of the Mid-Cherwell Neighbourhood Plan Forum is five years from the date of designation of the Forum.

If the Executive decides that it is necessary or advisable to dissolve the Forum before that time it shall call a meeting of all members of the Forum, of which not less than 21 days' notice (stating the terms of the resolution to be proposed) shall be given to all members. If the proposal is confirmed by a two-thirds majority of Full and Founding Associate Members present and voting the Executive shall have power to realise any assets held by or on behalf of the Forum.

Any assets remaining after the satisfaction of any proper debts and liabilities shall be given or transferred to the Full Member Parish Councils to use for a lawful purpose to benefit their communities.

This constitution was adopted at the Annual General Meeting of the Mid-Cherwell Neighbourhood Plan Forum held on 9<sup>th</sup> March 2016 in accordance with Clause 6 of the original constitution adopted at a General Meeting on 13<sup>th</sup> January 2016.

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Signed...

Chair of the Meeting: Peter Maggs

Signed...

Martin Lipson

Revision v.7 12/5/2016

# C VILLAGE SETTLEMENT AREAS

## AC1.0 GENERAL CRITERIA FOR SETTLEMENT AREAS

AC1.1 Category A and B villages have defined settlement areas for use in applying Policies PD1 and PD2. They were defined using the following guidelines:

*A 'settlement boundary' is the boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside. Settlement boundaries are often referred to as 'Limits of Development'.*

*Settlement areas seek to direct development to the most suitable and sustainable locations in accordance with the Settlement hierarchy, as defined in CDC's Local Plan policy Villages 1. Sites within settlement areas would generally benefit from an "in principle" support, subject to site specific matters. Development proposals which are located outside the defined settlement areas would not benefit from this "in-principle" support, rather the starting point would be one of development constraint.*

AC1.2 *The criteria used for defining the settlement boundaries were as follows:*

- *Where practical boundaries should follow clearly defined physical features, such as, walls, fences, hedges, roads and water courses;*
- *The inclusion of both built and extant planning permissions for residential and employment uses for areas which are physically/ functionally related to the settlement;*
- *The inclusion of proposed Site Allocations (if any). However, the MCNP does not allocate any sites.*

AC1.3 *Areas usually excluded were:*

- *Curtilages of properties which have the capacity to extend the built form of the settlement. This includes large residential gardens;*
- *Recreational or amenity space at the edge of settlements which primarily relate to the countryside. Registered village greens and ponds within the built-up are also generally excluded*
- *Community facilities, such as religious buildings, cemeteries, schools and community halls*
- *Isolated development which is physically or visually detached from the settlement (farm buildings, renewable energy installations).*

AC1.4 With the above in mind, the boundary of the areas has been drawn fairly tightly around the existing pattern of settlement in each case. Agricultural land is generally excluded, as are outlying houses and farms which are not contiguous with the built-form of the settlement. Also excluded are isolated houses in their own grounds. Farmhouses within the built-up area are included, but their agricultural and other non-residential outbuildings and associated land may not be.

AC1.5 In most cases residential gardens have been included along with the dwellings to which they relate. In a few cases, however, where the gardens are particularly large, the boundary has been drawn across the garden in a way that more generally reflects the extent of nearby gardens. This is intended in those cases to discourage residential development on garden land which could be characterised as "backland".



AC1.6 In such cases, where a large garden has been divided in this way, it is not intended to impact on small scale development associated with the dwelling to which the garden belongs – for example garden sheds, summer houses, garages, landscaping, etc. The intention of the division is purely to discourage the development of additional dwellings in these locations.

AC1.7 There are some cases where “gap sites” exist with road frontages, and these are included so that infill development can be supported where it is appropriate and sustainable.

AC1.8 Recreational and amenity spaces on the edge of settlements have been excluded: not to do so would be to encourage a perceived loss of countryside.

AC1.9 Where encroachments of residential gardens into agricultural or other open land have occurred, and there is clear evidence of the former pattern of development (for example the existence of old stone walls, or documentary evidence), the extended part of the garden may be excluded from the settlement area.

AC1.10 MCNP policies seek to encourage rural exception sites adjacent to Category A or B villages, where these are deemed suitable. The settlement areas defined here exclude such potential sites at this stage as they have not been identified with any certainty, and by definition would be “exceptions” and so do not need to be included.

## D LOCAL GREEN SPACES

### AD01: Nominations across the Neighbourhood Area

The following nominations have been made on the basis of the National Planning Policy Framework (para.77) criteria:

**Good proximity to the community** (all the nominated sites are within 0.5km of the edge of the village);

**Not extensive** (none of the sites exceeds 10ha; most are less than 5ha.);

**Demonstrably special to the community**, having one or more of – recreational value, beauty, tranquillity, historic significance, or richness of wildlife.

Careful consideration has also been given as to whether each nominated site has any other protected status. A number of potential sites that are scheduled monuments, village greens, or cemeteries have been excluded from the list below as their protection is regarded as being of a high level under the relevant legislation, and there would therefore be no benefit to be gained by also nominating them as Local Green Spaces (LGSs). On the other hand, a significant proportion of the sites that have been included are within Conservation Areas, and/or are labelled as “Existing Green Spaces” with reference to CDC Local Plan policy BSC10, but it is considered that this status does not offer the same high level of protection from development, and that there would be benefit from nomination as LGSs.

**Maps of the designated local green spaces can be found in the Policy Plans** (p.54 of the full Plan document).

**NOTE: The following LGS nominations were deleted at Examination stage: KT1, LH3, LH4, LH6, SA4, UH5**

PARISH	REF NO.	LOCATION	GOOD PROXIMITY	NOT EXTENSIVE	SPECIAL TO THE COMMUNITY	IN CONSERV AREA	ADDITIONAL INFORMATION	EVIDENCE OF SUPPORT FOR NOMINATIONS
<b>Ardley with Fewcott</b>	AF1	Ardley with Fewcott Playing Field	Yes	Yes	Recreational value		This area has many uses which are as follows: Football, Recreational Activities, Fetes, Beer Festivals, Tea Parties and Numerous Celebrations throughout the year.	Parish Council discussed and approved the nomination at its meeting on 14/11/16
	AF2	Old Quarry Field.	Yes	Yes	Recreational value Tranquillity Richness of wildlife		An area for exercise including Dog Walking, also an area of relaxation	
	AF3	The Knob Green.	Yes	Yes	Recreational value Historical significance		Gives an openness at two ends of the villages. The Knob gives that small village green effect to the start of Water Lane	
	AF4	Fewcott Green.	Yes	Yes	Recreational value	Yes	Fewcott Green partially offsets the urbanisation of the Village Hall Car Park now the trees at the entrance have been cut down. Gives an openness at two ends of the villages.	

<b>Duns Tew</b>	DT1	Duns Tew Play Area	Yes	Yes	Recreational value		<p>Essential recreational and sports amenity for the village</p> <p>Regularly used by various community groups for activities such as, football, tennis, village barbecue</p> <p>Accessible to the public, and well-used as a safe place for children</p> <p>Loss would seriously damage many community events and activities. There is no alternative green space close to the village.</p>	<p>Parish Council discussed and approved the nomination at its meeting on 20/11/2016.</p> <p>The owner has no objection to the nomination.</p>
<b>Fritwell</b>	FT1	Church View	Yes	Yes	<p>Recreational value</p> <p>Historical significance</p> <p>Richness of wildlife</p>	Yes	<p>A much-used amenity in the village for many, many decades possibly since Saxon times. Historically, there were two separate settlements and this area was a thoroughfare between the two settlements. Today it is criss-crossed with footpaths enabling residents to easily get from one side of the village to the other, to the shop, post office, school, village hall or church. The land concerned is used by a significant number of local people on a daily basis and the area forms a green heart to the village. The area is very safe for children as there are houses all around the periphery. The Ouse Fluv meanders its way through the area creating a haven for wildlife. Various views across this area are noted as being important in Cherwell DC's Fritwell Conservation Area appraisal.</p>	<p>At MCNP Engagement meetings there have been many positive comments regarding the open nature of this area and how much enjoyment it affords to residents from all parts of the village.</p> <p>Reviewed and approved for nomination at the PC meeting of 3/7/17.</p>
	FT2	Recreation Ground and Play area	Yes	Yes	Recreational value	Yes	<p>Held in Trust for the village since 1972, and run by a charitable local management committee. There is a children's play area and an area for older children. The pitch is used for football and rugby, local festivals and other activities, and there also changing rooms and a scout hut.</p>	<p>Approved by the PC at its meeting of 4/12/17 following nomination during the pre-submission consultation.</p>
<b>Kirtlington</b>	KT1	Kirtlington Quarry and Washford Pits	yes	yes	<p>Recreational value</p> <p>Historical significance</p> <p>Richness of wildlife</p> <p>Tranquillity</p>		<p>The Quarry and Washford Pits form one united space, that goes right down to the canal. Whereas Kirtlington Quarry is protected as a geological SSSI with its fossils</p>	<p>Parish Council discussed and approved the nominations at its meeting on 16/2/17.</p>

							and bee orchids, the adjacent Washford Pits is only a Local Geological Site, with very weak protection as a green space. The whole space is of historic and scientific value and is popular for visiting, walking and picnicking by people who come from all around.
	KT2	The Allotments	yes	yes	Recreational value Richness of wildlife		Community use very high. Currently 92% of the allotments are in use. Aspects of modern life, climate change and Brexit indicate a likely increase in costs of fresh food from shops and so an increase in use of allotments. This field of allotments is owned by Kirtlington Parish Council, which has a statutory duty to provide allotments.
	KT3	Square green in the centre of Dashwood Mews	yes	yes	Recreational value	yes	It is a grass square with mature trees, just off South Green, central to those living in Dashwood Mews and visually important to all who walk through from Hatch Way, Hatch Close and Hatch End to the centre of the village via a public footpath.
	KT4	The recreation field	yes	yes	Recreational value Historical significance Tranquillity Beauty	yes	This site should be considered as a whole block, which is of great communal value, because as well as the Church, the churchyard, village hall and recreation field, there is the MUGA, the sports wall, the young children's play area, the Scout hut, and a grass and tree verge. Visually it is one site, and probably the most striking views in the village are from the recreation field westward to the church and eastward across Kirtlington's historic park, designed by Capability Brown.  The area is at the centre of village life and is partly adjacent to the defined settlement area of the village. The recreation field is owned by a private owner but with a 99-year

							lease to Kirtlington Parish Council until 2084. The Scout hut area is owned by the same landowner and rented to the Scouts, Beavers, etc.	
	KT5	Small green within Gossway Fields' housing	yes	yes	Recreational value		CDC own and are responsible for this space with a small play area around which are the Gossway Fields houses. It is designated by CDC as an Amenity Green Space.	
<b>Lower Heyford</b>	LH1	The meadow abutting Oxford Canal.	yes	yes	Recreational value Historical significance Tranquillity Beauty	yes	Provides the main walking loop within the village, popular with dogwalkers. Contains the Lower Heyford Bowls Club Scenically beautiful. Helps to give village identity by showing its setting in the sweeping view up to Steeple Aston. Provides a historical context to the area. As well as the presence of the canal/wharf and railway on one side visual links can also be made between the 18th Century Heyford House built as the rectory and the Manor House together with the converted farm buildings of Manor Farm.  Grass allowed to grow in the summer and baled up at harvest time.	Parish Council discussed and approved the nominations at its meeting on 23/2/17.
	LH2	Paddock adjacent to Ivy Close in The Lane.	yes	yes	Recreational value Beauty	yes	This is a paddock of some size located well within the village with clear boundaries. It is again used for the periodic grazing of horses so that it remains in good heart.  Affords much aesthetic pleasure both to those who live either side and the countless others in the village who drive or walk pass on a daily basis. It is one of the two areas of pasture land within the village.	



	LH3	Paines Field.	yes	yes	Recreational value Historical significance Beauty	yes	<p>Contains a public footpath which is accessed through a gate from Freehold Street and continues on the other side of this field over a stile and across Station Road. The position of this footpath means that walkers do not have to walk on Station Road (there is no pavement) to access the fields on the south side of Station Road and which lead to the Oxford Canal and nearby village of Tackley.</p> <p>Provides an outlook which is rural and open to the many houses along Freehold Street and Cherwell Bank and would be considered special for this reason. Also used for grazing sheep.</p> <p>This field, at its northern end, incorporates an orchard. It retains for the village its roots with the past and its connection with rural industry, especially as College Farmhouse itself was until not that long ago the home of a prosperous farmer in the village.</p>
	LH4	The Allotments	yes	yes	Recreational value Richness of wildlife	yes	<p>These allotments are used by many of the villagers and their loss would be a significant detriment, economic perhaps as well as recreational.</p>
	LH5	Paddock on South Street, Caulcott	yes	yes	Recreational value Beauty		<p>The nearby settlement of Caulcott lies within Lower Heyford Parish. The paddock is a small green space abutting Gallos Brook which runs parallel with and immediately adjacent to South Street directly to its east. The paddock blends in well with the village vista</p>

	LH6	Dairy Ground, Caulcott	yes	yes	Recreational value Historical significance Richness of wildlife Tranquillity		<p>This field contains a public footpath which, at its furthest corner, bears left towards Aves Ditch which is pre-Anglo Saxon and may have been dug as a boundary ditch. It still forms the eastern end of the parish.</p> <p>Field also contains Gallos Brook. It also probably has considerable archaeology from Roman times.</p> <p>Previously, development in Caulcott has followed a linear pattern along South Street and Greenway so more sympathetic in a historical context to have development along these routes.</p>	
<b>Middle Aston</b>	MA1	Middle Aston House front lawn	yes	yes	Historical significance Beauty		<p>Middle Aston Parish Meeting regards the lawn to the East of Middle Aston House as a key feature of the character of the village. It provides the only publicly accessible view of the house, which is itself a local landmark with historical significance (but is not listed). It is fronted by a ha-ha, which is a listed Local Heritage Asset. Its size and collection of imposing cedars and other trees create an impressive introduction to the village when entering from the South. Features of the lawn have been registered as Local Heritage Assets.</p>	<p>The nomination was approved by the MA parish meeting of 7/1/17. This was supported by the 30+ residents who were present.</p> <p>The site owner has objected.</p>
<b>Middleton Stoney</b>	MS1	Children's Playground	yes	yes	Recreational value		<p>Play area amenity for the village, mainly for younger children. Accessible to the public, and well-used as a safe place for children. There is no alternative green space in the village for a play area.</p>	<p>Parish Council discussed and approved the nomination at its meeting on 6/3/17.</p>

<b>Steeple Aston</b>	SA1	Robinson's Close, Fir Lane	yes	yes	Recreational value		Essential recreational and sports amenity for the village. Regularly used by various community groups for activities such as Fetes, Shows, football. Accessible to the public, and well-used as a safe place for children Located opposite the school and with adjacent parking space. Loss would seriously damage many community events and activities. There is no alternative green space near the village.	Parish Council discussed and approved the nomination at its meeting on 16/1/2017.
	SA2	Allotments, Fir Lane	yes	yes	Recreational value Historical significance Richness of wildlife		Important amenity for villagers. Continuous use by numerous allotment holders over many years – historic use. Accessible to the public and located opposite Church and school. Plans to widen use with a community shed.	
	SA3	Field adjacent to Paines Hill	yes	yes	Historical significance Beauty	yes	A key element of the “green heart” of the village. Experienced by those walking alongside it (and driving past it) as countryside within the village. Used for sheep grazing and chickens – educational for the many children walking to/from school past the field daily. Saved from development in 1980s by the generosity of the owner, a resident who lives opposite the field.	
	SA4	Former sandworks adjacent to Fenway	yes	yes	Historical significance Richness of wildlife Tranquillity		Wildlife site undisturbed for 40 years, following land restoration after sand works ceased operation around 1960.  Approx. 6 ha. of open grassland with scrub incl. Gorse, Broom and Bramble with some small Walnut and Hazel trees. Many characteristics in common with rare lowland “dune grassland”. Bats are common here, together with owls, raptors, woodpeckers, and many other bird species. Apart from various vertebrates that inhabit the site,	Parish Council discussed and approved the nomination at its meeting on 20/2/17.

							<p>there are also reptiles – lizards, grass snakes and it is believed to be the last site in North Oxfordshire for Adders.</p> <p>Adjacent to a popular footpath through the Beeches, and capable of being linked to it. Historically the footpath and the site were associated with Grange Park before it was developed as the adjacent housing estate.</p> <p>A possible candidate for SSSI status.</p>	
<b>Upper Heyford</b>	UH1	The Common	yes	Yes	Recreational value Historical significance Beauty	yes	Open green space for recreational walks adjacent to the canal. Over years used for many recreational activities. Only access to communal canal side land for the community.	Parish Council discussed and approved the nomination at its meeting on 9/3/2017.
	UH 2	High Street Allotments	yes	yes	Recreational value Historical significance Richness of wildlife	yes	Small allotments opposite houses who use them to produce fruit and veg. In use since 1850's to provide growing space for cottages without adequate gardens	
	UH3	Upper Heyford Recreation Ground	yes	Yes	Recreational value Historical significance	yes	In continuous use since 1843. Many uses: Football, Recreational Activities for all community, Fetes, Shows, Festivals, Tea Parties and various celebrations throughout the year.	
	UH4	Poors Allotments Somerton Road	yes	Yes	Recreational value Historical significance Richness of wildlife	yes	In use as allotments since 1843. In process of registration. Very close proximity to community used by many residents to grow a variety of produce.	
	UH5	Heyford Park Western end	yes	yes	Recreational value	yes	This space houses the only public path linking Aves Ditch East and Portway West and Caulcott South	
	UH6	The meadow	yes	Yes	Recreational value	yes	Provides access to far reaching recreational walks across the Cherwell Valley. Well-used by dog-walkers from both the village and residents of Heyford Park.	
								The Parish Council discussed and approved the nomination at its meeting on 9/11/2017





## E AECOM HOUSING NEEDS SURVEY



Town Planning

My Community

locality

Submitted to  
Mid-Cherwell Neighbourhood  
Plan Forum, Oxfordshire

Submitted by  
AECOM  
6-8 Greencoat Place  
London  
SW1P 1PL  
July 2016

# Housing Needs Assessment

## Mid-Cherwell Neighbourhood Plan, Oxfordshire

June 2016  
Draft Final

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<i>Project Role</i>	<i>Name</i>	<i>Position</i>	<i>Actions Summary</i>	<i>Signature</i>	<i>Date</i>
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<b>Project Manager</b>	Jesse Honey	Principal Planner	Reviewed draft and final text		20/05/16 07/06/16
<b>Director/QA</b>	Stuart Woodin	Technical Director	QA of final draft		08/06/16
<b>Qualifying Body</b>	Martin Lipson	Group contact, Mid-Cherwell Neighbourhood Plan Forum	Co-ordinated Neighbourhood Plan inputs and comments		10/06/16
<b>Project Coordinator</b>	Ffion Batcup	Housing Needs Advice coordinator	Proof Read of Final		22/06/16



## Glossary of terms used in text

CDC	Cherwell District Council
DCLG	Department for Communities and Local Government
HNA	Housing Needs Assessment
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment

## Executive Summary

1. The 2011 Localism Act introduced neighbourhood planning, allowing parish councils, town councils, and neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
2. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
3. In the words of the National Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
4. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a Housing Market Area level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
5. Our brief was to advise on data at this more local level to help Mid-Cherwell Neighbourhood Plan Forum understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.
6. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.
7. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the Neighbourhood Plan area being assessed is unclear, for example where the local authority has not set a specific target for the Neighbourhood Plan area.
8. In the case of Mid-Cherwell, this is indeed the case. As such, this report focuses both on quantity and type of housing needed. In order to understand both topics, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing quantity and characteristics.
9. The planning period of neighbourhood plans, where possible, should always be aligned with the relevant local plan. In the case of Mid-Cherwell, this would mean aligning with the Cherwell Local Plan period, which extends from 2011 to 2031.
10. The PPG states that:

*'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are*

*issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes’.*

11. It continues: *‘Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance’.*
12. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
13. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data. Gathering a range of data, some more recent than Census 2011, also ensures allowance is made for the Census now being five years old. Our conversation with a local estate agent (Hamptons) helped ensure our conclusions were informed by a qualitative, local perspective.
14. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, which states that *‘the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.’*
15. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study<sup>1</sup>. This would include review of the Strategic Housing Land Availability Assessment (SHLAA) as a capacity-based analysis.
16. In determining the quantity of housing needed at Mid-Cherwell, the situation is complicated by the development of Heyford Park (a major housing development on the site of the disused RAF Upper Heyford), which will, like any site of this magnitude, meet demand for housing across the entire housing market area, not just the Mid-Cherwell villages. As such, where it is possible to disaggregate forward projections to take appropriate account of the site, we have done so, by making the standard assumption (see report itself for details) that only 4.74% of its housing will be meeting Mid-Cherwell’s own need.
17. On this basis, therefore, we have identified four separate projections of dwelling numbers for Mid-Cherwell between 2011 and 2031 based on:
  - A figure derived from the Cherwell Local Plan, disaggregated to Mid-Cherwell, and including the Mid-Cherwell proportion of demand able to be met at Heyford Park (which gives a total of 124 dwellings, or just over 6 per year);

<sup>1</sup> Such an approach, clearly separating housing need assessment (demand-side) from dwelling capacity assessment (supply side) , was endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release ‘Councils must protect our precious green belt land’ (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

- The Government's 2012-based household projections, extrapolated to Mid-Cherwell, translated from households to dwellings, and rebased to estimated 2014 population (which gives 546 dwellings, or 27 per year);
  - A projection forward of dwelling completion rates 2001-2011, (which gives 334 dwellings, or 16-17 dwellings per year); and
  - A projection forward of dwelling completion rates 2011-2015 excluding all completions at Heyford Park to avoid major supply-side distortion (which gives 400 dwellings, or 20 per year).
18. Based on analysis in Table 18 in the Conclusions chapter of this report, a judgement of estimated need of approximately 290-310 dwellings for Mid-Cherwell over the neighbourhood plan period seems appropriate, reflecting evidence uncovered in the Conclusions chapter of this report that any needs estimate selected would need to be well below 334.
19. A range of 290-310 dwellings would also allow for the existing backlog of affordable housing need assessed in Chapter 3 below (75 units, or around 24-25% of the total) to be met, with capacity for future affordable need also to be met given the currently prevailing affordable housing target of 35% in the Cherwell Local Plan.
20. Note that any dwellings completed or with outstanding permission in the plan area since the start of 2016 would count towards this dwelling range, meaning the outstanding number of dwellings would decrease accordingly.
21. The table below summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood. Factors are in alphabetical but no other order.

**Table 19: Summary of local factors specific to Mid-Cherwell with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<b>Affordable housing</b>	Oxfordshire SHMA, Cherwell Local Plan, local housing waiting list	<p>The local housing waiting list shows a need for 52% one-bedroom units, 28% two-bedroom units, 12% three-bedroom units and 8% 4+ bedroom units. Although this is the most locally-specific data available, it is only a snapshot in time. According to the SHMA, which is for the whole of Cherwell but looks at need over a longer period, the most appropriate affordable mix is likely to be 31% two-bedroom units, 37% three bedroom units and 4% 4+ bedroom units. The Local Plan requires 35% of housing on larger sites to be affordable (but 30% at Heyford Park). Of the affordable homes, 70% need to be social, 30% intermediate, and the Local Plan states that the Council will support the identification of suitable opportunities for small-scale affordable housing schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development. Census shows low and declining levels of socially rented housing in Mid-Cherwell.</p>	<p>We recommend that the Neighbourhood Plan supports the provision of affordable housing in line with the local housing waiting list percentage split, but bearing in mind this is only a snapshot in time, so having regard in the later stages of the plan period to the local waiting list at the time and/or the SHMA percentage split (the latter is likely to be particularly relevant in the case of Heyford Park as it will be meeting affordable need across a wider area). In the short term, therefore, this suggests a broad but flexible split of 55% one-bedroom units, 30% two bedroom units, 10% three bedroom units and 5% 4 or more bedroom units, subject to affordable need at the time of any application.</p> <p>We recommend that a dialogue is started between local people, local landowners and Cherwell District Council to investigate the possibility of some affordable housing that would otherwise have been provided at Heyford Park to be provided within local villages instead, subject to the identification of suitable, available sites in locations with evidenced affordable need. Neighbourhood Development Orders or Community Right to Build Orders could have a role to play here.</p> <p>Affordable housing should be provided in the broad split of 70% social housing, 30% intermediate housing.</p>

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Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<b>Dwelling size</b>	Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census, Hamptons (estate agent)	Cherwell SHMA indicates 20% of homes should be what it calls 'upsizing' (i.e. smaller 1-2 bed units), and 54% should be family housing, of which 19% should be 2-bed, 64% 3-bed, 15% 4-bed and 2% five bed. Oxfordshire SHMA also states a particular need for 3-bed houses (46%) and 23% two bedroom, 25% four or more bedroom. There are very few dwellings of 1 bedroom in the rural parts of Cherwell, and a relatively higher level of homes of 4+ bedrooms. Local Plan notes lack of smaller homes. Census shows average household size for Cherwell. Large recent increase in households with 2 rooms and 7 rooms, large decrease in 1 room households. Also, lower than average (and decreasing number of) single person households, but higher than average proportion of families with no children. Mixed demand results in need for wide range of sizes.	<p>Around half of all new market homes should be three bedroom in size to meet the sustained need from families, A quarter of new market homes should be of four bedrooms and a quarter of new market homes of one to two bedrooms to meet the needs of older households, younger people starting out and families with no children.</p> <p>Homes of five or more bedrooms should be discouraged due to the local lack of smaller homes and the large recent increase in the largest dwellings, meaning there could be an over-supply of the largest dwellings otherwise.</p>
<b>Dwelling tenure</b>	Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census	Cherwell SHMA indicates 3% of all housing should be shared ownership; Oxfordshire SHMA notes strong recent growth in the private rented sector and decreased owner-occupation. Local Plan notes lack of private rented units. Census indicates lower than Cherwell average rate of owner-occupation (though growing) and higher than average rate of private renting in Mid-Cherwell. Shared ownership is increasing, though low in absolute terms.	<p>In providing new market homes, planners have little power in determining whether they will become owner-occupier properties or privately rented dwellings; but providing new market housing in a range of sizes will likely provide some new rented properties.</p> <p>The shared ownership homes will be provided through the 30% of all new affordable homes that will be intermediate tenure (see recommendation above).</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<b>Dwelling type</b>	Oxfordshire SHMA, Census, Hamptons, Neighbourhood Plan Forum	Flat prices are low, indicating they are not a popular dwelling type within Cherwell. Detached homes popular across Cherwell, but particularly in Mid-Cherwell; semi-detached also popular in neighbourhood. Rate of terraced housing lower than average, and of flats far lower than average. Mixed demand results in need for wide range of dwelling types, but there is a significant under-supply of bungalows.	<p>The neighbourhood plan should offer the strongest possible policy support in favour of new bungalows, due to the need for this dwelling type among the local older population and their local under-supply. Although bungalows are a less profitable dwelling type for developers, hence their under-supply, larger sites could potentially boost the supply of bungalows by using larger dwelling types to subsidise their provision.</p> <p>The Neighbourhood Plan Forum has advised that there is already a large number of existing bungalows at Heyford Park, many in need of refurbishment. The developer Dorchester has taken the view that no new bungalows are required at Heyford Park for this reason, although bungalows could nevertheless be provided in the larger villages (referred to as 'Category A' villages in the Local Plan).</p> <p>Across all villages, the Neighbourhood Plan should generally support the provision of detached, semi-detached and a more limited proportion of terraced units. However, the provision of <i>open market</i> flats should be generally discouraged due to a lack of evidenced demand (but see affordable housing conclusions above).</p>
<b>Family-sized housing</b>	Census, Hamptons	There has been an increase in the 0-15 age group in Mid-Cherwell, indicating families moving to the area. Census shows slightly higher than average level of households with dependent children. Prosperous rural areas are popular with commuters, which tends to drive demand for larger homes. However, a high proportion of people working from home will also drive demand for dwellings with extra (bed) rooms.	As noted previously, providing 25% four bedroom homes will meet the needs of existing residents who have started a family, as well as of families looking to move to the area. Likewise, they are likely to be suitable for those residents who work from home and therefore need extra space.

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<p><b>Housing for older people</b></p>	<p>Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census, Hamptons</p>	<p>Cherwell SHMA indicates 12% of homes should be 'downsizer houses (of one to two bedrooms each), bungalows, apartments/elderly person', and 7% should be care homes; also strong future demand among childless couples, particularly those aged over 65, but many already exist and are simply downsizing to a smaller unit locally. Oxfordshire SHMA forecasts 109% increase in Cherwell residents with dementia, and 92.5% increase in those with mobility problems; however, the existing supply of specialist accommodation relative to the older population is particularly high- as such only 68 specialist dwellings required for Mid-Cherwell. The Local Plan particularly supports socially-rented specialist homes for older people. Housing sites of 400+ dwellings should provide at least 45 self-contained extra care dwellings; housing for older people supported generally in the most accessible locations, possibly including Heyford Park. Census shows increase in households with those aged over 65 and higher than average levels of retired people. However, lower than Cherwell average long-term sick/disabled or with activity limitation despite the relatively older population.</p>	<p>The Neighbourhood Plan should support the provision of around 70 specialist dwellings for older people, and should seek to provide them at Heyford Park, as this will be the only settlement across the plan area of a large enough size to provide a wide range of services and facilities within walking distance of these dwellings; additionally, it is likely to be better-served by public transport than some of the smaller villages, thus facilitating travel by wardens or carers.</p> <p>The dwellings to be provided at Heyford Park should be self-contained extra care dwellings in line with Local Plan requirements.</p> <p>Elsewhere across the plan area, the previously-recommended provision of two-bedroom dwellings within the villages should include a proportion specifically marketed at (younger) people over the age of 65 looking to live independently, consisting of a mixture of bungalows and small houses depending on the local context.</p> <p>In general terms, we recommend that the area is less suitable for care home provision- any such need arising from Mid-Cherwell would be better met in larger settlements outside its boundaries such as Bicester and Kidlington.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<p><b>Housing for younger people</b></p>	<p>Neighbourhood Plan Forum, local housing waiting list</p>	<p>The Neighbourhood Plan Forum report that a number of parish consultation events have highlighted as a significant issue younger people who have reached the age at which they are looking to buy a house, but for reasons of affordability find themselves unable to secure a house in the village in which they grew up and in which their parents still live.</p> <p>There may or may not be an overlap between these households and those on the housing waiting list, depending on whether these young people have registered or not for affordable housing.</p> <p>There are many options available to the Neighbourhood Plan Forum for delivering a range of low-cost housing types (see Appendix)</p>	<p>It is clear that the Neighbourhood Plan Forum sees providing housing for younger people unable to afford market housing in their home villages as a priority. There are a number of options to address this issue:</p> <p>We recommend firstly that the Neighbourhood Plan Forum conduct additional research locally (e.g. a questionnaire, including income data) to establish how many new households would form if younger people were able to secure housing below market value within their home villages. This total could then be broken down into three groups; firstly, those who would only be able to afford social rents, secondly those who could afford to buy where house prices were below market rates and thirdly those who could afford to buy at market rates if more 1-2 bed homes were developed.</p> <p>If those expressing a preference for (or who only qualify for) social rents are not already on the local housing waiting list, they should be encouraged to register so that their need can be logged.</p> <p>Those able to buy at below market rates should be asked whether they could afford Starter Homes (provided at up to 80% of local market value) or whether intermediate housing (likely to be cheaper but without full ownership) would be a more appropriate option. If the latter, again, the household would need to apply to join the local housing waiting list, if it has not already.</p> <p>The situation regarding provision of Starter Homes versus existing models of affordable housing is uncertain at the time of writing. Although the Housing and Planning Act, which introduces Starter Homes, has received Royal Assent, the market awaits the full Starter Homes Regulations for more detail on how or in what circumstances Starter Homes will either replace or complement existing models of affordable housing delivery. Only then can the most appropriate option for Mid-Cherwell be established. See also the Appendix covering the full range of options for delivering community-led low-cost housing.</p>

# 1 Introduction

## **Housing Needs Assessment in Neighbourhood Planning**

22. The 2011 Localism Act introduced neighbourhood planning, allowing parish councils, town councils and neighbourhood forums across England to develop and adopt legally binding development plans for their neighbourhood area.
23. As more and more parishes and forums seek to address housing growth, including tenure and type of new housing, it has become evident that developing policies need to be underpinned by robust, objectively assessed housing data.
24. In the words of the National Planning Practice Guidance (PPG), establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process involves making balanced judgments, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority average, reflecting the fact that a single town or neighbourhood almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
25. The guidance quoted above on housing needs assessment is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs), which are used to determine housing need at a Housing Market Area level. However, it helpfully states that those preparing neighbourhood plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at such a local level should be proportionate.
26. Our brief was to advise on data at this more local level to help Mid-Cherwell Neighbourhood Plan Forum understand, among other matters, the type, tenure and quantity of housing needed to inform neighbourhood plan policies.

## **Local Study Context**

27. Mid-Cherwell is a Neighbourhood Plan area consisting of eleven rural parishes in northern Oxfordshire, namely:
  - Ardley with Fewcott;
  - Duns Tew;
  - Fritwell;
  - Kirtlington;
  - Lower Heyford;
  - Middle Aston;
  - Middleton Stoney;
  - North Aston;
  - Somerton;
  - Steeple Aston; and
  - Upper Heyford.
28. The area is located west of Bicester, which is the nearest market town. It is also within easy reach of Oxford to the south and Banbury to the north. Junction 10 of the M40 at Ardley gives easy road access to London, the South East and the West Midlands, and the area is well served by rail, most notably by Heyford station at Lower Heyford, which is on the Oxford to Banbury line, thus complementing the area's road connections with rail connections to London and the West Midlands.

29. The nearest airport is Oxford, although this is focused mostly on business aviation. Birmingham International Airport is around 40 miles to the north-west and Heathrow around 50 miles south-east.
30. The Neighbourhood Plan area boundary is simply an aggregation of all eleven parish areas. This simplifies the gathering of statistics, as all are available at parish level.
31. For planning purposes, Mid-Cherwell is covered by the recently adopted (July 2015) Cherwell Local Plan Part 1, which provides the statutory planning framework for the District to 2031. It is also part of the Cherwell Housing Market Area, and as such, both the Cherwell Strategic Housing Market Assessment (SHMA) that informed the Local Plan Part 1 and the 2014 Oxfordshire SHMA that updated it are relevant to this housing needs analysis and will be interrogated as appropriate.



## 2 Approach

### PPG-Based Assessment

33. This objective and independent housing needs advice note follows the PPG approach where relevant. This ensures our findings are appropriately evidenced. The PPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

### Summary of Methodology

34. Housing Needs Assessment at neighbourhood plan level can be focused either on quantity of housing needed, type of housing need, or both. In most cases, there is a need to focus on quantity where the housing target for the Neighbourhood Plan area being assessed is unclear, for example where the local authority has not set a specific target for the Neighbourhood Plan area.
35. In the case of Mid-Cherwell, this is indeed the case. As such, this report focuses both on quantity and type of housing needed. In order to understand both topics, we have gathered a wide range of local evidence and summarised it into policy recommendations designed to inform decisions on housing quantity and characteristics.
36. The planning period of neighbourhood plans, where possible, should always be aligned with the relevant local plan. In the case of Mid-Cherwell, this would mean aligning with the Cherwell Local Plan period, which extends from 2011 to 2031.

### Gathering and Using a Range of Data

37. The PPG states that:

*'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'*

38. It continues: *'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'*.
39. Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if a PPG-based approach is being used.
40. Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data. Gathering a range of

data, some more recent than Census 2011, also ensures allowance is made for the Census now being five years old. Our conversation with a local estate agent (Hamptons) helped ensure our conclusions were informed by a qualitative, local perspective.

### **Focus On Demand Rather Than Supply**

41. Our approach is to provide advice on the housing required based on need and/or demand rather than supply. This is in line with the PPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*
42. For this reason, we advise that the conclusions of this report should be assessed against supply-side considerations (including, for example, factors such as transport infrastructure, landscape constraints, flood risk and so on) as a separate and follow-on study<sup>2</sup>. This would include review of the SHLAA as a capacity-based analysis.

### **Study Objectives**

43. The objectives of this report can be summarised as:
- Collation of a range of data with relevance to housing need in Mid-Cherwell relative to Cherwell and Oxfordshire as a whole;
  - Analysis of that data to determine patterns of housing need and demand;
  - Setting out recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.
44. The remainder of this report is structured around the objectives set out above:
- Chapter 3 sets out the data gathered from all sources; and
  - Chapter 4 sets out our conclusions and recommendations based on our data analysis that can be used to inform the Neighbourhood Plan's housing policies.

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<sup>2</sup> Such an approach, clearly separating housing need assessment (demand-side) from dwelling capacity assessment (supply side), was endorsed by the Government for calculating housing need at local authority level in the ministerial statement and press release 'Councils must protect our precious green belt land' (DCLG, 4 October 2014, available at <https://www.gov.uk/government/news/councils-must-protect-our-precious-green-belt-land>)

### 3 Relevant Data

#### Local Planning Context

*Cherwell Strategic Housing Market Assessment (SHMA) Review and Update (B.Line Housing Information, December 2012)*

45. The PPG states that neighbourhood planners can refer to existing needs assessments prepared by the local planning authority as a starting point. We therefore turned to the Cherwell Strategic Housing Market Assessment Review and Update (2012, henceforth SHMA)<sup>3</sup> which covers the local authority and informs housing policies at a local authority level, including affordable housing policy<sup>4</sup>.
46. The SHMA conclusions on overall quantity of housing were wholly superseded by the Oxfordshire SHMA 2014 which identifies that Cherwell forms part of the Oxfordshire Housing Market Area, and the subsequent Inspector's Report into the Cherwell Local Plan<sup>5</sup>, which took into account more recent data, including updated Government household projections. As such, we focus in this section only on the SHMA's conclusions on type and size of housing, and review any further relevant conclusions of the more recent Oxfordshire SHMA below. Where there is any conflict between the two SHMAs, the Oxfordshire SHMA should take priority as the more recent assessment.
47. The Cherwell SHMA is a supplement and update of the 2007 Oxfordshire SHMA, which for the purposes of this housing needs assessment we have not reviewed separately due to its age and its lack of local specificity.
48. The SHMA is based on 2008-based government household projections, which have since been superseded most recently by 2012-based household projections, which we interrogate in more detail later in this chapter.
49. Table 1 of the SHMA, replicated as Figure 1 below, indicates an optimum type and size mix for all housing across Cherwell District.

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<sup>3</sup> Available online at <http://www.cherwell.gov.uk/index.cfm?articleid=9639>

<sup>4</sup> Here and throughout this report, we have defined affordable housing according **only** to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.' We have avoided the definition of affordable housing in its colloquial sense of 'relatively cheaper market housing'.

<sup>5</sup> Available online at <http://www.cherwell.gov.uk/index.cfm?articleid=9802>

**Figure 1: Estimate of optimum mix of type and size of housing for Cherwell 2011-2031**

shared housing	3%
upsizing houses, flats	20%
family housing	54%
downsizer houses, bungalows, apartments/Elderly Person	12%
with care	7%
other	3%
input variables	
proportion downsizing over ten year period	40%
proportion of young people sharing within LA	30%

Source: Cherwell SHMA Review and Update, 2012 (B.Line Housing Information)

50. The SHMA then goes on to state that in the above table, the categories of ‘family housing’ and ‘downsizer homes’ can both be broken down further as illustrated in Figures 2 and 3 below (which replicate Tables 2 and 3 of the SHMA respectively).

**Figure 2: Estimate of mix of type and size of family housing for Cherwell 2011-2031<sup>6</sup>**

	crude mix	adjusted mix
Family housing	%	%
two beds	49%	19%
three beds	34%	64%
four beds	15%	15%
five beds	2%	2%

Source: Cherwell SHMA Review and Update, 2012 (B.Line Housing Information)

**Figure 3: Estimate of mix of type and size of downsizer housing for Cherwell 2011-2031<sup>7</sup>**

Downsizer housing mix	
1 beds	14%
2 beds	37%
2 beds + space	49%

Source: Cherwell SHMA Review and Update, 2012 (B.Line Housing Information)

51. The SHMA also concludes that for affordable housing, the most appropriate split between social rented and intermediate tenures would be a 60:40 split in the north of the District and a 70:30 split in the south of the district. It therefore seems reasonable to conclude that for Mid-Cherwell,

<sup>6</sup> In the absence of detailed instruction within the SHMA itself, we have assumed that the ‘adjusted mix’ rather than the ‘crude mix’ is the best set of figures to use

<sup>7</sup> ‘Downsizer’ refers to older people seeking to release equity and meet personal needs by moving from a larger, under-occupied house to a smaller dwelling, in some cases a bungalow or flat.

located on the boundary between the two, the most appropriate split could be 65% social rent, 35% intermediate housing.

52. Paragraph 2.13 of the SHMA concludes that the largest future increases in demand in Cherwell are likely to be among childless couple households, especially those aged over 65. This reflects the trend of an ageing population and the resulting higher level of demand for smaller dwellings. However, it notes that these households already exist and are simply transferring from an existing, often generously sized, dwelling to a new, smaller one.

53. Although the SHMA (paragraphs 2.18-2.19) notes a corresponding increased demand for shared units among younger households, it notes that this is more the case for larger urban areas within Cherwell, i.e. it considers this can be considered to have a lesser impact on more rural areas such as Mid-Cherwell.

*Oxfordshire Strategic Housing Market Assessment (SHMA) (GL Hearn, March 2014)*

54. The Oxfordshire SHMA benefits from being more recent than the Cherwell SHMA. However, as it covers the entire county, it is less locally-specific.

55. It estimates a housing need for Cherwell over the period 2011-2031 that factors in:

- An allowance for second and vacant homes;
- Past housing supply shortfall;
- Committed economic growth across the District (i.e. to ensure housing growth meets projected jobs growth);and
- to meet affordable housing need in full.

56. Taking all the above points into account, the SHMA estimates that Cherwell's housing need annually is in the range 1090-1190 homes, i.e. a midpoint of 1,140 dwellings. Within this midpoint, it estimates a need for 407 new affordable dwellings in Cherwell per year to 2031.

57. Across Oxfordshire as a whole, the SHMA's conclusions on housing need in the City of Oxford are that it is particularly high, and that surrounding authorities, including Cherwell, are required to work closely with the City Council in order to identify the scale of unmet need arising from the City that will need to be accommodated within Cherwell District.

58. The most recent available position is set out in the report Investing in Oxford's Future: Oxford Growth Strategy (May 2016, Turley)<sup>8</sup>. This indicates that up to 3,628 homes could be developed on land partially in Cherwell to the north of Oxford on either side of the A4165 south of Kidlington.

59. Given the distance of this location from Mid-Cherwell, no account for unmet need from Oxford has been made in this report. However, the wider housing strategy for the Neighbourhood Plan will need to ensure that the policies are drafted with sufficient flexibility to ensure that the Plan has the ability to respond to change. As such, there remains the possibility that once the unmet need from the City has been determined in Local Plan Policy, the Neighbourhood Plan may need to be reviewed to reflect the changing strategic planning context.

60. Other conclusions in the Oxfordshire SHMA with potential relevance for housing need at Mid-Cherwell include:

<sup>8</sup> Available online at [https://www.oxford.gov.uk/downloads/file/2528/oxford\\_growth\\_options\\_report\\_may\\_2016](https://www.oxford.gov.uk/downloads/file/2528/oxford_growth_options_report_may_2016)

### *Demographic trends*

- Household growth in Cherwell is forecast to be higher than regional and national averages;
- Since 2001, Cherwell has seen most population growth in people aged over 40. The population in their 30s has declined, and the projections are for a particularly rapid increase in the older person population (58.0% in those over the age of 55);
- There will be a related 109% increase in residents with dementia and 92.5% increase in residents with mobility problems, but the supply of specialist accommodation for older people relative to the existing population is already particularly high, at 192 dwellings per 1000 persons over 75 (the county average is 133 per 1,000); and
- Assuming a target based on the national average of 170 dwellings per 1,000 over-75s, Cherwell will need an additional 1,436 specialist dwellings for older people 2011-2031<sup>9</sup>.

### *Dwelling prices*

- Cherwell District has a higher proportion of properties in Council Tax Bands A and B (i.e. the least valuable) relative to other parts of the Oxfordshire Housing Market Area; and
- Prices for home purchase and rent in Cherwell are lower than the County average; market signals indicate that it is an area of relatively lower demand for Oxfordshire, and prices and volume sales for flats in particular appear to reflect low demand for this dwelling type.

### *Dwelling size*

- Levels of overcrowding are below the county average and levels of under-occupation (74.1%) are slightly higher than the already high county average (73.5%); however, rates of overcrowding have increased in recent years;
- Cherwell has a high proportion of 3 bed properties (44%) when compared to the regional average and a greater focus towards mid-market housing, translating into a greater need for new 3-bed properties;
- The estimated market housing requirement by number of bedrooms is 6.2% one bedroom units, 23.1% two bedroom units, 46.2% three bedroom units and 24.6% units of four or more bedrooms;
- The estimated affordable housing dwelling requirement by number of bedrooms is 28.3% one bedroom units, 31.0% two bedroom units, 36.9% three bedroom units and 3.7% units of four or more bedrooms; and
- Rural parts of Cherwell have very few 1 bedroom units, and relatively higher levels of homes with four or more bedrooms than the urban areas.

### *Dwelling tenure*

- Cherwell District had the second highest rate of growth (56%) in the private rented sector of any Oxfordshire local authority (after Oxford)- over the same period owner-occupation decreased; and

<sup>9</sup> On a pro-rata basis, 4.74% of this increase would be from Mid-Cherwell, therefore 68 dwellings.



- The rural parts of Cherwell District (including the Neighbourhood Plan area) have a relatively higher share of owner-occupied (over 75%) and a relatively lower share of social and privately rented housing than the District's urban centres (defined for SHMA purposes as Banbury, Bicester and Kidlington).

#### *Dwelling type*

- Rural parts of Cherwell (including the Neighbourhood Plan area) have relatively more detached homes and relatively fewer terraced houses than the urban centres- in particular, a very low rate of flats.

#### *Local Plan 2011-2031 (Cherwell District Council, July 2015)*

61. Cherwell District Council's Local Plan was adopted in July 2015. It contains a number of points relevant to understanding housing need in the Mid-Cherwell Neighbourhood Plan area, specifically the following:

- A key element of the overall spatial strategy for Cherwell is to develop the former RAF Upper Heyford base (within the Mid-Cherwell Neighbourhood Plan area) for 2,361 homes (also referenced in paragraph C.250). Growth across the rest of the district will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the district which offer a wider range of services and are well connected to major urban areas, particularly by public transport. Development in the open countryside will be strictly controlled;
- Based on the Oxfordshire SHMA figures, Policy BSC1: District Wide Housing Distribution states that 5,392 houses of the total target of 22,840 to be developed 2011-2031 fall into the Rest of the District category (i.e. outside Bicester and Banbury, and covering all of Mid-Cherwell but also Kidlington);
- Policy BSC3: Affordable Housing states that outside Banbury and Bicester, all proposed developments including eleven or more dwellings (gross) will be expected to provide at least 35% of new housing as affordable homes on site, and that financial contributions in lieu of on-site provision will only be acceptable in exceptional circumstances. All qualifying developments will be expected to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes. Social rented housing will be particularly supported in the form of extra care or other supported housing;
- Policy BSC4: Housing Mix states that new residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions. Housing sites of at least 400 dwellings will be expected to provide a minimum of 45 self-contained extra care dwellings as part of the overall mix. Should it be agreed with the Council that extra care housing would not be desirable in a particular location, an equivalent amount of alternative specialist housing (use class C3) for older people will be required;
- Policy BSC4 continued: Elsewhere, opportunities for the provision of extra care, specialist housing for older and/or disabled people and those with mental health needs and other supported housing for those with specific living needs will be encouraged in suitable locations close to services and facilities;

- Paragraph C.241 identifies that among the key community issues facing the villages and rural areas is a lack of affordable homes of all types. There is a lack of private rented homes, social rented housing stock and smaller homes generally. In some areas there is a lack of any new housing coming onto the market at all. House prices are more expensive in Kidlington and the rural areas compared to Banbury and Bicester, meaning that it is less likely that those born in a village will be able to purchase a house there;
- Paragraph C.250 states that the District Council's approach to providing development in the rural areas seeks, among other objectives, to provide new housing for people to meet, in particular, the needs of newly forming households and provide affordable housing in what are generally areas of higher housing cost; also to deliver housing at villages where local shops, services and job opportunities are available and accessible or where access to nearby towns would be sustainable in transport terms;
- Paragraph C.252 states that the Council does not allocate specific sites within villages in the Local Plan. The suitability of individual sites will be considered through work on a Local Plan Part 2, where appropriate, through the preparation of Neighbourhood Plans or through the determination of planning applications for planning permission. Neighbourhood Plans may provide an opportunity for local communities to propose development not identified in the Local Plan providing it is in general accordance with the Local Plan's strategic policies and objectives;
- Policy Villages 1: Village Categorisation states that proposals for residential development within the built-up limits of villages (including Kidlington) will be considered having regard to a system of categorization. Only Category A (Service Centres) and Category B (Satellite Villages) will be considered to be suitable for minor development in addition to infilling and conversions. Within Mid-Cherwell, there are three Category A villages: (Fritwell, Kirtlington, and Steeple Aston) and two Category B villages (Lower Heyford and Middle Aston). The six other parishes/villages are not named, and therefore fall into Category C which is suitable only for infilling and conversion (namely, Ardley with Fewcott, Duns Tew, Middleton Stoney, North Aston, Somerton and Upper Heyford);
- Policy Villages 2: Distributing Growth Across the Rural Areas requires a total of 750 homes at Category A villages, additional to planning permissions as at 31 March 2014;
- Policy Villages 3: Rural Exception Sites states that the Council will support the identification of suitable opportunities for small-scale affordable housing schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development. Arrangements will be secured to restrict the occupancy of the housing to ensure that it continues to meet local needs in perpetuity. Market housing for private rent or sale will only be considered on rural exception sites in the following circumstances:
  - The number of market homes should not exceed 25% of the total number of homes proposed;
  - The market housing must be shown to be required to secure the viability of the proposal and development costs must be justified;
  - No alternative, suitable site is available to provide a rural exception site and a robust site search can be demonstrated;
  - The market housing ensures that no additional subsidy for the scheme is required;
  - The development has the support of the local community;

-The total number of dwellings and the scale of development is in keeping with the categorisation, character and form of the village and its local landscape setting; and

- Policy Villages 5: Former RAF Upper Heyford states that the former RAF site, 520 hectares in size, crosses the parishes of Upper Heyford, Somerton and Ardley. It states that the site will provide for a settlement of approximately 1,600 dwellings (in addition to the 761 dwellings (net) already permitted) alongside necessary supporting infrastructure, and at least 30% of the homes should be affordable. Alongside the new homes, about 120,000 square metres of employment space will create about 1,500 new jobs locally.

*Deriving a housing target for Mid-Cherwell from the Local Plan*

62. It is relatively straightforward to derive a housing target for Mid-Cherwell from the Local Plan, as follows:
63. Firstly, we can determine a pro rata share for the three Category A villages. The Local Plan's dwelling target of 750 for this category covers the following villages/parishes, each accompanied by its total number of dwellings at the 2011 Census in brackets:
- Adderbury (1,201);
  - Ambrosden (734);
  - Arncott (355);
  - Begbroke (348);
  - Bletchingdon (378);
  - Bloxham (1,347);
  - Bodicote (906);
  - Chesterton (346);
  - Cropredy (339);
  - Deddington (909);
  - Finmere (181);
  - Fringford (255);
  - Fritwell (295);
  - Hook Norton (929);
  - Kidlington (5,737);
  - Kirtlington (440);
  - Launton (506);
  - Milcombe (266);

- Sibford Ferris/Sibford Gower (402)<sup>10</sup>;
  - Steeple Aston (397);
  - Weston on the Green (229);
  - Wroxton (273); and
  - Yarnton (1,097).
64. Therefore, there are 17,870 dwellings across all Category A villages, which means that the target of 750 for these villages equates to one new dwelling for every 23.83 existing dwellings. As such, the housing target for the three Mid-Cherwell settlements of Fritwell, Kirtlington and Steeple Aston, which between them contain 1,132 dwellings, is  $(1,132/23.83=)$  48 dwellings.
65. The remaining villages in Mid-Cherwell, including Category B villages, effectively have a Local Plan target of zero. However, of course, the Upper Heyford Airfield site (henceforth referred to as Heyford Park, as this is the name by which the development is already known) will provide 1,600 dwellings in addition to those already granted permission.
66. Adding the two targets together therefore gives an overall Local Plan-derived dwelling target for Mid-Cherwell of 1,648 dwellings. However, as 1,600 of these will be meeting a district-wide or even Housing Market Area-wide need, it is more accurate to say that the target arising from need in Mid-Cherwell specifically is 48 dwellings plus whatever proportion of the Heyford Park dwellings will be meeting Mid-Cherwell's needs alongside that of Banbury, Bicester and other surrounding larger settlements.
67. We can calculate the proportion of the Heyford Park capacity that would be meeting need in Mid-Cherwell as follows: In the 2011 Census, Cherwell District had 59,018 dwellings, of which 2,798, or 4.74%, were in Mid-Cherwell. Therefore, on the assumption that the new settlement on the Airfield site will be meeting the need of the entire District, Mid-Cherwell's share of that would be 4.74% of 1,600, which is 76 dwellings.
68. Therefore, the total number of dwellings forming a Local Plan-derived target for Mid-Cherwell on the basis of demand alone can be calculated to be  $(48 + 76=)$  124.

#### *DCLG Household Projections*

69. The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need, albeit that this advice is likely aimed more at local authorities than neighbourhood planners.
70. However, given that the Cherwell Local Plan's housing figures were informed by the Oxfordshire SHMA, and the Oxfordshire SHMA in turn was based on household projections which have now been superseded<sup>11</sup>, an exercise extrapolating the DCLG household projections to Mid-Cherwell may still be helpful in determining number of houses to plan for within the Neighbourhood Plan area.

<sup>10</sup> Across both parishes.

<sup>11</sup> The Oxfordshire SHMA was based on interim 2011-based DCLG Household Projections, which, after February 2015, were superseded by the 2012-based DCLG Household Projections.

71. The most recent (2012-based) household projections were published in February 2015<sup>12</sup>, and extend to 2037. Although household projections are only available at a local authority level, a calculation of the share for Mid-Cherwell is nevertheless possible based on the neighbourhood's household numbers in 2011 (the Core Strategy base date).
72. At the 2011 Census, Cherwell District had 56,728 households and Mid-Cherwell had 2,667 households, or 4.701% of the Cherwell total.
73. In the 2012-based household projections, the projection for 2031 is for 67,796 households in Cherwell. Assuming it continues to form 4.701% of the District total (i.e. for the purposes of this calculation, disregarding the supply-side distortion of the new housing at Heyford Park), Mid-Cherwell's new total number of households would be 3,187 and therefore 520 new households would have formed in Mid-Cherwell over the Plan period.
74. Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. In Mid-Cherwell in the 2011 Census, there were 2,667 households but 2,798 dwellings. This gives a ratio of 0.953 households per dwelling. In the case of Mid-Cherwell, then, a projection of 520 new households translates into a need for 546 dwellings (rounded to the nearest whole number).
75. However, the 2012-based household projections may need to be 'rebased' for accuracy now that the mid-2014 population estimates are available. The mid-2014 population estimates give the actual number of people in Cherwell at that point, meaning the difference between the estimated and the previously projected number of households can to be taken into account in future projections.
76. The 2012-based household projections were based on the 2012-based Sub-National Population Projections, which estimated that by 2014 there would be 144,600 people in Cherwell. The mid-2014 estimates show that based on the latest information there were estimated to be 144,494 people, which is lower than the projections by only 0.07%. As such, in the case of Mid-Cherwell, the rebased household projections-derived dwelling figure remains 546 dwellings.
77. This projection is an entirely unconstrained, theoretical figure comprising a relative proportion of the overall projected increase, and thus, does not take into account political, economic, demographic or any other drivers that might have influenced, or may in future influence, the Local Plan distribution across the Borough and hence the difference between this figure and the Local Plan-derived figure.

#### *Dwelling growth 2001-2011*

78. The Census 2001 shows 2,631 dwellings and Census 2011 2,798 dwellings in Mid-Cherwell; this equates to a ten-year growth rate of 167 dwellings, or 16-17 dwellings per year.
79. If this rate of completion was projected forward for the period 2011-2031, a dwellings target of (20 x 16.7=) 334 dwellings would be the result.

#### *Dwelling growth 2011-2015*

80. Through Annual Monitoring Reports, CDC have calculated the number of dwellings completed in Mid-Cherwell Neighbourhood Plan area since the 2011 Census.

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<sup>12</sup> See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

81. The Annual Monitoring Report data<sup>13</sup> shows that in the period 2011 to March 2015, completions and permissions across the Mid-Cherwell villages were as set out in Table 1 below.

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<sup>13</sup> Available online at <http://www.cherwell.gov.uk/index.cfm?articleid=9043>



**Table 1: Completions and permissions in Mid-Cherwell Neighbourhood Plan Area, 2011-March 2015**

Parish/village	Completions	With permission but not built	Total
Ardley with Fewcott	1	4	5
Duns Tew	12	1	13
Fritwell	2	16	18
Kirtlington	10	0	10
Lower Heyford	2	1	3
Middle Aston	0	1	1
Middleton Stoney	0	0	0
North Aston	0	1	1
Somerton	2	1	3
Steeple Aston	16	3	19
Upper Heyford (including Heyford Park) <sup>14</sup>	72	696	768
Total excluding Heyford Park <sup>15</sup>	52	28	80
Total including Heyford Park	117	724	841
<b>Total including only Mid-Cherwell proportion of Heyford Park<sup>16</sup></b>	<b>55</b>	<b>61</b>	<b>116</b>

Source: Residential Completions and Permissions as at 31 March 2015, Cherwell District Council

82. Excluding all housing delivered so far at RAF Upper Heyford to avoid distorting the projection, this gives a total of 80 dwellings completed or with permission within Mid-Cherwell over a four-year period, or an average of 20 dwellings per year. Projecting this forward for the period 2011-2031 gives a total projection of 400 dwellings.

<sup>14</sup> Note that the statistics are only by parish, so cannot distinguish between Upper Heyford village itself and the Heyford Park development.

<sup>15</sup> This was calculated by removing the 761 dwellings that the Local Plan stated had recently had permission at Heyford Park as of mid-2015.

<sup>16</sup> i.e. only including the proportion of homes at Heyford Park that would meet proportionate demand from Mid-Cherwell rather than any other part of the housing market area, calculated as 4.74% of all dwellings at Upper Heyford, as explained previously.

*Local housing waiting list (Cherwell, May 2016)*

83. We contacted Cherwell for their assessment of the number of households currently on the waiting list that expressed a preference for Mid-Cherwell. This provides a useful indication of whether the Local Plan target of 35% affordable homes is sufficient to meet present affordable need.
84. The households on the waiting list for Mid-Cherwell are set out in Table 2 below.

**Table 2: Mid-Cherwell Affordable Housing Waiting List, May 2016**

Parish/village	1 bed unit needed	2 bed unit needed	3 bed unit needed	4 bed unit needed	Total number of households on waiting list
Ardley with Fewcott	3	2	0	0	5
Duns Tew	0	0	0	0	0
Fritwell	1	2	0	0	3
Kirtlington	1	0	0	0	1
Lower Heyford	0	0	0	0	0
Middle Aston	0	0	0	0	0
Middleton Stoney	0	0	0	0	0
North Aston	0	0	0	0	0
Somerton	0	0	0	0	0
Steeple Aston	2	1	0	0	3
Upper Heyford (including Heyford Park)	32	16	9	6	63
Total (percentage of total in brackets)	<b>39 (52%)</b>	<b>21 (28%)</b>	<b>9 (12%)</b>	<b>6 (8%)</b>	<b>75 (100%)</b>

*Source: Cherwell District Council*

85. Although the waiting list is only a snapshot in time, it shows seventy-five households in need of affordable housing at present. However, subject to the future uplift in affordable housing provision locally that will result through the Heyford Park development<sup>17</sup>, the Local Plan policy of 35% affordable housing provision should be adequate to meet affordable need in Mid-

<sup>17</sup> Which, if necessary, can be used to meet Mid-Cherwell's need as well as that of the rest of the District.

Cherwell over the remainder of the plan period, even allowing for a reasonable level of increase in affordable need in future.

86. As such, on the basis of this evidence, there does not appear to be a requirement for the Mid-Cherwell Neighbourhood Plan to set its own affordable housing target, although it may reference Cherwell's waiting list and mention the need to work closely with the District Council to ensure the needs of those on the list continue to be met, where possible within the villages to which they have stated a connection.
87. Note that even after the Neighbourhood Plan is adopted, Cherwell's affordable housing policy will continue to apply within Mid-Cherwell, and as such it will still be the Council that controls the housing waiting list and negotiate affordable housing commitments with developers as part of the development management process. The Neighbourhood Plan Forum have stated that they are in discussions with CDC to establish if a local lettings policy could apply to Mid-Cherwell villages as it already does to Heyford Park.

### Characteristics of Population

88. Through analysis of Census 2001 and 2011 data, we have investigated how the population of Mid-Cherwell Neighbourhood Plan area differs from that of the Cherwell and England averages.<sup>18</sup>
89. Table 3 gives the population and number of households in Mid-Cherwell, Cherwell and England, as recorded in the 2011 census. In 2011, Mid-Cherwell had a population of 6,639, and an average household size of 2.5 persons. This is in line with both the local and national averages.

**Table 3: Population and household size in Mid-Cherwell, 2011<sup>19</sup>**

	Mid-Cherwell	Cherwell	England
Population	6,639	141,868	53,012,456
Households	2,667	56,728	22,063,368
Household size	2.5	2.5	2.4
Dwellings	2,798	59,018	22,976,066

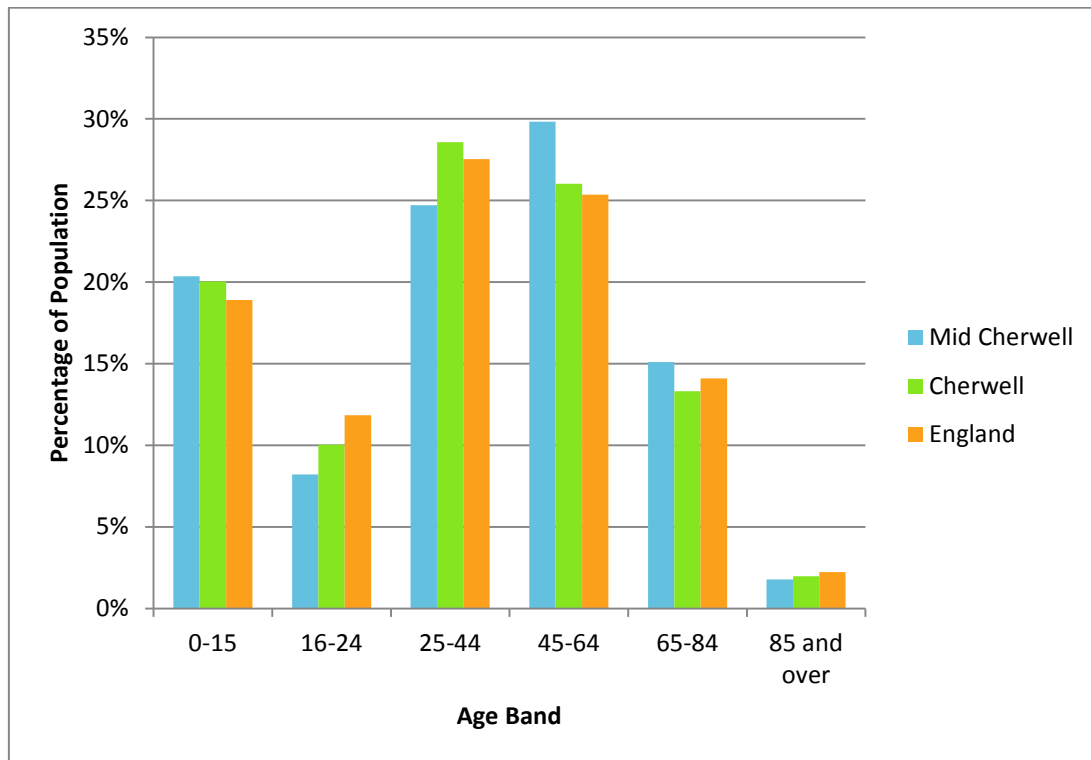
*Source: ONS, Census 2011. AECOM calculations*

90. As illustrated in Figure 4 below, the largest age group in Mid-Cherwell is ages 45-64, at 30%. This is much higher than the figures for Cherwell (26%) and England (25.4%). The proportion of all age groups between 16 and 44 is lower than both the Cherwell and England averages. The proportion of people aged 65-84 is higher in Mid-Cherwell (15%) than in Cherwell (13%) or England (14.1%). The proportion of people aged 85 and over in Mid-Cherwell (2%) is slightly below the local and national averages.
91. Table 4 shows the rate of change of the population by age band. It shows that the proportion of people in the 65-84 age group has undergone a considerable increase in Mid-Cherwell between 2001 and 2011, especially compared to the local and national trends. The increase in the 45-64 age group is less than the local authority increase but greater than the national increase. There has been a large decrease in the 25-44 age group, greater than the decrease

<sup>19</sup> ONS, Census 2011, Population Density (QS102EW); Household Size, 2011 (QS406EW).

locally and at odds with the national increase, although there has been an increase in the 0-15 age group greater than the local and national trends. The increases in the 16-24 age group and the 85 and over age groups are smaller than the local and national increases.

**Figure 4: Age structure in Mid-Cherwell<sup>20</sup>**



Source: ONS, Census 2011. AECOM calculations

**Table 4: Rate of change in the age structure of Mid-Cherwell population, 2001-2011<sup>21</sup>**

Age group	Mid-Cherwell	Cherwell	England
0-15	6.3%	2.5%	1.2%
16-24	8.1%	9.5%	17.2%
25-44	-15.4%	-5.6%	1.4%
45-64	16.3%	17.0%	15.2%
65-84	23.6%	17.5%	9.1%
85 and over	15.1%	24.1%	23.7%

Source: ONS, Census 2001 and 2011. AECOM calculations

92. Table 5 shows that Mid-Cherwell is home to fewer people born outside the UK than either Cherwell or England, and that correspondingly, the Born in the UK category is above the local authority and England averages.

<sup>20</sup> ONS, Census 2011, Age Structure (KS102EW)

<sup>21</sup> ONS, Census 2011, Age Structure (KS102EW); ONS, Census 2001, Age Structure (KS02)

**Table 5: Country of birth and length of residence**

Place of birth	Population breakdown		Mid Cherwell	Cherwell	England
Born in the UK	Total		90.7%	88.7%	86.2%
Born outside the UK	Total		9.3%	11.3%	13.8%
	EU		3.5%	4.8%	3.7%
	Other		5.8%	6.6%	9.4%
	Length of residence	Less than 2 years	0.9%	1.5%	1.8%
		2-5 years	1.2%	2.2%	2.2%
		5-10 years	1.6%	2.5%	2.9%
		10 years or more	5.5%	5.2%	7.0%

Source: ONS, Census 2011. AECOM calculations

93. Of the 9.3% of Mid-Cherwell residents who were born overseas, the majority have lived in the UK for ten years or more, indicating no significant recent influx of international migrants.

### Household Type

94. Table 6 shows that there has been a large increase in households with 2 rooms, almost double the increase seen locally and nationally. There has been a very large decrease in households with only one room, much greater than the decrease seen in Cherwell and England. At the other end of the scale, the increase in 7 room households is greater than the increases seen locally and nationally, but the increase in 8 room households is less than the local and national increases.

**Table 6: Rates of change in number of rooms per household in Mid-Cherwell, 2001-2011<sup>22</sup>**

Number of Rooms	Mid-Cherwell	Cherwell	England
1 Room	-75.0%	-26.9%	-5.2%
2 Rooms	41.7%	24.0%	24.2%
3 Rooms	-11.9%	19.8%	20.4%
4 Rooms	5.4%	-1.7%	3.5%
5 Rooms	-7.6%	-6.3%	-1.8%
6 Rooms	-3.6%	4.8%	2.1%
7 Rooms	19.5%	18.5%	17.9%
8 Rooms or more	18.8%	27.7%	29.8%

Source: ONS, Census 2001 and 2011. AECOM calculations

<sup>22</sup> ONS, Census 2011, Number of Rooms (QS407EW); ONS, Census 2001, Number of Rooms (UV57)

95. The PPG states that factors such as overcrowding, concealed and shared households, homelessness and the numbers of people in temporary accommodation demonstrate un-met need for housing. Increases in the number of such households may be a signal to consider increasing planned housing numbers.
96. Table 7 emphasises that, on the contrary, Mid-Cherwell is becoming significantly more under-crowded, which is strongly indicative of an ageing population. In other words, larger units that once housed a family are gradually losing residents (from children moving away, and then parents becoming widowed or moving into care), resulting in decreasing number of persons per room. By contrast, Cherwell and England as a whole are seeing increasing levels of overcrowding.
97. **Table 7: Trends in number of persons per room in Mid-Cherwell, 2001-2011**<sup>23</sup>

Persons per room	Mid-Cherwell	Cherwell	England
Up to 0.5 persons per room	4.2%	6.0%	7.9%
Over 0.5 and up to 1.0 persons per room	9.6%	7.3%	7.0%
Over 1.0 and up to 1.5 persons per room	85.7%	27.3%	27.3%
Over 1.5 persons per room	-88.9%	26.4%	2.5%

Source: ONS, Census 2001 and 2011. AECOM calculations

### Household Tenure

98. The PPG states that housing needs studies should investigate household tenure in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs. Plan makers should therefore examine current and future trends in tenure.

<sup>23</sup> ONS, Census 2011, Persons Per Room - Households (QS409EW); ONS, Census 2001, Persons per Room - Households (UV58)



**Table 8: Tenure (households) in Mid-Cherwell, 2011<sup>24</sup>**

Tenure	Mid-Cherwell	Cherwell	England
Owned; total	67.0%	69.3%	63.3%
Shared ownership	0.7%	0.8%	0.8%
Social rented; total	7.7%	12.1%	17.7%
Private rented; total	22.5%	16.2%	16.8%

Source: ONS, Census 2011. AECOM calculations

99. Table 8 shows that the level of owner occupation in Mid-Cherwell is lower than the Cherwell average but higher than the England average. The proportion of socially rented housing (rented from the Council or a Registered Social Landlord) is lower than local and national averages. There is a greater proportion of privately rented units in Mid-Cherwell compared to the Cherwell and England averages.
100. Table 9 shows how tenure has changed in Mid-Cherwell between the 2001 and 2011 Censuses. Home ownership in the area has increased, compared to the contractions at local and national level. Note also how shared ownership (an indication of a lack of affordable housing) increased significantly across Cherwell and Mid-Cherwell. However, it must be noted that while there has been a 233% increase in this tenure in Mid-Cherwell, this is because the absolute numbers changed from only 6 in 2001 to 20 in 2011. However, there has been a large decrease in social rentals in Mid-Cherwell (far greater than local and national decreases). The increase in private rentals is much lower than the increases seen locally and nationally.

**Table 9: Rate of tenure change in Mid-Cherwell, 2001-2011**

Tenure	Mid-Cherwell	Cherwell	England
Owned; total	4.3%	-0.8%	-0.6%
Shared ownership	233.3%	98.7%	30.0%
Social rented; total	-19.2%	-0.7%	-0.9%
Private rented; total	30.7%	96.3%	82.4%

Source: ONS, Census 2001 and 2011, AECOM calculations.

101. House price data shows that demand is strong for home sales across the area. House price data from Zoopla<sup>25</sup> shows that as of June 2016, the average house value in Mid-Cherwell (based on Zoopla Zed index estimates for the OX25 postcode area) was £470,866. This is significantly higher than the overall Oxfordshire average of £432,189 and supports the conclusions of the SHMA interrogated previously.

<sup>24</sup> ONS, Census 2011, Tenure - Households (QS405EW)

<sup>25</sup> [http://www.zoopla.co.uk/house-prices/browse/ox25/?q=OX25&search\\_source=house-prices](http://www.zoopla.co.uk/house-prices/browse/ox25/?q=OX25&search_source=house-prices)

## Local Household Composition

102. Table 10 shows that the proportion of single person households in Mid-Cherwell is significantly lower than the Cherwell and England averages. By contrast, the proportion of households with a single family occupancy is much higher than both the Cherwell and England averages.

**Table 10: Household composition (by household) in Mid-Cherwell, 2011<sup>26</sup>**

		Mid-Cherwell	Cherwell	England
One person household	Total	22.0%	25.2%	30.2%
	Aged 65 and over	9.8%	10.5%	12.4%
	Other	12.2%	14.7%	17.9%
One family only <sup>27</sup>	Total	71.4%	68.0%	61.8%
	All aged 65 and over	10.1%	8.7%	8.1%
	With no children	23.2%	20.7%	17.6%
	With dependent children	29.7%	29.0%	26.5%
	<i>All children non-dependent</i>	8.4%	9.6%	9.6%
Other household types	<i>Total</i>	6.6%	6.8%	8.0%

Source: ONS, Census 2011. AECOM calculations

103. The proportion of single person households aged 65 and over in Mid-Cherwell is lower than both the Cherwell and England averages, which is perhaps surprising given the age profile of the area. However, at the same time, the proportion of single family households aged 65 and over is higher than the local and national averages.
104. The plan area is home to a much higher than average proportion of families with no children. The proportion of households with dependent children is slightly, but not significantly higher than local and national averages. The proportion of households where all children are non-dependent is slightly lower than the local and national averages.
105. Table 11 shows how household composition changed in the 10 years between the 2001 and 2011 Censuses. Overall, there was an increase in single family households, greater than the increases seen locally and nationally. The majority of this increase was made of an increase in families where everyone is aged 65 or over. There was a smaller increase in families with dependent children, although this increase was larger than that seen locally and nationally. The increase of families with non-dependent children was lower than those seen across

<sup>26</sup> ONS, Census 2011, Household Composition - Households (QS113EW)

<sup>27</sup> This includes: married couples, cohabiting couples, same-sex civil partnership couples and lone parents.

Cherwell and England. There was a decrease in single family households with no children compared to a slight increase locally and a larger increase nationally.

106. There has been a decrease in households with one person. The greatest decrease was in the one person households aged over 65. This contrasts with an increase in one person households locally and nationally.

**Table 11: Rates of change in household composition in Mid-Cherwell, 2001-2011<sup>28</sup>**

Household type		Percentage change, 2001-2011		
		Mid-Cherwell	Cherwell	England
One person household	Total	-3.9%	5.0%	8.4%
	Aged 65 and over	-4.7%	-2.5%	-7.3%
	Other	-3.3%	11.1%	22.7%
One family only	Total	6.0%	5.5%	5.4%
	All aged 65 and over	21.6%	10.0%	-2.0%
	With no children	-3.0%	0.7%	7.1%
	With dependent children	9.1%	5.6%	5.0%
	All children non-dependent	5.7%	12.5%	10.6%
Other household types	Total	35.4%	26.9%	28.9%

Source: ONS, Census 2001 and 2011, AECOM calculations.

107. As noted previously, Mid-Cherwell's household size is in line with the local and national averages. Table 12 shows that the plan area experienced an increase in its population and number of households over the period 2001-2011, although this increase is lower than that seen locally and nationally. However, there was an increase in household size compared to the local and national household trends and as such, household occupation rates rose.

<sup>28</sup> ONS, Census 2011, Household Composition - Households (QS113EW); ONS, Census 2001, Household Composition - Households (UV65)

**Table 12: Change in household numbers and size in Mid-Cherwell, 2001-2011**

Key indicator	Percentage change, 2001-2011		
	Mid-Cherwell	Cherwell	England
Population	7.3%	7.7%	7.9%
Households	5.1%	6.6%	7.9%
Household size	2.1%	1.0%	0.0%

Source: ONS, Census 2001 and 2011, AECOM calculations.

108. Table 13 shows that the proportion of dwellings in Mid-Cherwell that are detached is greater than the local average, and that both averages are higher than the England average. Additionally, the proportion of semi-detached dwellings is higher than local and national averages, and the proportion of terraced dwellings is far lower than average. The proportion of flats is significantly less than both the local and national averages.

**Table 13: Accommodation type (households), 2011**

Dwelling type		Mid-Cherwell	Cherwell	England
Whole house or bungalow	Detached	43.1%	30.2%	22.4%
	Semi-detached	39.0%	35.2%	31.2%
	Terraced	12.0%	23.1%	24.5%
Flat, maisonette or apartment	Purpose-built block of flats or tenement	1.6%	8.6%	16.4%
	Parts of a converted or shared house	1.9%	1.8%	3.8%
	In commercial building	0.5%	0.8%	1.0%

Source: ONS, Census 2001 and 2011. AECOM calculations

109. A 'concealed family' means any group of people who want to form a new household but is unable to do so, typically for economic reasons such as high house prices or a lack of suitable property. Table 14 shows that there are 24 concealed families in the plan area, meaning the proportion of concealed families is lower than the Cherwell and England rates.

**Table 14: Concealed families in Mid-Cherwell, 2011<sup>29</sup>**

Concealed families	Mid-Cherwell	Cherwell	England
All families: total	2,036	41,678	14,885,145
Concealed families: total	24	651	275,954
Concealed families as % of total	1.2%	1.6%	1.90%

Source: ONS, Census 2001 and 2011. AECOM calculations

110. Official statistics do not clarify the overlap, if any, between the Cherwell housing waiting list and the stated number of concealed families locally.

### **Economic Activity**

111. Table 15 shows that Mid-Cherwell's proportion of economically active residents is lower than that of Cherwell but higher than that of England. The rate of economically inactive residents is higher than in Cherwell but less than that of England. The proportion of economically active residents who are self-employed in Mid-Cherwell is greater than the local and national averages. Unemployment is below the national and local averages.
112. Levels of retired people are higher than the local and national averages and the proportion of student households is slightly higher than the local proportion but lower than the rate seen nationally. More households are looking after home or family than in Cherwell and there is a lower proportion of long-term sick/disabled (despite the relatively older population) than the local and national averages.

<sup>29</sup> NOMIS, LC1110EW - Concealed family status by family type by dependent children by age of Family Reference Person (FRP)

**Table 15: Economic activity in Mid-Cherwell, 2011<sup>30</sup>**

Economic category		Mid-Cherwell	Cherwell	England
Economically active	Total	73.9%	75.7%	69.9%
	Employee: Full-time	41.5%	45.3%	13.7%
	Employee: Part-time	13.3%	14.6%	38.6%
	Self-employed	15.1%	10.3%	9.8%
	Unemployed	1.9%	2.8%	4.4%
	Full-time student	2.2%	2.6%	3.4%
Economically inactive	Total	26.1%	24.3%	30.1%
	Retired	14.4%	12.3%	13.7%
	Student	3.8%	3.4%	5.8%
	Looking after home or family	4.3%	3.8%	4.4%
	Long-term sick or disabled	1.9%	2.5%	4.1%
	Other	1.7%	2.3%	2.2%

Source: ONS, Census 2001 and 2011. AECOM calculations

**Table 16: Rates of long-term health problems or disability in Mid-Cherwell, 2011<sup>31</sup>**

Extent of activity limitation	Mid-Cherwell	Cherwell	England
Day-to-day activities limited a lot	5.4%	6.1%	8.3%
Day-to-day activities limited a little	7.5%	8.0%	9.3%
Day-to-day activities not limited	87.0%	85.9%	82.4%

Source: ONS, Census 2001 and 2011. AECOM calculations

113. The PPG advises taking account in housing need assessment of the number of people with long-term limiting illness. Table 16 shows that the proportion of working-age residents of Mid-Cherwell who are long-term sick or disabled is lower than the Cherwell and England averages, and the proportion whose day-to-day activities are not limited is much higher than the Cherwell and England averages.
114. Table 17 shows that Mid-Cherwell residents travel further to work than both the Cherwell and England averages, with 53% of residents travelling more than 10km to work, compared with an

<sup>30</sup> ONS, Census 2011, Economic Activity (QS601EW)

<sup>31</sup> ONS, Census 2011, Long-Term Health Problem or Disability (QS303EW)



average for this distance band of 35.4% of Cherwell residents and 29% of England residents. This indicates Mid-Cherwell is popular with long-distance commuters and that places to which they commute are likely to include London, Birmingham, Milton Keynes, Reading and Oxford.

115. Note also the high proportion of people working mainly at home (17.3%) compared to Cherwell (11.4%) and England (10.3%).

**Table 17: Distance travelled to work, 2011<sup>32</sup>**

Location of work	Mid-Cherwell	Cherwell	England
Less than 10km	20.7%	45.7%	52.3%
10km to less than 30km	37.8%	23.1%	21%
30km and over	15.2%	12.3%	8%
Work mainly at or from home	17.3%	11.4%	10.3%
Other	8.9%	7.4%	8.5%

Source: ONS, Census 2011, AECOM calculations

#### Information from local estate agent

116. The Neighbourhood Plan Forum provided AECOM with the contact details of a local estate agent, Simon Jackson of Hamptons in nearby Deddington. Hamptons has a strong knowledge of the local housing market that can be used to test and supplement our conclusions based on Census and local authority level data. The following information was sourced in May 2016.
117. The key feature of the Mid-Cherwell housing market in recent years, according to Hamptons, has been strong demand and related dwelling price growth driven by a combination of factors, most notably the significant expansion of Bicester; the discovery of the area's good transport connections by commuters moving out of but still working in London (and who, presumably, would in the past have been able to afford locations closer to the capital but no longer).
118. The area is also popular with commuters to Birmingham, who are able to make use of the M40 to access jobs. Generally, therefore, the combination of good road and rail links, as well as its location with easy access to jobs in Oxford as well as Birmingham and London, drives demand for larger homes for families (4 bedroom plus).
119. However, demand also still exists from local people as well, and as might be expected from a large area with a number of economic forces acting upon it, the overall demand is very mixed. Simon pointed out that Heyford Park is being developed in a way that reflects and responds to this mix- whereas in other parts of the country, it's possible that a large site like this in the countryside would have been developed only for large, detached 'executive' houses, this is not the case at Heyford Park- units ranging in size from 2-5 bedrooms are proposed, and there is a mix of dwelling types as well- terraced and semi-detached properties as well as detached.
120. Due to this mixed picture, prices across Mid-Cherwell vary significantly by property- from around £200,000 for an entry-level property all the way up to £2m for the largest, detached homes.

<sup>32</sup> NOMIS, QS702EW - Distance travelled to work

121. Recognising the relatively older profile of the area, Hamptons note that one dwelling type that is significantly under-supplied is bungalows. Downsizing from the Mid-Cherwell villages and other rural areas drives demand for bungalows, particularly in nearby towns with good pedestrian access to services and facilities, such as Deddington and Bicester. Likewise, once completed, Heyford Park would likely be a settlement large enough to offer the range of services and facilities needed by older people within walking distance, and as such there would likely be a very strong demand for bungalows here as well<sup>33</sup>.

### **Consultation work by Neighbourhood Plan Forum**

122. In addition to the data gathered above, the Neighbourhood Plan Forum report that a number of parish consultation events have highlighted as a significant issue younger people who have reached the age at which they are looking to buy a house, but for reasons of affordability find themselves unable to secure a house in the village in which they grew up and in which their parents still live. Potential options for addressing this issue are covered in the Conclusions and Appendix below.

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<sup>33</sup> The Neighbourhood Plan Forum has advised that the Heyford Park site includes a number of existing bungalows that will be refurbished, and as such there are no plans for new-build bungalows to be developed there.

## 4 Conclusions

### Overview

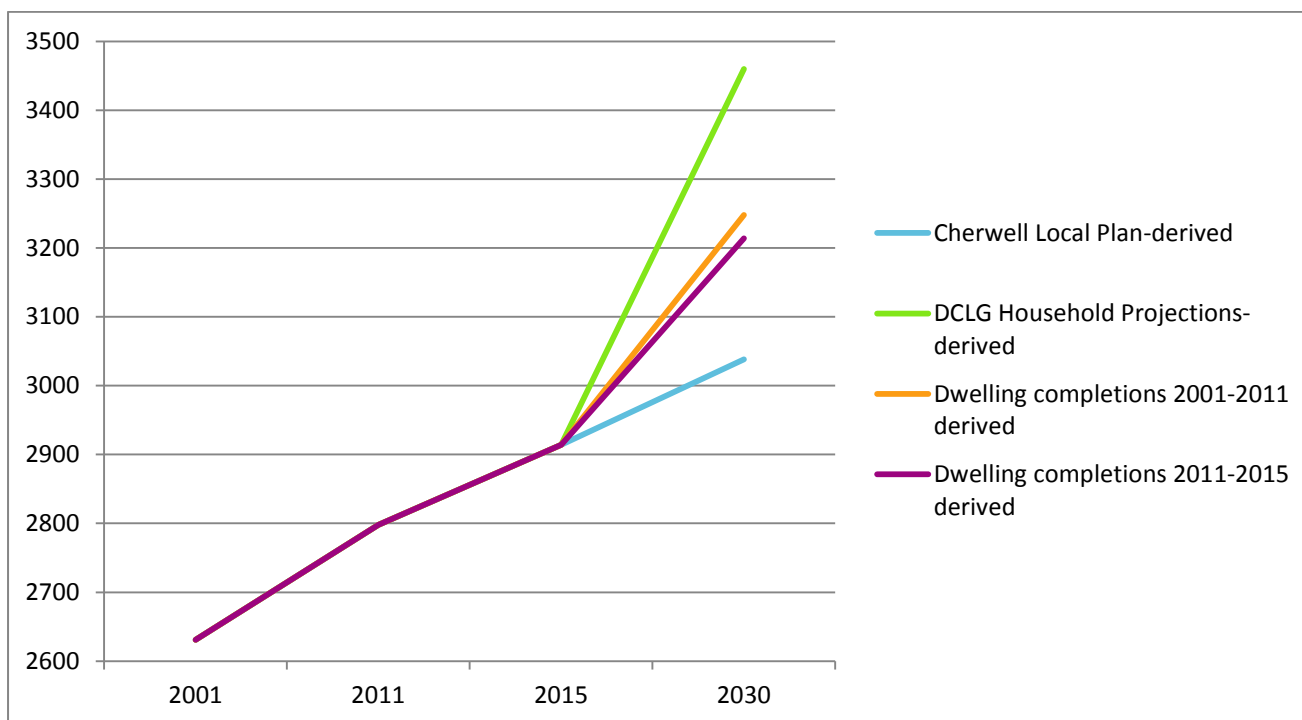
124. This housing needs assessment has interrogated a wide range of data sources, which, taken together, can inform key trends and messages relevant to the Neighbourhood Plan's housing policies.
125. In this first section of our conclusions we make recommendations on the overall quantum of housing growth required.
126. In the second section, we assess, based on the data uncovered, indications of the components and characteristics of future housing based on the data analysed.
127. In line with recommended best practice, our preferred methodology is to present the projections our analysis has produced as a starting point, and then highlight the factors<sup>34</sup> that the Neighbourhood Plan Forum might wish to take into consideration as they determine the final housing policy text, bearing in mind the requirement to be in general conformity with the strategic housing policies of Cherwell.

### Quantity of Housing Needed

128. In determining the quantity of housing needed at Mid-Cherwell, the situation is complicated by the development of Heyford Park, which, as noted previously will, like any site of this magnitude, meet demand for housing across the entire housing market area, not just the Mid-Cherwell villages. As such, where it is possible to disaggregate forward projections to take appropriate account of the site, we have done so, by making the standard assumption detailed previously in this report that only 4.74% of its housing will be meeting Mid-Cherwell's own need.
129. On this basis, therefore, we have identified four separate projections of dwelling numbers for Mid-Cherwell between 2011 and 2031 based on:
  - A figure derived from the Cherwell Local Plan, disaggregated to Mid-Cherwell, and including the Mid-Cherwell proportion of demand able to be met at Heyford Park (which gives a total of 124 dwellings, or just over 6 per year);
  - The Government's 2012-based household projections, extrapolated to Mid-Cherwell, translated from households to dwellings, and rebased to estimated 2014 population (which gives 546 dwellings, or 27 per year);
  - A projection forward of dwelling completion rates 2001-2011, (which gives 334 dwellings, or 16-17 dwellings per year); and
  - A projection forward of dwelling completion rates 2011-2015 excluding all completions at Heyford Park to avoid major supply-side distortion (which gives 400 dwellings, or 20 per year).
130. These dwelling number projections are illustrated in Figure 5 below.

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<sup>34</sup> These factors are also referred to as 'indicators' in the PPG.



**Figure 5: Comparison of dwelling number projections**

Source: Cherwell Local Plan (2016), DCLG 2012-Based Household Projections (rebased to 2014), Census 2011, information from Cherwell District Council, AECOM calculations

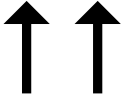

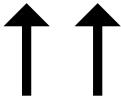
131. Figure 5 would tend to indicate that both the 2012-based Household Projections (which project forward rates of population growth in the years prior to 2012) and the dwelling completions 2001-2011 may have been distorted upwards as a result of dwelling growth at Heyford Park, which cannot be disaggregated from these projections. However, note that the dwelling completions 2011-2015-derived projection, which excludes Heyford Park, is only slightly lower.
132. As such, for the purposes of this housing needs assessment, we recommend discounting these first two projections from further assessment and instead retaining only the Cherwell Local Plan-derived projection and the 2011-2015-derived projections as for these the appropriate disaggregation was possible and they are reflective of the local policy context.
133. We have summarised the findings of the data gathered in Chapter 3 above in Table 18 below. The source for each factor with particular relevance to the neighbourhood is shown, together with AECOM assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact on (↔) the Neighbourhood Plan area's future housing need. Following PPG guidance, the factors relate both to housing price and housing quantity.
134. We have applied our professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows indicates an even stronger impact. Factors are in alphabetical but no other order.
135. Note that factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies. The Neighbourhood Plan Forum is invited to use its judgement in resolving any conflicts, but we would advise that the more local and more recent data should generally have priority over data gathered at a larger spatial scale or older data.

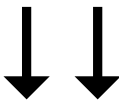
136. However, our general approach reflects PPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings, such as house prices and past build-out rate.
137. The PPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
138. As such, Table 18 should be used as a basis for qualitative judgement rather than quantitative calculation. It is designed to form the starting point for steering group decisions on housing policy rather than to provide definitive answers. Again, this reflects the PPG approach- it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present situation. They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
139. The PPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the emerging Local Plan.
140. To help inform the steering group discussions that will be necessary to determine a neighbourhood plan housing target, we have provided our own professional judgement of need level, based on the projections presented in Figure 5 and the market factors presented in Table 18, and taking into account our own knowledge and experience of housing need at neighbourhood plan level.

**Table 18: Summary of factors specific to Mid-Cherwell with a potential impact on neighbourhood plan housing quantity**

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Age structure of population</b>	Oxfordshire SHMA, Census		<p>Since 2001, Cherwell has seen the highest level of growth in over-40s, while the population under 30 has declined. Future projections are particularly high for over 55s. Census for Mid-Cherwell shows particularly high level of 45-64 year olds and low (and declining) proportion of under 44s in Mid Cherwell, as well as high level of over 65s which has increased recently. However, there has also been an increase in the 0-15 age group, indicating younger families moving to the area. An assessment of two up arrows has been made to reflect higher than average need from older people, but two rather than three as a range of other evidence (see below) indicates there will also be demand from other sectors of the population as well.</p>
<b>Economic performance and potential</b>	Census, Hamptons, Cherwell Local Plan		<p>Lower level of economically active residents than Cherwell as a whole, but higher than average levels of self-employment and lower than Cherwell average unemployment. Most importantly, there are proposals for 1,500 additional jobs at Heyford Park, which could help reduce commuting rates, though the area is likely to remain popular with longer-distance commuters due to its strategic location and good transport links. Three up arrows given as it appears that significant local employment growth will reinforce the area's existing popularity among commuters, complementing it with a strong local employment base. As such, the highest assessment of three up arrows has been made, as it seems unlikely that the area's currently lower than average level of economically active residents will remain the case.</p>



Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>House prices relative to surroundings</b>	Oxfordshire SHMA, Cherwell Local Plan, Zoopla, Hamptons		Cherwell has a higher proportion of low-value council tax banded homes than the rest of Oxfordshire; however, this is less likely to be the case in the more rural areas such as Mid-Cherwell. Local Plan states that house prices are more expensive in rural areas, meaning that it is less likely that those born in a village will be able to purchase a house there. Zoopla indicates high average house prices in Mid-Cherwell compared to wider area, and Hamptons point to high house prices (at upper end of a relatively wide range). Again, two rather than three up arrows given to reflect high house prices, but range of cheaper homes also available.
<b>International and UK in-migration rate</b>	Oxfordshire SHMA, Census		Household growth is forecast to be strong, higher than regional and national average. However, this has already been taken account of in the two projections being tested. No significant recent influx of international migrants, indicating growth is driven more by internal migration. As the projections already take this factor into account, an assessment of 'no impact' has been made.
<b>Local housing waiting list/need for affordable housing</b>	Cherwell Local Plan; Cherwell Housing Waiting List		Cherwell Local Plan states that affordable housing is in particularly short supply in rural areas, most notably social housing, and as such affordability pressures are high in places like Mid-Cherwell. The Mid-Cherwell waiting list includes 75 households, in other words around 29% of the midpoint of the remaining projections, and this is only a snapshot in time, not taking account of future affordable housing need. As such, an assessment of two up arrows has been given, as it is acknowledged that this level of affordable housing demand has potential to increase the overall housing need figure.

Factor	Source(s) (detailed in Chapter 3)	Possible impact on future housing need	Rationale for judgement
<b>Overcrowding, including concealed families</b>	Oxfordshire SHMA, Census		Cherwell levels of over-crowding below County average and under-occupation higher than County average; this is confirmed as a specific issue for Mid-Cherwell by Census data, which shows increasing under-crowding and low levels of concealed families, though there has been a small increase in occupancy rating recently (probably due to families moving to area). Two down arrows have been given to reflect a significant pattern of under-crowding, but not three, to reflect recent small increase in occupancy.

- 141. Table 18 contains in total nine up arrows and only two down arrows. This indicates that the need for housing in Mid-Cherwell is likely to be significantly higher than the midpoint of the remaining Figure 5 projections (which is 262 dwellings).
- 142. It is a matter of nuanced judgement to establish by how much to raise the dwelling target. The PPG offers no more specific indication than to advise the increase should be 'reasonable'. Our only guide is that we have already established that the next projection up (334 dwellings) is considered too high, so any new need figure should be below 334.
- 143. Given the extent to which up arrows outnumber down arrows in Table 18, it seems reasonable to conclude that Mid-Cherwell need is at the higher end of the possible range of between 262 and 334. As such, a judgement of estimated need of approximately 290-310 dwellings over the plan period seems appropriate, reflecting our previous conclusion that any needs estimate selected would need to be well below 334, for which there is evidence this would be too high.
- 144. A range of 290-310 dwellings would also allow for the existing backlog of affordable housing need (75 units, or around 24-25% of the total) to be met, with capacity for future affordable need also to be met given the currently prevailing affordable housing target of 35% in the Cherwell Local Plan.
- 145. Note that any dwellings completed or with outstanding permission in the plan area since the start of 2016 would count towards this dwelling range, meaning the outstanding number of dwellings would decrease accordingly.

*Supply-side impact of Heyford Park*

- 146. As noted previously, housing needs assessments cover the demand for, rather than the supply of, housing. However, the development of Heyford Park will have such a disproportionate impact in the Neighbourhood Plan area due to its scale that it is worth here briefly commenting on the implications.
- 147. Firstly, and most obviously, the Heyford Park development, which will be up to 1,600 homes in size, means that far more capacity than is needed to meet the need estimate is available locally, and indeed is brownfield land at that. As such, there is seemingly little concern about meeting the *quantity* of need estimated to arise from Mid-Cherwell.

148. The issue, as discussed with the Parish Councils, is that most people in Mid-Cherwell, including those on the affordable housing waiting list, would prefer to stay in the village that they have stated a local connection to rather than to move to a new affordable unit at Heyford Park.
149. As such, there could be potential to explore, as part of discussions between Mid-Cherwell, the District Council, and Dorchester Estates, the possibility of the Heyford Park development entailing the delivery of some of the affordable dwellings required on suitable sites across the Mid-Cherwell villages, rather than all on the former airfield itself.
150. However, for this scheme to work, specific sites and willing landowners will need to be identified. Once this has taken place, there could be the possibility that Mid-Cherwell uses some or all of the various tools available to neighbourhood planners in this regard, namely:
- the designation of one or more rural exception sites, as supported in certain circumstances by the Local Plan;
  - the use of a Neighbourhood Development Order (NDO)<sup>35</sup>; or
  - the use of a Community Right to Build Order (CRtBO).<sup>36</sup>
151. As the Neighbourhood Plan Forum has itself highlighted, there is also the option for some or all of the housing needed to be delivered through a mechanism such as a Community Land Trust, which has the potential to allow a higher level of low-cost housing and/or Starter Homes<sup>37</sup> than a standard housebuilder development. This option is covered in more detail in the Appendix to this report.

### Characteristics of housing needed

152. Table 19 summarises the data we have gathered with a potential impact on the characteristics of the housing needed in the neighbourhood. Factors are in alphabetical but no other order.

<sup>35</sup> See Appendix for further discussions and details of NDOs and CRtBOs.

<sup>36</sup> Locality's Neighbourhood Development Orders (including Community Right to Build Orders) toolkit has been prepared to guide organisations on the use of NDOs and CRtBOs. It sets out the reasons why such orders should be considered, their possible uses, the process involved and good practice.  
[http://mycommunity.org.uk/wp-content/uploads/2016/02/NDO-Guide\\_FINAL\\_260216.pdf](http://mycommunity.org.uk/wp-content/uploads/2016/02/NDO-Guide_FINAL_260216.pdf)

<sup>37</sup> As per the Planning Practice Guidance definition of Starter Homes at  
<http://planningguidance.communities.gov.uk/blog/guidance/starter-homes/starter-homes-guidance/>

**Table 19: Summary of local factors specific to Mid-Cherwell with a potential impact on neighbourhood plan housing characteristics**

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<p><b>Affordable housing</b></p>	<p>Oxfordshire SHMA, Cherwell Local Plan, local housing waiting list</p>	<p>The local housing waiting list shows a need for 52% one-bedroom units, 28% two-bedroom units, 12% three-bedroom units and 8% 4+ bedroom units. Although this is the most locally-specific data available, it is only a snapshot in time. According to the SHMA, which is for the whole of Cherwell but looks at need over a longer period, the most appropriate affordable mix is likely to be 31% two-bedroom units, 37% three bedroom units and 4% 4+ bedroom units; The Local Plan requires 35% of housing on larger sites to be affordable (but 30% at Heyford Park) Of the affordable homes, 70% need to be social, 30% intermediate dwellings. The Local Plan states that the Council will support the identification of suitable opportunities for small-scale affordable housing schemes within or immediately adjacent to villages to meet specific, identified local housing needs that cannot be met through the development of sites allocated for housing development. Census shows low and declining levels of socially rented housing in Mid-Cherwell.</p>	<p>We recommend that the Neighbourhood Plan supports the provision of affordable housing in line with the local housing waiting list percentage split, but bearing in mind this is only a snapshot in time, so having regard in the later stages of the plan period to the local waiting list at the time and/or the SHMA percentage split (the latter is likely to be particularly relevant in the case of Heyford Park as it will be meeting affordable need across a wider area). In the short term, therefore, this suggests a broad but flexible split of 55% one-bedroom units, 30% two bedroom units, 10% three bedroom units and 5% 4 or more bedroom units, subject to affordable need at the time of any application.</p> <p>We recommend that a dialogue is started between local people, local landowners (including Dorchester Estates) and Cherwell District Council to investigate the possibility of some affordable housing that would otherwise have been provided at Heyford Park to be provided within local villages instead, subject to the identification of suitable, available sites in locations with evidenced affordable need. Neighbourhood Development Orders or Community Right to Build Orders could have a role to play here.</p> <p>Affordable housing should be provided in the broad split of 70% social housing, 30% intermediate housing.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<b>Dwelling size</b>	Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census, Hamptons	Cherwell SHMA indicates 20% of homes should be what it calls 'upsizing' (i.e. smaller 1-2 bed units), and 54% should be family housing, of which 19% should be 2-bed, 64% 3-bed, 15% 4-bed and 2% five bed. Oxfordshire SHMA also states a particular need for 3-bed houses (46%) and 23% two bedroom, 25% four or more bedroom; there are very few dwellings of 1 bedroom in the rural parts of Cherwell, and a relatively higher level of homes of 4+ bedrooms. Local Plan notes lack of smaller homes. Census shows average household size. Large recent increase in households with 2 rooms and 7 rooms, large decrease in 1 room households. Also, lower than average (and decreasing number of) single person households, but higher than average proportion of families with no children. Mixed demand results in need for wide range of sizes.	<p>Around half of all new market homes should be three bedroom in size to meet the sustained need from families, A quarter of new market homes should be of four bedrooms and a quarter of new market homes of one to two bedrooms to meet the needs of older households, younger people starting out and families with no children.</p> <p>Homes of five or more bedrooms should be discouraged due to the local lack of smaller homes and the large recent increase in the largest dwellings, meaning there could be an over-supply of the largest dwellings otherwise.</p>
<b>Dwelling tenure</b>	Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census	Cherwell SHMA indicates 3% of all housing should be shared ownership; Oxfordshire SHMA notes strong recent growth in the private rented sector and decreased owner-occupation. Local Plan notes lack of private rented units. Census indicates lower than Cherwell average rate of owner-occupation (though growing) and higher than average rate of private renting in Mid-Cherwell. Shared ownership is increasing, though low in absolute terms.	<p>In providing new market homes, planners have little power in determining whether they will become owner-occupier properties or privately rented dwellings; but providing new market housing in a range of sizes will likely provide some new rented properties.</p> <p>The shared ownership homes will be provided through the 30% of all new affordable homes that will be intermediate tenure (see recommendation above).</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<b>Dwelling type</b>	Oxfordshire SHMA, Census, Hamptons, Neighbourhood Plan Forum	Flat prices are low, indicating they are not a popular dwelling type within Cherwell. Detached homes popular across Cherwell, but particularly in Mid-Cherwell; semi-detached also popular in neighbourhood. Rate of terraced housing lower than average, and of flats far lower than average. Mixed demand results in need for wide range of dwelling types, but there is a significant under-supply of bungalows.	<p>The neighbourhood plan should offer the strongest possible policy support in favour of new bungalows, due to the need for this dwelling type among the local older population and their local under-supply. Although bungalows are a less profitable dwelling type for developers, hence their under-supply, larger sites could potentially boost the supply of bungalows by using larger dwelling types to subsidise their provision.</p> <p>The Neighbourhood Plan Forum has advised that there is already a large number of existing bungalows at Heyford Park, many in need of refurbishment. The developer Dorchester has taken the view that no new bungalows are required at Heyford Park for this reason, although bungalows could nevertheless be provided in the larger villages (referred to as 'Category A' villages in the Local Plan).</p> <p>Across all villages, the Neighbourhood Plan should generally support the provision of detached, semi-detached and a more limited proportion of terraced units. However, the provision of <i>open market</i> flats should be generally discouraged due to a lack of evidenced demand (but see affordable housing conclusions above).</p>
<b>Family-sized housing</b>	Census, Hamptons	There has been an increase in the 0-15 age group in Mid-Cherwell, indicating families moving to the area. Census shows slightly higher than average level of households with dependent children. Prosperous rural areas are popular with commuters, which tends to drive demand for larger homes. However, a high proportion of people working from home will also drive demand for dwellings with extra (bed) rooms.	As noted previously, providing 25% four bedroom homes will meet the needs of existing residents who have started a family, as well as of families looking to move to the area. Likewise, they are likely to be suitable for those residents who work from home and therefore need extra space.



Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<p><b>Housing for older people</b></p>	<p>Cherwell SHMA, Oxfordshire SHMA, Cherwell Local Plan, Census, Hamptons</p>	<p>Cherwell SHMA indicates 12% of homes should be 'downsizer houses (of one to two bedrooms each), bungalows, apartments/elderly person', and 7% should be care homes; also strong future demand among childless couples, particularly those aged over 65, but many already exist and are simply downsizing to a smaller unit locally. Oxfordshire SHMA forecasts 109% increase in Cherwell residents with dementia, and 92.5% increase in those with mobility problems; however, the existing supply of specialist accommodation relative to the older population is particularly high- as such only 68 specialist dwellings required for Mid-Cherwell; the Local Plan particularly supports socially-rented specialist homes for older people. Housing sites of 400+ dwellings should provide at least 45 self-contained extra care dwellings; housing for older people supported generally in the most accessible locations, possibly including Heyford Park. Census shows increase in households with those aged over 65 and higher than average levels of retired people. However, lower than Cherwell average long-term sick/disabled or with activity limitation despite the relatively older population.</p>	<p>The Neighbourhood Plan should support the provision of around 70 specialist dwellings for older people, and should seek to provide them at Heyford Park, as this will be the only settlement across the plan area of a large enough size to provide a wide range of services and facilities within walking distance of these dwellings; additionally, it is likely to be better-served by public transport than some of the smaller villages, thus facilitating travel by wardens or carers.</p> <p>The dwellings to be provided at Heyford Park should be self-contained extra care dwellings in line with Local Plan requirements.</p> <p>Elsewhere across the plan area, the previously-recommended provision of two-bedroom dwellings within the villages should include a proportion specifically marketed at (younger) people over the age of 65 looking to live independently, consisting of a mixture of bungalows and small houses depending on the local context.</p> <p>In general terms, we recommend that the area is less suitable for care home provision- any such need arising from Mid-Cherwell would be better met in larger settlements outside its boundaries such as Bicester and Kidlington.</p>

Factor	Source(s) (see Chapter 3)	Summary of data gathered on factor	Conclusion
<p><b>Housing for younger people</b></p>	<p>Neighbourhood Plan Forum, local housing waiting list</p>	<p>The Neighbourhood Plan Forum report that a number of parish consultation events have highlighted as a significant issue younger people who have reached the age at which they are looking to buy a house, but for reasons of affordability find themselves unable to secure a house in the village in which they grew up and in which their parents still live.</p> <p>There may or may not be an overlap between these households and those on the housing waiting list, depending on whether these young people have registered or not for affordable housing.</p> <p>There are many options available to the Neighbourhood Plan Forum for delivering a range of low-cost housing types (see Appendix)</p>	<p>It is clear that the Neighbourhood Plan Forum sees providing housing for younger people unable to afford market housing in their home villages as a priority. There are a number of options to address this issue:</p> <p>We recommend firstly that the Neighbourhood Plan Forum conduct additional research locally (e.g. a questionnaire, including income data) to establish how many new households would form if younger people were able to secure housing below market value within their home villages. This total could then be broken down into three groups; firstly, those who would only be able to afford social rents, secondly those who could afford to buy where house prices were below market rates and thirdly those who could afford to buy at market rates if more 1-2 bed homes were developed.</p> <p>If those expressing a preference for (or who only qualify for) social rents are not already on the local housing waiting list, they should be encouraged to register so that their need can be logged.</p> <p>Those able to buy at below market rates should be asked whether they could afford Starter Homes (provided at up to 80% of local market value) or whether intermediate housing (likely to be cheaper but without full ownership) would be a more appropriate option. If the latter, again, the household would need to apply to join the local housing waiting list, if it has not already.</p> <p>The situation regarding provision of Starter Homes versus existing models of affordable housing is uncertain at the time of writing. Although the Housing and Planning Act, which introduces Starter Homes, has received Royal Assent, the market awaits the full Starter Homes Regulations for more detail on how or in what circumstances Starter Homes will either replace or complement existing models of affordable housing delivery. Only then can the most appropriate option for Mid-Cherwell be established. See also the Appendix covering the full range of options for delivering community-led low-cost housing.</p>

## Recommendations for next steps

153. This neighbourhood plan housing needs advice has aimed to provide Mid-Cherwell Neighbourhood Plan Forum with evidence on housing trends from a range of sources. We recommend that the Neighbourhood Plan Forum should, as a next step, discuss the contents and conclusions with Cherwell District Council with a view to agreeing and formulating draft housing policies<sup>38</sup>, taking the following into account during the process:
- the contents of this report, including but not limited to Tables 18 and 19;
  - Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the emerging development plan (here, the Cherwell Local Plan);
  - the types (detached, semi-detached, terraced etc.) and sizes (1 bedroom, 2 bedroom etc.) of recent and existing dwelling completions and commitments (i.e. post 2015) and cross-referencing the findings of this assessment with Table 19, as what has already been provided will have an impact on the types and sizes of the remaining homes to be provided over the rest of the plan period;
  - the views of the District Council;
  - the views of local residents;
  - the views of other relevant local stakeholders, including local housing developers; and
  - the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Council, including but not limited to the SHLAA.
154. As noted previously, recent changes to the planning system, as well as forthcoming changes to the National Planning Policy Framework as well as the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.
155. This advice note has been provided in good faith by AECOM consultants on the basis of housing data current at the time of writing (alongside other relevant and available information).
156. Bearing this in mind, we recommend that the steering group should monitor carefully strategies and documents with an impact on housing policy produced by the District Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
157. At the same time, monitoring ongoing demographic or other trends in the factors summarised in Tables 18 and 19 would be particularly valuable.

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<sup>38</sup> The following Locality guidance may be helpful during this process: 'Writing Planning Policies': (<http://mycommunity.org.uk/wp-content/uploads/2015/02/Writing-planning-policies-v51.pdf>) and 'How to write Planning Policies': (<http://mycommunity.org.uk/resources/neighbourhood-planning-how-to-write-planning-policies/>)

## 6 Appendix- Options for delivering low-cost housing

### *Community Land Trusts*

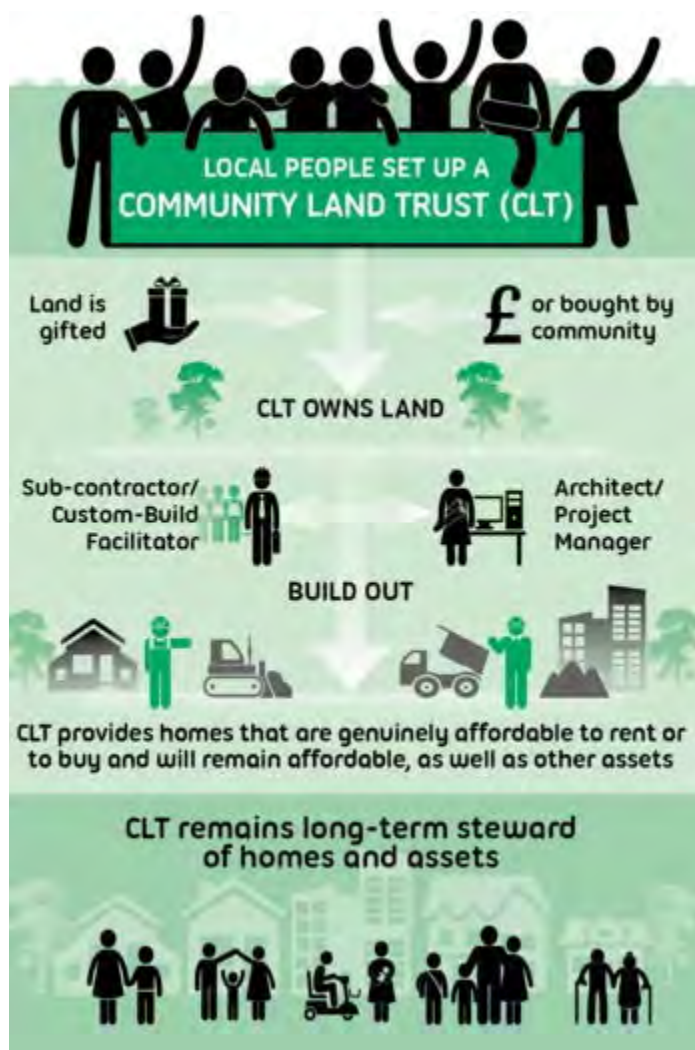
158. The option of setting up a community land trust (CLT) to deliver housing entails the Neighbourhood Plan Forum forming an organisation that can own or lease land, and then deliver low-cost housing on that land. The land, once purchased by the CLT, can be kept in community ownership in perpetuity and, via the head-lease<sup>39</sup>, some or all of the homes can be kept at sub-market prices or rents. There is also the possibility of working with Cherwell District Council or another landowner to deliver low-cost housing alongside market housing, with the latter subsidising the provision of the former.
159. The CLT model is becoming increasingly popular as a response to increasingly unaffordable housing in rural areas<sup>40</sup>, as they enable the sale or lease of housing at prices linked to local median incomes.
160. In forming a trust, clear aims and objectives will need to be formulated. This could entail the drafting of a constitution setting out the rationale for the trust and the sector of the population it is seeking to assist (including any eligibility criteria for the occupation of housing). The constitution would provide an appropriate legal basis for interactions between the trust and other key actors, including other landowners and the local planning authority.
161. Unlike a company, CLTs are not a legal form in themselves. Nevertheless, they are defined in law to have a certain structure and obligations. A CLT must be set up to benefit a defined community (normally, they are open to anyone who lives, works or has strong ties to the CLT area) and must set up as a non-profit organisation. Local people living and working in the community must have the opportunity to join the CLT as members controlling it (usually through an elected board). Figure 6 illustrates graphically the process of establishing a Community Land Trust.

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<sup>39</sup> The head-lease is the original lease between a tenant and a landlord.

<sup>40</sup> <http://www.communitylandtrusts.org.uk/what-is-a-clt/why-clts>

**Figure 6: The process of establishing a Community Land Trust**



*Source: National Community Land Trust Network*

#### *Housing co-operatives and co-housing*

162. Some community housing organisations can be classified as co-operatives. These are housing schemes controlled by members and run for their benefit, so those running the co-operative are the same people who live in the properties.
163. The activities and running of housing co-operatives are determined by the Co-operative and Community Benefit Societies Act, and the Financial Conduct Authority (FCA) is responsible for the registration process. Once registered with the FCA, the co-operative becomes a legal entity and is able to enter into contracts and leases, with member's liability limited to their stake in the organisation.

#### *Possible business models for affordable housing delivery*

164. There is a wide range of business and funding models for delivering low-cost housing. This include the following options:
  - A Community Benefit Society. Also set up under the Co-operative and Community Benefit Societies Act via the FCA, a benefit society is different from a housing co-operative in that the society's administrative element is more separate from the

housing occupants, hence its legal definition as 'a society for the benefit of the community'. This model is used by many housing associations.

- A company limited by guarantee is another legal model for an organisation where those employed by and responsible for the company are not the same people as the occupants of the housing.
- A further option is a Community Interest Company (CIC), a relatively new form of legal entity introduced under the Companies (Audit, Investigations and Community Enterprise) Act 2004. This model is aimed at groups who want to establish a company with a social purpose and allows the development of an 'asset lock', making it impossible for any members or shareholders to take over the company and dispose of its assets. CICs are regulated by, and need to be registered with, the Office of the Regulator of Community Interest Companies. More information is available on the relevant section of the UK Government website.<sup>41</sup>
- Registering as a charity can help with fundraising and brings certain benefits such as relief from paying property rates. To become one, you will have to demonstrate to the Charity Commission that you have charitable objectives. Providing housing for people on low incomes is likely to be considered a charitable objective. A charity also needs to demonstrate that it works as a not-for-profit organisation- in other words, surplus funds are used to further the objectives of the organisation rather than being distributed to shareholders or members. Companies limited by guarantee and community benefit societies can qualify as charities. However, for an organisation to qualify as a charity, the administrators are not legally able to benefit from the services it provides, so it would not be possible for a housing co-operative to achieve charitable status.

#### *Local case studies of low-cost housing*

165. It is recommended that the Neighbourhood Plan Forum discuss options for delivering low-cost housing with existing local low-cost housing providers, as well as Cherwell District Council. As well as building an understanding of the most appropriate business and funding model to pursue, the conversation with the Council could help identify land available within the plan area where low-cost housing and/or Starter Homes could be delivered.
166. Experience elsewhere suggests that the most significant barrier to setting up a CLT is the lack of suitable land. Realistically, the best prospect initially for securing the land needed would be for it to be in Council or other public sector ownership. This would help ensure the CLT could purchase it at a reduced price to ensure viability, although this does not rule out the possibility of the low-cost housing being delivered by a private sector developer as a planning obligation for a larger development.
167. If the Neighbourhood Plan Forum wishes to proceed down the route of providing low-cost housing on a specific site, this will be an important consideration within the neighbourhood plan's site allocations process, which normally is the next stage after a housing needs assessment and identifies land with the potential for housing development. However, if it is not possible to identify a specific site in or near the Neighbourhood Plan area at present, this may need to be stated within the neighbourhood plan as an aspiration for the future.

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<sup>41</sup> <https://www.gov.uk/government/organisations/office-of-the-regulator-of-community-interest-companies>

### *Custom and Self-build*<sup>42</sup>

168. Self-build provides an alternative route into home ownership for individuals and groups. It is a model whereby a prospective resident directly organizes the design and construction of their new home. The most obvious example is a traditional 'DIY self-build' home, where the self-builder designs and constructs much of the home themselves.
169. However self-build can also include the self-builder hiring an architect/contractor to build their home, or those projects that are delivered by kit home companies (where the self-builder still has to find the plot, arrange for the slab to be installed and then has to organize the kit home company to build the property for them).
170. There are seven main ways of undertaking a self-build project:
- Contractor-built one-off home: The process of managing the design and selecting a contractor is looked after by the self-builder. The contractor takes care of the construction work. The vast majority of self-build homes are created this way. This method includes the self-builder locating a suitable plot of land, hiring an architect, achieving planning and building regulation approval and hiring a suitable main contractor to do majority of the building work.
  - Self-built one-off home: Again, the management of the design and construction process is undertaken by the self-builder, along with a significant proportion of the actual building work. This is the classic DIY route, but is suitable for only a small proportion of people. The self-builder locates a suitable site and secures planning and building regulations approval on it. The self-builder also takes on the responsibility for the detailed project management of the construction work, and frequently works full time on the site assisting wherever they can. The savings are much larger here.
  - Kit or package home: In this instant, the self-builder again locates the parcel of land, but they work alongside a specialist kit home provider to finalise the design and to plan its construction. These kits range from traditional oak beam barn-like homes to modern modular structures made to precision standards in a factory environment. The self-builder and manufacturer will work up the designs for the home together and submit them for planning and building regulation approvals. The kit home company will then produce the supplies for the house and erect it. The internal fitting out work can be done by the manufacturer or the self-builder.
  - Developer-built one-off homes: This is where the self-builder hires a developer with a site and a design that the self-builder likes. The developer manages the rest of the construction. This approach is very simple and risk free for the self-builder. However, it is generally a more expensive option.
  - Supported community self-build group: This approach involves a group of people pooling their skills so a number of self-build houses can be built collectively. Every member of the group will work on each other's houses until all are completed. This is often completed by working 25-30 hours a week each in the evenings and weekends. Homes are generally completed in about 12-18 months. Groups can either form themselves, are coordinated by housing associations, or by an agency that helps people run projects like this. Normally about 10 to 20 people come together to build as many new homes. This method is very effective in reducing cost.

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<sup>42</sup> Text in this section is adapted from the NABSA report 'Self build as a Volume Housing Solution', available online at [http://www.brightgreenfutures.co.uk/files/2212/7720/0817/NaSBA%20Self\\_Build\\_report.pdf](http://www.brightgreenfutures.co.uk/files/2212/7720/0817/NaSBA%20Self_Build_report.pdf)



- Independent community collaboration: A group of self-builders buy a large site together to split into individual plots. They organise the design and construction of their own homes. Through 'bulk buying' the land, they can get their land significantly cheaper. Through working together and sharing some common costs, for example the cost of tools, the houses can be delivered in a more cost effective way.
  - Developer/Contractor led group project: This is where a developer or contractor organizes a group and builds the basic structure of the homes themselves. However, to save costs, the self-builders will finish off the construction.
171. Neighbourhood planning groups can develop site specific policies which can encourage the forms of development described above to emerge. Some land-owners are willing to sell at sub-market rates due to their strong affiliation with a given community and with a guarantee (written into the lease arrangements) that a proportion of homes would go to local people.
172. The National Supporting Communities Programme 2015-18 managed by Locality in partnership with AECOM also provides support for Community Right to Build initiatives via Locality. Up to £50,000 is available for feasibility and detailed design of community led schemes.
173. The use of Neighbourhood Development Orders (NDOs) (NDOs grant planning permission for specific development in a particular area) which are also examined and voted upon, often on the same day as a neighbourhood plan, can both speed up and de-risk the development of a specific site, helping both the land-owner and a community housing group or CLT.<sup>43</sup> Again there is support via the national programme to progress these. Note that it is only a Neighbourhood Forum or Parish Council that can lead the NDO process, rather than the CLT or any other stakeholder.
174. The Government has been focusing on self-build in recent years due to its potential contribution to increasing housing delivery and its relative cost-effectiveness. There is a growing public demand for this type of housing, which, if met, will enable the sector to grow significantly. Self-build housing has the potential to offer more local choice and in most locations can offer better value for money, bringing with it the option to make housing more affordable for a new generation of home owners.

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<sup>43</sup>Locality's Neighbourhood Development Orders (NDOs) (including Community Right to Build Orders (CRtBOs) toolkit has been prepared to guide organisations on the use of NDOs and CRtBOs. It sets out the reasons why such orders should be considered, their possible uses, the process involved and good practice. [http://mycommunity.org.uk/wp-content/uploads/2016/02/NDO-Guide\\_FINAL\\_260216.pdf](http://mycommunity.org.uk/wp-content/uploads/2016/02/NDO-Guide_FINAL_260216.pdf)

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## F TRAFFIC IN VILLAGES

The following table provides a summary for each village outlining their requests for traffic mitigation; a map follows, that indicates these areas of concern.

	MIDDLETON STONEY	FRITWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
<b>CAP T01</b> <b>Traffic volume</b>	East to West Concern due to North West Bicester commercial development using Middleton Stoney as cut through to M40/A43 therefore improved HGV routing agreements North/South concern due to rat run from M40/A34 junction issues	Due to bottlenecks on M40/Ardley Fritwell is used as a rat run for B430 and B4100 to Banbury  20mph restriction  Chicanes	Increased Traffic volume, commercial and residential through the village; Heyford road, Ardley road, and to a lesser extent North Aston Road and Fritwell Road related to the increase in activity at Heyford Park.  Also rat run from A4260 to M40 and Bicester Stations  30 mph through village, 30% of traffic in excess of speed limit. (2017) 17% of vehicles are type OGV1/bus  Ardley Road, Somerton is unclassified 75% of	HP development increased commercial and residential traffic and impact from M40/A34 issues influencing drivers to short cut across villages	Heavy traffic from 4 directions passes through centre Kirtlington - A4095 from Witney and all southwest; NB no A40 from the west link to A34 - A4095 from Bicester, Northampton and northeast - Via Portway from Heyford Park, Banbury and north - Via Bletchington from Oxford and generally south. Also, traffic from M40 or Northampton rat runs via B430, left through Kirtlington to join A34 south	Accepted as part of development  Local Jobs for local people will mitigate traffic volume  HGV routing agreements away from villages

	MIDDLETON STONEY	FRITWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
			vehicles excess of 40mph which is considered a safe speed for the size and aspects of the road.		Great concern that HGV and commuter traffic continues to increase.	
<b>CAP T02</b> <b>Junction risk improvements</b>	Sensible changes to lights to manage traffic volume from all directions Camp Road and B430 improvements to aid traffic flow away from Middleton Stoney	n/a		Camp Road and B430 improvements to aid traffic flow away from Middleton Stoney Ardley cross roads with Bucknell road/Fritwell Road and B430	Improve A34/M40 junction 9 to mitigate traffic using B430, A4095 and Bletchington Rd as cut through to A34 south. Create some main link between A40 west and A34 (to M40)	Welcomes Chilgrove Drive changes to support HGVs off of Camp Road
<b>CAP T03</b> <b>Speed control</b>	No speed humps or traffic control wanted in the village	White gates on entry to village(?) Speed humps or chicanes on village entry for all directions(?)	Currently have chicanes at Heyford entrance and Ardley entrance to village. White gates from Fritwell and natural restrictions from North Aston in form of hump back bridges.  Radar gun speed watch (TVP); Residents currently in training. Need to buy or borrow equipment.  Need expert advice on reducing increasing volumes of speeding traffic. 20mph in village and 40mph on Ardley-Somerton Rd. Possible use of VMS?	40mph to 30mph count down through village	No easements wanted Increase traffic calming No additional street lighting	20mph for Camp Road due to School and village centre

	MIDDLETON STONEY	FRITWELL	SOMERTON	ARDLEY WITH FEWCOTT	KIRTLINGTON	HEYFORD PARK
<b>CAP T04 Preservation</b>	Air quality monitoring to be put in place due to increased volumes expected	n/a	Need to protect the amenity of rural roads and vulnerable road users.			n/a
<b>CAP T05 Additional measures</b>		Additional off street parking Public transport to Bicester	White lines at edges of unclassified road to Ardley to emphasise narrowness.  Change Priority of chicane from Ardley to slow down in-coming traffic (currently wrong way round)  Keep white road markings in village to a minimum.  LED speed signs would help  2 mini roundabouts as mentioned above		Air quality survey would be good	Improved bus service as community grows Improved connections to train stations

	UPPER HEYFORD	LOWER HEYFORD	MIDDLE ASTON	NORTH ASTON	DUNS TEW
<b>CAP T01</b> <b>Traffic volume</b>	Rat run concerns from increased traffic volume	Increased due to development at Heyford Park and Bicester; the roads from Heyford Park and Bicester converge on Lower Heyford and provide access to the West and to the A4260 for Oxford and Banbury.  Increased presence of HGV traffic and commercial vehicles, especially construction lorries in Lower Heyford.	N/A	Concern of traffic volume increasing in village. Counters in place	N/A
<b>CAP T02</b> <b>Junction risk improvements</b>	Objection to any changes or additional feeder roads	N/A	N/A	Junction of Somerton /Duns Tew roads and A4260 due to risk of A4260 traffic speed Roundabout, traffic lights or speed control chicanes (?)	Junction of Somerton /Duns Tew roads and A4260 due to risk of A4260 traffic speed. Roundabout, traffic lights or speed control chicanes (?)
<b>CAP T03</b> <b>Speed control</b>	White gates on entry to village (?)  Improved LED speed limit signs  Speed humps or chicanes either end of village and by playground (?)	Currently have white gates to mark the 3 entrance points to Lower Heyford. Also have the use of a speed indicating device (SID) on Station Rd. A 2017 traffic survey in Lower Heyford showed that 60.9% of vehicles were over the 30mph speed limit. Plan to employ traffic mitigation consultant to explore appropriate measures.  A 30mph speed limit along the B4030 at Caulcott. Road markings to prevent dangerous overtaking along the B4030 at Caulcott.	No current limits between Steeple, Middle and North, recommend 30mph	Between Somerton Bridge and A4260. No current speed limit except through village. Recommend 30mph.  20mph in village	Vehicle activated speed awareness signs  20mph in village
<b>CAP T04</b> <b>Preservation</b>	Deliberate non improvements to the roads e.g. non widening, hard verges white lines etc		N/A	N/A	N/A

	UPPER HEYFORD	LOWER HEYFORD	MIDDLE ASTON	NORTH ASTON	DUNS TEW
<p><b>CAP T05</b></p> <p><b>Additional measures</b></p>	<p>Additional signage to mitigate or slow: Residents Only 20 mph on village roads</p> <p>One way assessment for mill lane and high street</p> <p>Speed humps Mill Lane (?)</p>	<p>Seeking the introduction of an environmental weight limit over Rousham Bridge. (This has been damaged several times).</p>	<p>Carriageway passing places introduced on narrow lanes</p>	N/A	N/A

## Evidence base:

1. Baseline OCC traffic data obtained and assessed – clear volumes rising though no segregation of HGV vs car in data available
2. Awaiting engagement from consultants to assess versus baseline OCC traffic data
3. Assessment to focus on volumes and split of HGV and cars at key junctions in the MCNP as outlined in Parish issue hot spots
4. Plan is for parish councils to install their own traffic counters on key road networks as per their current issue hot spots
5. Crash data – assessed for last 3 years: there are currently no significant blackspots across the MCNP, just perception risk will increase with volume
6. Travel to work survey from largest growing population at Heyford Park, indicates trends vs census data 2011
7. North West Bicester – HGV requirements. Not available, on application by application basis – MCNP to monitor and comment on applications and impact on MCNP area
8. Current HGV routing agreements – development and commercial specific.



# MCNP area traffic issues

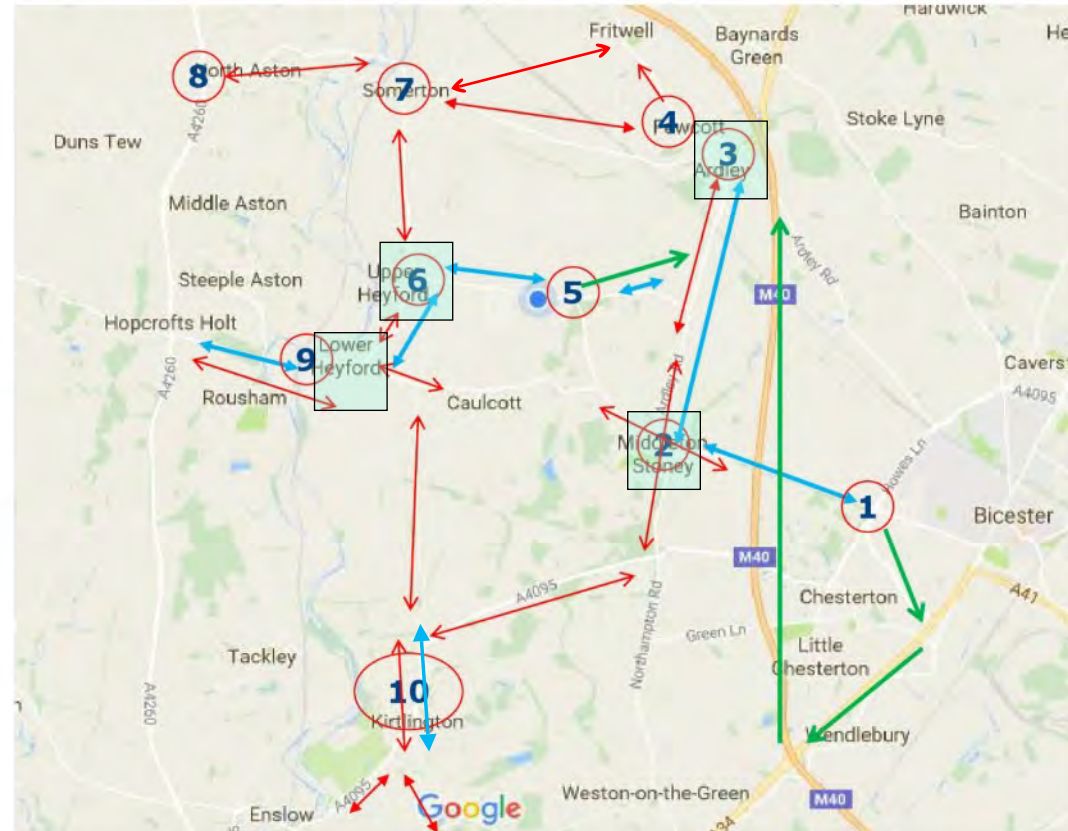
## Traffic increases

- 1. Bicester
- 2. Middleton Stoney
- 3. Ardley & Fewcott
- 4. Fritwell
- 5. Heyford Park (strategic dev)
- 6. Upper Heyford
- 7. Somerton
- 8. North Aston & Duns Tew
- 9. Lower Heyford
- 10. Kirtlington

 Junctions selected for mitigation

Key:

HGV route concerns    Desired routing agreements    Traffic route concerns    Focus Hotspots



## G LISTED BUILDINGS and STRUCTURES

The following spreadsheet records all listed buildings and structures in the MCNP area by parish.

Listed Building	Location	Reference	Grade	Date Listed
<b>ARDLEY PARISH</b>				
Hunters Cottage	Somerton Road	1369566	II	26-02-88
Manor Farmhouse	Fritwell Road	1369564	II	26-02-88
Manor Farmhouse and attached farm building	Somerton Road	1046882	II	26-02-88
Church of St. Mary	B430, Ardley	1046881	II*	07-12-66
Headstone approx. 5 metres south east of Chancel of Church of St. Mary	B430, Ardley	1369565	II	26-02-88
Fewcott Farmhouse	Fritwell Road	1046880	II	26-02-88
Barn approx. 30 metres North of Ashgrove Farmhouse (not included)	Ardley	1046879	II	26-02-88

Listed Building	Location	Reference	Grade	Date
<b>DUNS TEW PARISH</b>				
Church of St. Mary Magdalene Group of 2 Headstones approx. 4 metres South of Chancel	Main Street, Duns Tew	1046303	II	05-05-88
Little Steine	Hill Farm Lane, Duns Tew	1200604	II	05-05-88
Malthouse Farmhouse	Main Street, Duns Tew	1200585	II	05-05-88
74 Main Street	Main Street, Duns Tew	1200568	II	05-05-88
Church View	Main Street, Duns Tew	1300700	II	05-05-88
The Gate House and Number 75	Duns Tew	1046309	II	05-05-88
The Ridge House	Middle Barton Road	1200598	II	05-05-88
Church of St. Mary Magdalene Headstone approx. 8 metres south west of Porch	Main Street, Duns Tew	1300698	II	05-05-88
Church of St. Mary Magdalene Walker Memorial approx. 3 metres south of Chancel	Main Street, Duns Tew	1369850	II	05-05-88
Church of St. Mary Magdalene	Main Street, Duns Tew	1369849	II	08-12-55
Manor House	Duns Tew	1046307	II	08-12-55
Home Farmhouse	Main Street, Duns Tew	1046305	II	05-05-88
Manor House Dovecote approx. 60 Metres south west	Main Street, Duns Tew	1046308	II	08-12-55
Daisy Hill Farmhouse	Main Street, Duns Tew	1046304	II	05-05-88
Manor House Farmhouse	Main Street, Duns Tew	1200591	II	05-05-88
28, 33 Main Street	33 Main Street, Bicester	1046302	II	05-05-88
The White Horse Inn	Main Street, Duns Tew	1046310	II	05-05-88
14, 15 and 16	33 Main Street, Bicester	1300721	II	05-05-88
Manor House Farmhouse	Main Street, Duns Tew	1046306	II	05-05-88
Manor Farmhouse Barn approx. 50 Metres North	Field Court, Duns Tew	1200586	II	05-05-88
Hill Farmhouse (not included) Range of 2 Barns approx. 60 metres north east	Duns Tew	1200578	II	05-05-88

Listed Building	Location	Reference	Grade	Date
<b>FRITWELL PARISH</b>				
Wheatcroft	North Street, Fritwell	1225436	II	26-02-88
One Hundred	East Street, Fritwell	1225309	II	26-02-88
Manor Farmhouse	54 North Street, Fritwell	1225311	II	26-02-88
The Limes	94 East Street, Fritwell	1225336	II	26-02-88
Fritwell Manor	North Street, Fritwell	1266393	II*	26-11-51
Garage and Stables approx. 40 metres south east of Fritwell Manor	North Street, Fritwell	1266439	II	26-02-88
Court Farmhouse Court Farmhouse Flat	37 North Street, Fritwell	1266400	II	26-11-51
Barn approx 10 metres south east of court farmhouse	The Lane, Fritwell	1266375	II	26-02-88
Mary's House	North Street, Fritwell	1266385	II	26-02-88
Church of St. Olave	The Lane, Fritwell	1046892	II*	07-12-66
Church of St. Olave Group of 2 Headstones approx. 4 metres to north east of Churchyard Cross	Fritwell	1369568	II	26-02-88
Church of St. Olave Church Yard Cross approx 10 metres to south	9 The Lane, Fritwell	1200306	II	26-02-88
Heath Farmhouse	North Street, Fritwell	1200321	II	26-02-88
39/41 East Street	East Street, Fritwell	1046893	II	26-02-88
The Hollies	82 East Street, Fritwell	1369569	II	26-11-51
St. Olave's	East Street, Fritwell	1225308	II	26-02-88
88 East Street	East Street, Fritwell	1266438	II	26-02-88

Listed Building	Location	Reference	Grade	Date
<b>KIRTLINGTON PARISH</b>				
South End Cottages	Bletchingdon Road, Kirtlington	1200205	II	09-12-87
The Mount	Bletchingdon Road, Kirtlington	1393395	II	09-07-09
Woodbine	Kirtlington	1369734	II	09-12-87
Headstone approx. 5 metres south east of porch of Church of St. Mary	Church Lane, Kirtlington	1046496	II	09-12-87
Church of St. Mary	Church Lane, Kirtlington	1300872	II*	07-12-66
The Old Vicarage	Church Lane, Kirtlington	1200221	II	09-12-87
The Oxford Arms Public House and Adjoining Cottage	Kirtlington	1300745	II	09-12-87
West View	39 A4095, Kirtlington	1046509	II	09-12-87
Dairy Cottage	Church Lane, Kirtlington	1200416	II	09-12-87
The Coach House	Church Lane, Kirtlington	1369733	II	26-11-51
The Manor House and attached Outbuilding Range	Church Lane, Kirtlington	1300777	II	26-11-51
The Green Cottages	Church Lane, Kirtlington	1046508	II	07-12-66
Myrtle Cottage	Heyford Road, Kirtlington	1200427	II	09-12-87
The Dashwood Arms Public House	Heyford Road, Kirtlington	1369732	II	09-12-87
Eastleigh House	Heyford Road, Kirtlington	1046502	II	09-12-87
Avenell	Kirtlington	1200229	II	09-12-87
1 and 3, North Green	Heyford Road, Kirtlington	1200243	II	09-12-87
Manor Farmhouse	3 Pound Close, Kirtlington	1369769	II	09-12-87
Thatched Cottage	Mill Lane, Kirtlington	1200247	II	09-12-87
Portway House	Heyford Road, Kirtlington	1046498	II	26-11-51
Lodge and attached Gates to Kirtlington Park	Heyford Road, Kirtlington	1200224	II	09-12-87
Park View Cottage and the Cottage	Heyford Road, Kirtlington	1046501	II	09-12-87
Winter Cottage	Crowcastle Lane, Kirtlington	1046497	II	01-05-87
Foxtownsend Lodge North	Heyford Road, Kirtlington	1200236	II	09-12-87
Foxtownsend Farmhouse Foxtownsend Flat	Heyford Road, Kirtlington	1046500	II	26-11-51

Foxtownsend Cottages	Heyford Road, Kirtlington	1200230	II	09-12-87
Home Farmhouse	Heyford Road, Kirtlington	1369748	II	09-12-87
Kirtlington Park Stable Court approx 100 metres to west	Kirtlington	1046537	II	01-05-87
Kirtlington Park	Kirtlington	1200202	I	26-11-51
Dairy approx 30 metres north east of Kitchen at Kirtlington Park	Kirtlington	1233128	II	20-10-92
Dovecote approx 220 metres south east of Northbrook Farmhouse	Kirtlington	1046504	II	09-12-87
Oxford Canal Ttilting Bridge approx. 750 metres South of Pigeons Lock	A4095, Bletchington	1300862	II	09-12-87
The Oxford Canal Bridge approx 300 metres South west of Pigeons Locks Pinsey Bridge	Kirtlington	1046505	II	09-12-87
Oxford Canal Flights Mill	213 Mill Lane, Kidlington	1046506	II	22-05-73
The Old Bakehouse	Dashwood Mews, Kirtlington	1046507	II	09-12-87
Oxford Canal Bridge at Dashwood Lock	Kirtlington	1200261	II	09-12-87
Oxford Canal Outbuilding approx. 25 metres to north east of flights mill	Kirtlington	1300828	II	09-12-87
Cottage approx. 200 metres to east of Northbrook Farmhouse (not included)	Kirtlington	1200256	II	09-12-87
Barns approx. 180 metres south of northbrook farmhouse (not included)	Kirtlington	1369770	II	09-12-87
Walled Gardens and Pavillion approx. 50 metres to south of northbrook farmhouse (not included)	Kirtlington	1300853	II	09-12-87
Wall and Gateway approx. 100 metres to east of northbrook farmhouse (not included)	Kirtlington	1046503	II	09-12-87
Oxford Canal Northbrook Bridge (that part in Kirtlington Civil Parish)	Kirtlington	1369771	II	09-12-87



Listed Building	Location	Reference	Grade	Date
<b>LOWER HEYFORD PARISH</b>				
105, Freehold Street	Freehold Street, Lower Heyford	1225485	II	26-02-88
93 Freehold Street	Freehold Street, Lower Heyford	1225538	II	26-02-88
86 Freehold Street	Freehold Street, Lower Heyford	1225488	II	26-02-88
47 Freehold Street	Freehold Street, Lower Heyford	1225546	II	26-02-88
80 Freehold Street	Freehold Street, Lower Heyford	1225612	II	26-02-88
50 Freehold Street	Freehold Street, Lower Heyford	1266271	II	26-02-88
Church of St Mary	Church Lane, Lower Heyford	1225457	II*	07-12-66
King Memorial approx. 8 metres north of Tower of Church of St. Mary	14 Church Lane, Lower Heyford	1225460	II	26-02-88
Manor Cottage and attached Outbuilding	14 Church Lane, Lower Heyford	1225461	II	26-02-88
Manor House	14 Church Lane, Lower Heyford	1225483	II	26-11-51
Walled Gardens approx. 10 metres south east of Heyford House	Knapton's Croft, Lower Heyford	1225484	II	26-02-88
Linton Cottage	Freehold Street, Lower Heyford	1225486	II	26-02-88
White Horse Cottage	Freehold Street, Lower Heyford	1225487	II	26-02-88
Forge House and attached Farmbuilding Range	Freehold Street, Lower Heyford	1225600	II	26-02-88
Paine's Cottage	Freehold Street, Lower Heyford	1225613	II	26-02-88
Farm Building approx. 20 metres north east of college Farmhouse, Market Square	Freehold Street, Lower Heyford	1225614	II	26-02-88
Outbuilding approx. 5 metres east of the Bell Inn	Freehold Street, Lower Heyford	1225634	II	26-02-88
Glebe Cottage	Church Lane, Lower Heyford	1225635	II	26-11-51
The Mill	1 Mill Lane, Lower Heyford	1225636	II	26-02-88
Bridge at Junction with Station Road, Plus Approach Walls	B4030, Lower Heyford	1266243	II	26-02-88
K6 Telephone Kiosk	Freehold Street, Lower Heyford	1266272	II	26-02-88
The Bell Inn	Freehold Street, Lower Heyford	1266273	II	26-11-51
College Farm House	The Lane, Lower Heyford	1266281	II	26-11-51
Heyford House	Church Lane, Lower Heyford	1266329	II	26-11-51

St.Mary	Church Lane, Lower Heyford	1266352	II	26-02-88
Church of St. Mary	Church Lane, Lower Heyford	1225458	II	26-02-88
Canal Cottage and attached Railings	B4030, Lower Heyford	1225683	II	26-02-88
Min Memorial approx. 5 metres north of Chancel of Church of St. Mary	Church Lane, Lower Heyford	1225459	II	26-02-88
Darville Cottage Darville House Old Barn Cottage	B4030, Lower Heyford	1225692	II	26-02-88
Bridge 1.7 km north of Dashwood Lock	Lower Heyford	1266244	II	26-02-88
Coldharbour Barn and attached farmbuilding	Lower Heyford	1225455	II	26-02-88
The Horse and Groom Public House	B4030, Lower Heyford	1225456	II	26-02-88
Bridge 400 metres North of Dashwood Lock	Lower Heyford	1225638	II	26-02-88
Caulcott Farmhouse	South Street, Lower Heyford	1266351	II	26-02-88
Heyford Bridge That Part in the Parish of Lower Heyford	B4030, Lower Heyford		II*	

Listed Buildings	Location	Reference	Grade	Date
<b>MIDDLE ASTON PARISH</b>				
Barleyport	Middle Aston Lane	1046311	II	08-12-55
Middle Aston House (not included) Icehouse approx. 60 metres north west	Middle Aston Lane	1046312	II	05-05-88
Middle Aston House(not included) Granary approx. 50 metres North West	Middle Aston Lane	1200615	II	05-05-88
Grange Farmhouse	Middle Aston	1300674	II	05-05-88
Wadenhoe	Middle Aston Lane	1300681	II	08-12-55
Home Farmhouse	Middle Aston Lane	1369851	II	08-12-55

Listed Buildings	Location	Reference	Grade	Date
<b>MIDDLETON STONEY PARISH</b>				
Church of All Saints Wayside Cross approx 50 metres to north	Middleton Stoney	1232946	II	09-12-87
Middleton Park	Middleton Stoney	1232948	I	26-11-51
Middleton Park Eastern of Pair of Urns approx. 50 metres to North	Middleton Stoney	1232949	II	09-12-87
Middleton Park Garage Wing and Northern Pair of Forecourt Lodges	Middleton Stoney	1232950	II*	26-11-51
Middleton Park Icehouse approx. 300 metres to North West	Middleton Stoney	1232951	II	09-12-87
Middleton Park Northern of Pair of Walls Flanking West Front	Middleton Stoney	1232952	II	26-11-51
Middleton Park Service Wing and Southern Pair of Forecourt Lodges	Middleton Stoney	1232953	II*	26-11-51
Middleton Park Western of Pair of Urns approx. 50 metres to North	Middleton Stoney	1232954	II	09-12-87
Middleton Park Southern of Pair of Walls Flanking West Front	Middleton Stoney	1276852	II	26-11-51
The Cottage	1 B430, Middleton Stoney	1232955	II	09-12-87
Gate Lodge and Entrance Screen to Middleton Park	B430 Middleton Stoney	1232998	II	09-12-87
The Corner House	School Lane	1276798	II	09-12-87
Church of All Saints	Middleton Stoney	1276839	II*	07-12-66
The Old Rectory and attached Stable and Outhouse Ranges	B430 Middleton Stoney	1276853	II	09-12-87
Easter Cottage Fuchsia Cottage Middle Cottage Thatched Cottage Thatchover	3 School Lane, Middleton Stoney	1232999	II	09-12-87

Listed Building	Location	Reference	Grade	Date
<b>NORTH ASTON PARISH</b>				
Bradenstoke Barn	St. Mary's Walk, Bicester	1046271	II	05-05-88
Dane Hill Farmhouse (not included) Barn and Stable approx. 30 metres North	North Aston	1046273	II	05-05-88
North Aston Millhouse and attached Bridge	North Aston	1046274	II	05-05-88
Greenside Cottages Magnolia Cottages	The Hall Close, North Aston	1046275	II	05-05-88
Church of St. Mary	North Aston	1200620	II*	08-12-55
Coldharbour Farmhouse	North Aston	1200630	II	05-05-88
North Aston Manor	Somerton Road	1200646	II	08-12-55
North Aston Hall	North Aston	1300645	II	08-12-55
North Aston Hall Icehouse approx. 150 metres North West	Somerton Road	1369832	II	05-05-88
Rosemary Cottage	Somerton Road	1369833	II	05-05-88
Church of St. Mary the Virgin Chest Tomb approx. 10 metres south of south aisle	North Aston	1369871	II	05-05-88
Church of St. Mary the Virgin Group of 6 Headstones approx. 4 metres south of south chancel	North Aston	1046272	II	05-05-88
Fox House	Oxford Road	1200640	II	05-05-88
Gate Cottage Middle Cottage Nether Cottage	13 Somerton Road	1200649	II	05-05-88

Listed Building	Location	Reference	Grade	Date
<b>SOMERTON PARISH</b>				
The Old School House	Water Street, Somerton	1066587	II	26-11-51
Somerton Lock	Somerton	1066590	II	26-02-88
1, 2 and 3 Church Street	Church Street, Somerton	1225704	II	26-02-88
Church of St. James	Church Street, Somerton	1225707	I	07-12-66
Headstone approx 4 metres North of Chancel of Church of St. James	Church Street, Somerton	1225708	II	26-02-88
Remains of Manor House	Pace Place, Somerton	1225709	II	07-12-66
Jersey Manor Farmhouse	4 Walnut Rise, Somerton	1225710	II	26-02-88
Farmbuilding Range approx. 10 metres South of Dovecote Farmhouse	Water Street, Somerton	1225711	II	26-02-88
Dovecote Farmhouse	Water Street, Somerton	1225712	II	26-02-88
Group of 4 Headstones approx. 1 metres North of North Aisle of Church of St. James	Church Street, Somerton	1225735	II	26-02-88
Headstone approx 5 metres East of Chancel of Church of St. James	Church Street, Somerton	1225766	II	26-02-88
Group of 4 Collingridge Memorials approx. 1 metre east of south Aisle of Church of St. James	Church Street, Somerton	1225776	II	26-02-88
Dew Memorial approx. 2 metres South East of Chancel of St. James	Church Street, Somerton	1266197	II	26-02-88
Jasmine Cottage	Church Street, Somerton	1266240	II	26-02-88
Somerton Lock Cottage	Somerton	1357139	II	26-02-88
Bridge at Somerton Lock	Somerton	1066592	II	26-02-88
Churchyard Cross approx. 12 metres North of Church of St. James	Church Street, Somerton	1225734	I	26-02-88
Dovecote approx. 30 metres west of Dovecote Farmhouse	Water Street, Somerton	1266204	II	26-11-51
Troy Farmhouse	Somerton	1225639	II	26-02-88
Former Squadron HQ (Building 234), Upper Heyford Airbase	Somerton	1392509	II	07-04-08

Listed Building	Location	Reference	Grade	Date
<b>STEEPLE ASTON PARISH</b>				
Churchyard Cross approx. 8 metres South of Church of St. Peter and St. Paul	N Side, Steeple Aston	1065952	II	26-02-88
Kin Memorial approx. 4 metres South West of Porch of Church of St. Peter and St. Paul	N Side, Steeple Aston	1065955	II	26-02-88
The Old School House	N Side, Steeple Aston	1065957	II	26-02-88
The Old School	N Side, Steeple Aston	1065958	II	08-12-55
Manor Court Cottage Rectory Farmhouse	2 North Side, Bicester	1065959	II	08-12-55
Outbuilding approx. 5 metres North West of Old Toms	N Side, Steeple Aston	1065960	II	26-02-88
East Grange South Grange West Grange	N Side, Steeple Aston	1066556	II	26-02-88
Grave Cover Slab approx. 4 metres East of Chancel of Church of St.Peter and St.Paul	Fir Lane, Steeple Aston	1066016	II	26-02-88
Hix Memorial approx. 8 metres South of Chancel of St. Peter and St. Paul	Fir Lane, Steeple Aston	1066017	II	26-02-88
Group of 4 Headstones approx. 7, 8, 9 and 11 metres South of Chancel of Church of St. Peter and St. Paul	N Side, Steeple Aston	1066018	II	26-02-88
Canterbury House	N Side, Steeple Aston	1066025	II	26-02-88
Fir Cottage	Fir Lane, Steeple Aston	1066595	II	26-02-88
Fir Lane Cottage	Fir Lane, Steeple Aston	1066596	II	26-02-88
Summerhouse approx. 40 metres to North of Orchard Lea House	S Side, Steeple Aston	1226000	II	08-12-55
Straithe Cottage	S Side, Steeple Aston	1226003	II	26-02-88
Grange Cottage	S Side, Steeple Aston	1226004	II	26-02-88
Manor Farmhouse	S Side, Steeple Aston	1226005	II	26-02-88
Cedar Lodge	N Side, Steeple Aston	1225927	II	26-02-88
Old Toms	N Side, Steeple Aston	1225936	II	16-06-87
Holly Cottage	N Side, Steeple Aston	1225941	II	26-02-88
House at the Gap approx. 5 metres South West of Holly Cottage	N Side, Steeple Aston	1225942	II	26-02-88
Chestnut House	Paines Hill, Steeple Aston	1225943	II	26-02-88
Town House	S Side, Steeple Aston	1225948	II	26-02-88



Red Lion Corner	S Side, Steeple Aston	1245345	II	24-06-97
House at the Gap approx. 5 metres West of Holly Cottage	N Side, Steeple Aston	1266123	II	26-02-88
Payne's Hill House	Paines Hill, Steeple Aston	1266124	II	08-12-55
Fairview	Paines Hill, Steeple Aston	1266125	II	29-11-72
Acacia Cottage	S Side, Steeple Aston	1266072	II	08-12-55
Brunstone	S Side, Steeple Aston	1266076	II	26-02-88
Eyecatcher at SP 4828 2603	2 Cow Lane, Bicester	1357142	II*	08-12-55
Jasmine Cottage	Fir Lane, Steeple Aston	1357143	II	26-02-88
Chancel Cottage	Fir Lane, Steeple Aston	1357160	II	26-02-88
Church of St. Peter and St. Paul	N Side, Steeple Aston	1357162	II*	08-12-55
Almhouses	N Side, Steeple Aston	1357429	II	08-12-55
Cedar Cottage	N Side, Steeple Aston	1357430	II	26-02-88
Sunny Bank	N Side, Steeple Aston	1357431	II	26-02-88
War Memorial	Heyford Road	1391093	II	20-09-04
Walls to South and East of the Garden of Canterbury House, Fir Lane	N Side, Steeple Aston	1065956	II	26-02-88
Merlins	N Side, Steeple Aston	1066554	II	08-09-70
Orchard Lea House	S Side, Steeple Aston	1225951	II	08-12-55
Cuttle Mill	Steeple Aston		II*	
Cuttle Mill Stable approx 20 metres to South West	Heyford Road		II	

Listed Building	Location	Reference	Grade	Date
<b>UPPER HEYFORD PARISH</b>				
Granary Approx. 30 metres South East of Manor Farmhouse	Church Walk, Upper Heyford	1226007	II	26-02-88
Manor Farmhouse	Church Walk, Upper Heyford	1226046	II	26-02-88
15-22 High Street	High Street, Upper Heyford	1226005	II	26-02-88
Odd Stones	22-28 High Street, Upper Heyford	1226068	II	26-02-88
Two Trees Farmhouse and attached Farmbuildings	1 High Street, Upper Heyford	1226074	II	26-02-88
Farmbuilding approx. 30 metres south east of Two Trees Farmhouse	Orchard Lane, Upper Heyford	1226075	II	26-02-88
Walled Garden approx. 40 metres South West of Two Trees Farmhouse	Orchard Lane, Upper Heyford	1226077	II	26-02-88
Stable Range approx. 20 metres south of Two Trees Farmhouse	Orchard Lane, Upper Heyford	1226109	II	26-02-88
Bridge approx. 500 metres north of Allen's Lock (not included)	Upper Heyford	1226118	II	26-02-88
Mudginwell Farmhouse	12 High Street, Upper Heyford	1266030	II	26-02-88
Barn approx 10 metres South East of Two Trees Farmhouse	1 High Street, Upper Heyford	1266033	II	26-02-88
Cartshed approx. 50 metres South of Two Trees Farmhouse	Orchard Lane, Upper Heyford	1266034	II	26-02-88
Tithe Barn approx. 30 metres South of Manor Farmhouse	Church Walk, Upper Heyford	1266058	I	26-11-51
Nose Dock Hangar at Former RAF Upper Heyford (Building 327)	Camp Road, Upper Heyford	1392506	II	07-04-08
Nose Dock Hangar at Former RAF Upper Heyford (Building 328)	Camp Road, Upper Heyford	1392507	II	07-04-08
Control Tower (Building 340) Upper Heyford Airbase	Chilgrove Drive, Ardley	1392508	II	07-04-08
Rose Cottage	11 High Street, Upper Heyford	1226062	II	26-02-88
Nose Dock Hangar at Former RAF Upper Heyford (Building 325)	Camp Road, Upper Heyford	1392505	II	07-04-08
Lime Kiln approx 150 metres east of Lime Hollow, Lower Heyford (not included)	B4030, Middleton Stoney	1226033	II	26-02-88
Church of St. Mary	Church Walk, Upper Heyford	1226006	II*	07-12-96

# H and I

NOT USED

## J COMMUNITY INFRASTRUCTURE LIST

The following facilities are those which will be prioritised by MCNP when consulted under S.106 or CIL negotiations. They are not site specific, and are not listed in any particular order; they represent expressed views of the local community in many of the parishes comprising the neighbourhood area. The list can also be read in conjunction with the Community Action Plan (Section 5 in the full Plan document), and may be updated from time to time.

Health Centre

Improving and, where appropriate, adding to existing communal buildings in the villages

Playgrounds, skate park, trim trail – outdoor activity area for all ages

Opportunities to enhance/develop/promote circular walks (woodland gym, Health walk)

Swimming pool

Cemetery

Allotments

Community orchards

Community woodland – woodland corridors

Provision of land for nature reserves

Preserving and enhancing biodiversity within the neighbourhood

Buffer zones of planting where development may impinge visually or aurally on existing settlements

Transport to Heyford Park from all villages within the Neighbourhood Plan

Bus links to facilities in Bicester, Banbury and Oxford, improvement of existing services and provision of real-time information

Improved provision of footpaths and cycle tracks - linking villages and access to countryside

Increasing pedestrian safety on roads through the introduction of various measures

Information boards at points of interest

Art Trail

## K HERITAGE AND CHARACTER ASSESSMENT



# MID-CHERWELL HERITAGE AND CHARACTER ASSESSMENT

APRIL 2017

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Project Coordination	Jessica Boekhoff	Project Coordinator	Approve final report	15.05.17

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## Introduction

This report presents a summary of the history and character of the Mid-Cherwell Neighbourhood Area. It has been prepared by consultants at AECOM on behalf of Locality, working closely with the Mid-Cherwell Neighbourhood Plan Group. It is based on a detailed appraisal of the area carried out through desk study and fieldwork, and is intended to support the preparation of policies for the Mid-Cherwell Neighbourhood Plan.

Landscape character assessment is a process used to describe and articulate what is special and distinctive about a particular place by identifying recognisable patterns of elements or characteristics that make one landscape different from another. Landscape is defined by the European Landscape Convention as *"an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors"*. This definition is broad and encompasses natural, rural, urban and peri-urban areas.

The information generated through the process of characterisation can be used as evidence to support the planning and design process. This approach is supported by the National Planning Policy Framework (NPPF), which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of the defining characteristics of a parish (DCLG, 2012). In doing so, policies can ensure that development responds to local character and history, and reflects the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.





## Approach

The approach of this study follows well-established landscape character assessment techniques. The detailed desk study and fieldwork carried out to inform the assessment underpins the classification and description of landscape character areas (LCAs) and broadly follows the process set out in the Approach to Landscape Character Assessment (Natural England, 2014). That approach has been tailored to meet the specific needs of the neighbourhood planning process and draws on further best practice guidance including:

- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).

Historic England (previously English Heritage) has issued a number of guidance and best practice notes covering a range of issues in relation to the conservation and management of historic places and heritage assets all of which are available on the Historic England website (<https://historicengland.org.uk/advice/planning/>).

## Page 208 Consultation

A guided site visit and meeting were held on 22nd February 2017 with members of the Mid-Cherwell Neighbourhood Plan Group. The meeting was attended by the Chair of the Group and members with a specific interest and understanding of the historical development and heritage of the six settlements which form the focus of the assessment. Each of the six settlements were visited and key aspects of heritage and character and issues of the area were discussed with members of the neighbourhood plan group. A number of key considerations emerged from the consultation, which have informed the preparation of the study. These are summarised below:

- Attractive place to live, work and visit;
- Strong historical and cultural associations;
- Influence of the Cherwell Valley, railway, canal and river;
- Importance of views across and along the valley, and between settlements;
- Highly valued landscape locally;
- A variety of buildings, places and spaces;
- Clear and varied settlement patterns; and
- Role of manors in settlement development.





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# CONTEXT





## Context

This section of the report describes the location and context of the Mid-Cherwell Neighbourhood Plan area and summarises current planning policies which are relevant to the study.

## Location

The Mid-Cherwell Neighbourhood Plan area is located within Cherwell District in North Oxfordshire, as shown on Figures 1 and 2. The Neighbourhood Plan area comprises 11 parishes in the centre of Cherwell District, located between the two largest towns in the District, Bicester (to the east) and Banbury (to the north). The area is approximately 77.8km<sup>2</sup> in size and currently has a population of around 7000 people.

The area is predominantly rural with settlement dispersed between a number of small- to medium- size villages, and a more substantial area of settlement and development at Heyford Park on and around the site of the Upper Heyford Airfield in the centre of the Neighbourhood Plan area. The area has a long history of settlement still evident in the landscape in the present day.

## Planning Policy Context

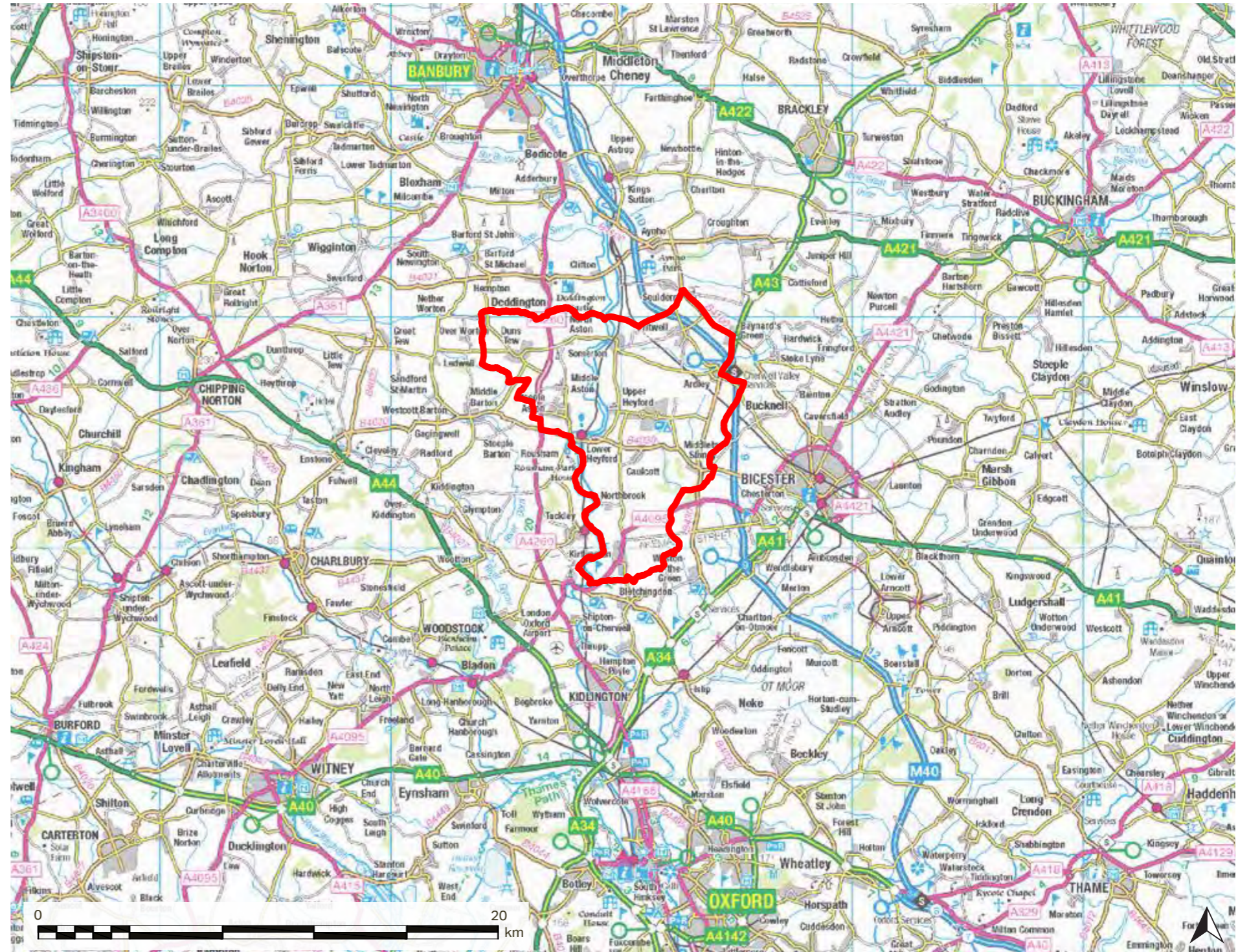
### National Planning Policy

*National Planning Policy Framework (NPPF), 2012*

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

*National Planning Practice Guidance (NPPG), 2014*

Planning Practice Guidance was reviewed, catalogued and published on the internet by the Government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that “Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development” and that the “successful integration of all forms of new development with their surrounding context is an important design objective”.



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Figure 1: Context

 Mid-Cherwell Neighbourhood Plan Boundary



## Local Planning Policy

### *The Cherwell Local Plan 2011-2031 Part 1, adopted July 2015*

The Cherwell Local Plan 2011-2031 Part 1 sets out the vision for the District and the policies adopted by Cherwell District Council to deliver the vision. The local plan includes several policies of relevance to landscape, character, and heritage.

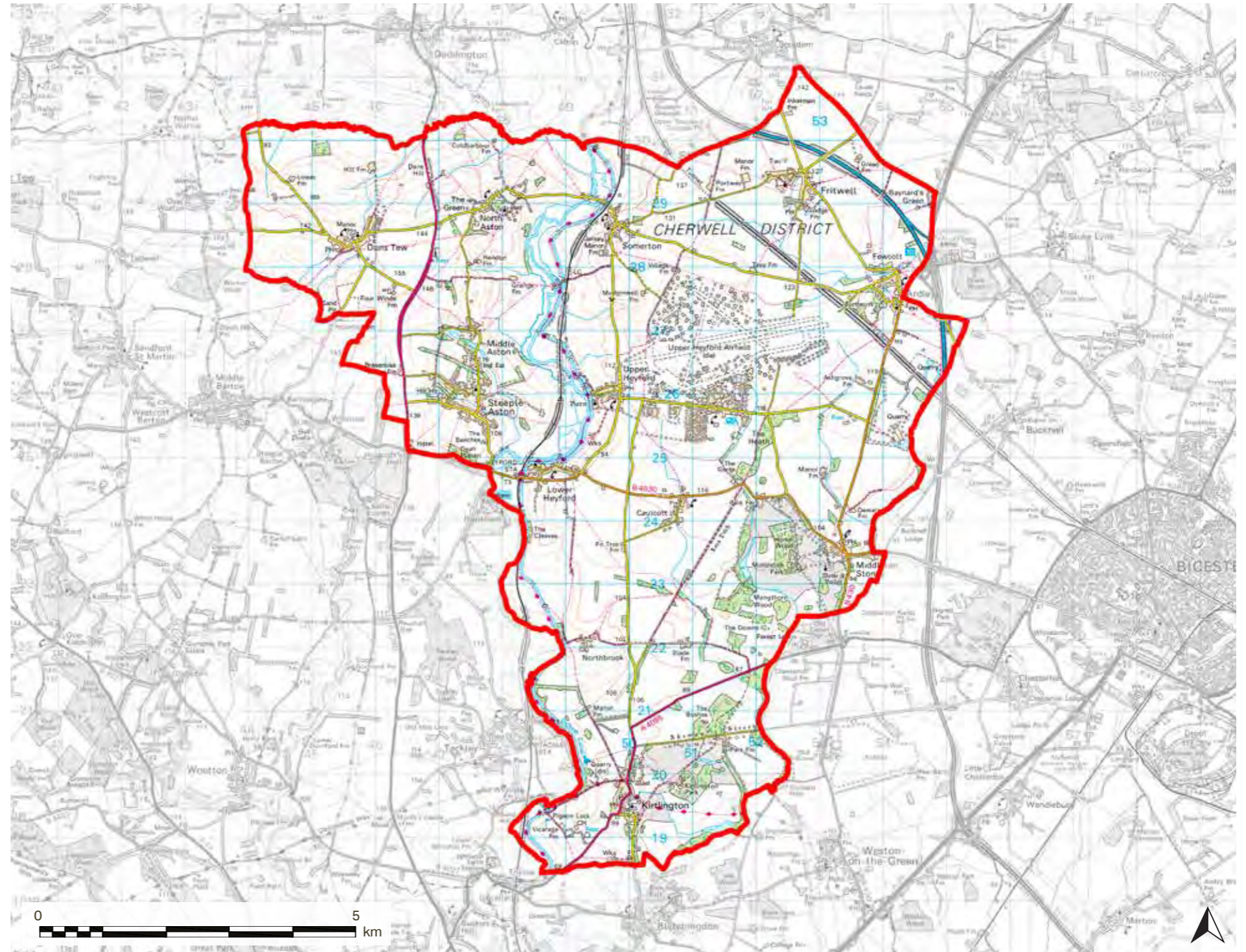
*Policy ESD 13 Local Landscape Protection and Enhancement* seeks to protect, conserve and enhance the local landscape character of Cherwell District by considering the type, scale and design of development, and requires adverse impacts to be mitigated as far as possible through design and landscape measures. It expects development proposals to have regards to the Oxfordshire Wildlife and Landscape Study (OWLS).

*Policy ESD 15 The Character of the Built and Historic Environment* seeks to ensure the conservation of the built and historic environment, requiring development proposals to protect, conserve and enhance the historic environment and the setting of heritage assets; and to "contribute positively to ... character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting."

Additionally, there are five policies, Policy Villages 1 to Policy Villages 5 which are relevant to the villages within the Mid-Cherwell Neighbourhood Area, including development at Heyford Park.

### *Saved Policies of the Cherwell Local Plan, 1996*

In addition to the Cherwell Local Plan 2011-2031 Part 1, there are a number of policies from the Cherwell Local Plan 1996 which have been saved and still apply until such time that Cherwell District Council adopt the Cherwell Local Plan 2011-2032 Part 2. Policies C11, C23 and C28 are of relevance to heritage, views and character.



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**Figure 2: Neighbourhood Plan Area**

 Mid-Cherwell Neighbourhood Plan Boundary



## Mid-Cherwell Neighbourhood Plan Area

The 11 parishes within the Mid-Cherwell Neighbourhood Plan area are shown on Figure 3, and listed below:

1. Duns Tew
2. North Aston
3. Somerton
4. Fritwell
5. Ardley with Fewcott
6. Upper Heyford
7. Middle Aston
8. Steeple Aston
9. Lower Heyford
10. Middleton Stoney
11. Kirtlington

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Of the eleven parishes within the Mid-Cherwell area, settlements within three parishes are identified as Category A Service Villages, and settlements within two are identified as Category B Satellite Villages. The settlements identified as Category A and Category B are being considered as suitable to accommodate minor development and the focus of this study has been on these five villages and Upper Heyford, due to its proximity to Heyford Park.

### Category A: Service Villages

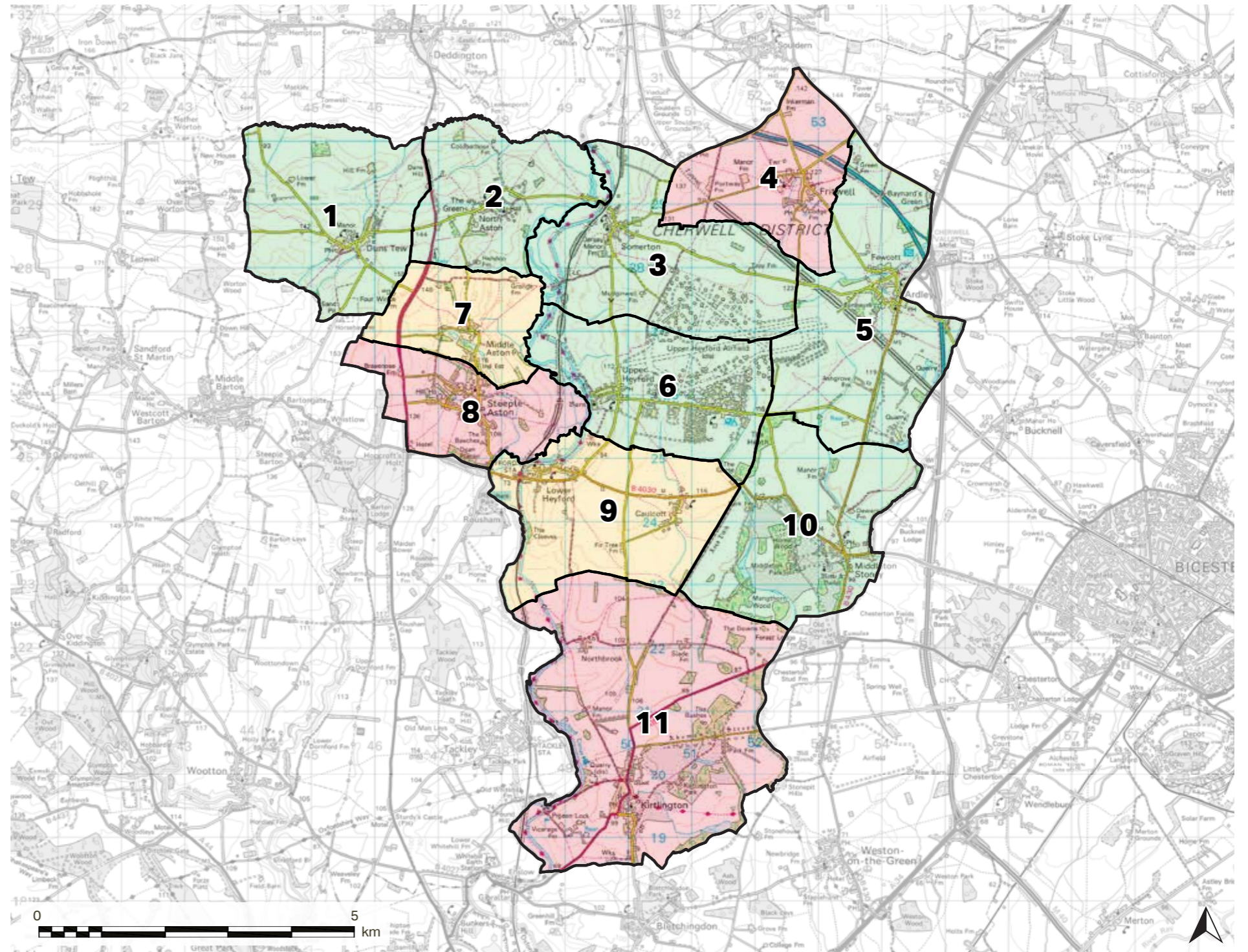
4. Fritwell
8. Steeple Aston
11. Kirtlington

### Category B: Satellite Villages

7. Middle Aston
9. Lower Heyford

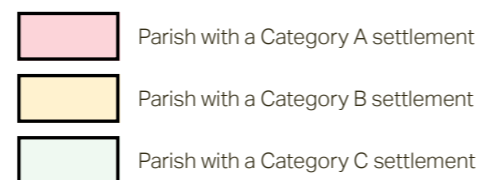
### Category C: All Other Villages

1. Duns Tew
2. North Aston
3. Somerton
5. Ardley with Fewcott
6. Upper Heyford
10. Middleton Stoney



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Figure 3: Mid-Cherwell Parish Overview





# HISTORICAL DEVELOPMENT





## Historical Development

Throughout most of its history, Oxfordshire was divided into fourteen hundreds (administrative divisions). Historically, the parishes comprising the neighbourhood area belonged to Ploughley Hundred and Wootton Hundred (northern part). The villages comprising Ploughley Hundred sat to the west of the River Cherwell and included, (among other villages) the villages of Somerton, Ardley, Fewcott, Fritwell, Upper Heyford, Lower Heyford, Middleton Stoney and Kirtlington. The Wootton Hundred sat to the east of the River Cherwell and included (among other villages) the villages of Duns Tew, North Aston, Middle Aston and Steeple Aston.

The county of Oxfordshire was established in the early years of the 10th century. The present character of the Cherwell Valley has been shaped by a number of improvements to infrastructure that have both impacted landscape character and enabled better connectivity. In 1700, toll roads were constructed to improve communication which had deteriorated since medieval times. In 1757, the Enclosure Act was introduced by the government which enclosed open fields and common land creating legal property rights to previously common land. This had an effect in the countryside pattern in the valley as well as the whole country. The **18th century** was marked by the completion of the Oxford Canal having a significant impact on the transport of goods throughout the country. The Oxford Canal is amongst the earliest of cuts in the Canal Age. It was initially designed by James Brindley, succeeded by Samuel Simcock and Robert Whitworth. It opened in sections between 1774 and 1790. In the 1830s, Marc Brunel and William Cubitt made the most of developments in engineering to straighten Brindley's original line. In **1793** an Act of Parliament was passed for the formation of a turnpike road between Enstone and Bicester, passing over Heyford Bridge. The Great Western Railway (GWR) opened to Oxford in **1844** with a terminus station in what is now Western Road, Grandpont. The GWR took over the Oxford and Rugby Railway while it was still being built, and opened the line as far as Banbury on 2 September 1850. In more recent times, the M40 motorway linking London and Birmingham opened in January 1991. It has had a major effect on traffic use in the area.

Historical maps of Lower Heyford, Middle Aston and Upper Heyford are provided in Appendix A, historical maps for Fritwell, Kirtlington and Steeple Aston can be found in their respective Conservation Area Appraisals.

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Lower Heyford: Cherwell Valley Line and Oxford Canal from the bridge



Steeple Aston: Church from the north end of Paines Hill



Kirtlington: Village pond and housing by North Green



Steeple Aston: Grange Park



Lower Heyford: Old Red Lion on Station Road



Steeple Aston: The Alms Houses on North Side



Lower Heyford: Oxford Canal from bridge



## Heritage Assets

There are 239 listed buildings within the neighbourhood plan area, 5 listed at grade I, 14 listed at grade II\* and the rest listed at grade II. A list of these buildings is included in Appendix B. There are 7 Scheduled Monuments, 10 Conservation Areas and 3 Registered Parks and Gardens within the neighbourhood plan area, as shown on Figure 4. These are listed below.

### Scheduled Monuments

- Somerton village earthworks, Somerton;
- Somerton Manor House; earthworks and remains of hall, Somerton;
- Cold War structures at the former Upper Heyford Airbase (A group of Cold War structures at the former Upper Heyford Airbase comprising five distinct areas of protection), Upper Heyford;
- Tithe Barn (also grade I listed building), Upper Heyford;
- Ardley Wood moated ringwork, Ardley;
- Middleton Stoney Castle, Middleton Stoney; and
- Moated site E of school, Kirtlington.

### Registered Parks and Gardens

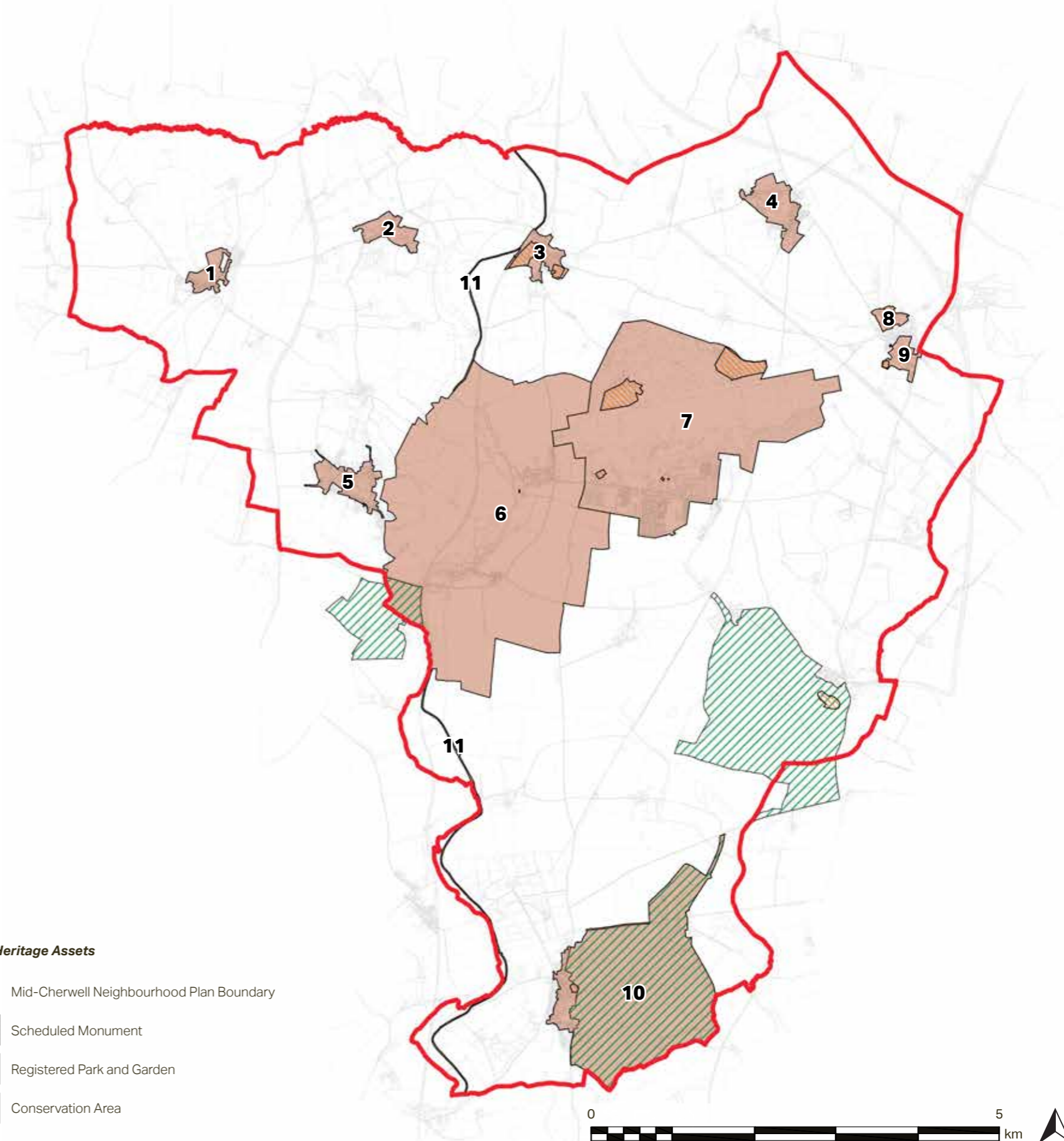
- Rousham, grade I (only north-eastern part within the neighbourhood plan area boundary);
- Middleton Park, grade II; and
- Kirtlington Park, grade II.

### Conservation Areas

1. Duns Tew Conservation Area;
2. North Aston Conservation Area;
3. Somerton Conservation Area;
4. Fritwell Conservation Area;
5. Steeple Aston Conservation Area;
6. Rousham Conservation Area (incl. Lower and Upper Heyford);
7. RAF Upper Heyford Conservation Area;
8. Fewcott Conservation Area;
9. Ardley Conservation Area;
10. Kirtlington Conservation Area; and
11. Oxford Canal Conservation Area.

### Local List

Cherwell District Council is in the process of producing a List of Local Heritage Assets however there is not an adopted list.



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# LANDSCAPE CONTEXT





## Landscape Context

### Geology and Soils

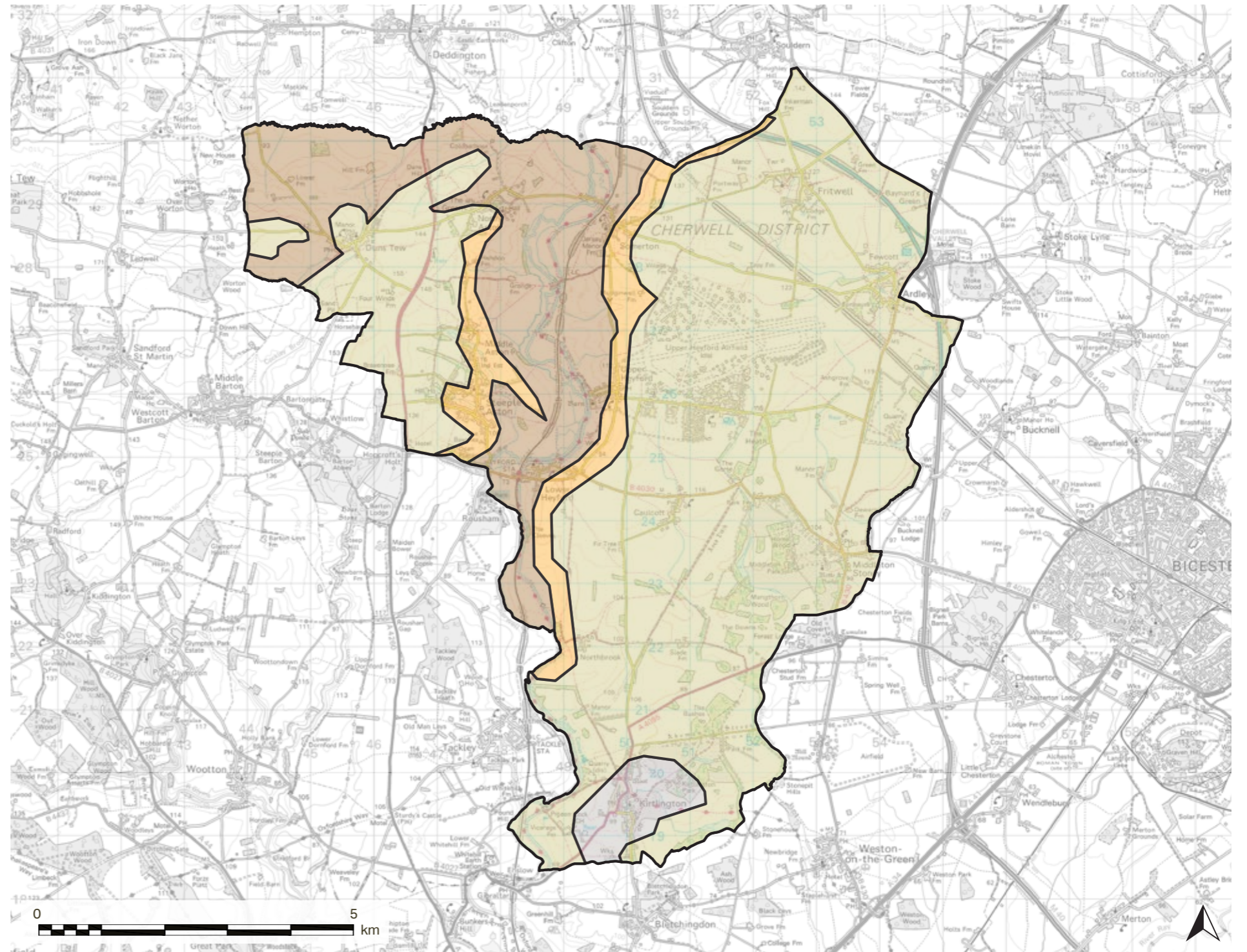
The underlying geology of an area is often largely hidden from view but has a strong influence on its character, having been shaped over by natural processes including erosion and sedimentation over millions of years. These process help to define the landform, soils, vegetation, drainage and building materials which are common in an area.

As shown on Figure 5, the bedrock of the area is predominantly made up the Great Oolite Group that comprises Sandstone, Limestone and Argillaceous Rocks formed approximately 165 to 168 million years ago in the Jurassic Period. At this time, the local environment was dominated by shallow carbonate seas.

The base of the Cherwell Valley and the sides of the Cherwell Valley are formed of different underlying bedrocks to the rest of the neighbourhood area. The base of the valley is part of the Lias Group comprising mudstone, siltstone, limestone and sandstone sedimentary bedrocks formed approximately 172 to 204 million years ago in the Jurassic and Triassic Periods when the area was dominated by shallow seas. The sides of the Cherwell Valley are part of the Inferior Oolite Group of limestone, sandstone, siltstone and mudstone formed approximately 165 to 176 million years ago in the Jurassic Period.

Page 219 In the south of the area around Kirtlington the bedrock changes to Kellaways Formation and Oxford Clay Formation which comprises mudstone, siltstone and sandstone formed approximately 156 to 165 million years ago in the Jurassic Period.

Soil quality is varied across the area and reflects the underlying bedrock geology. The majority of the area comprises freely draining lime-rich loamy soils that are of moderate fertility. The soils around the Cherwell Valley, and particularly to the western side of the Cherwell Valley are more varied. There are slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils of a moderate fertility in the base of the valley, and freely draining slightly acid sandy soils of low fertility to the west of Steeple Aston. Higher up the valley sides in the north of the Cherwell Valley within the neighbourhood area there are freely draining slightly acid but base-rich soils that are highly fertile.



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Figure 5: Bedrock Geology



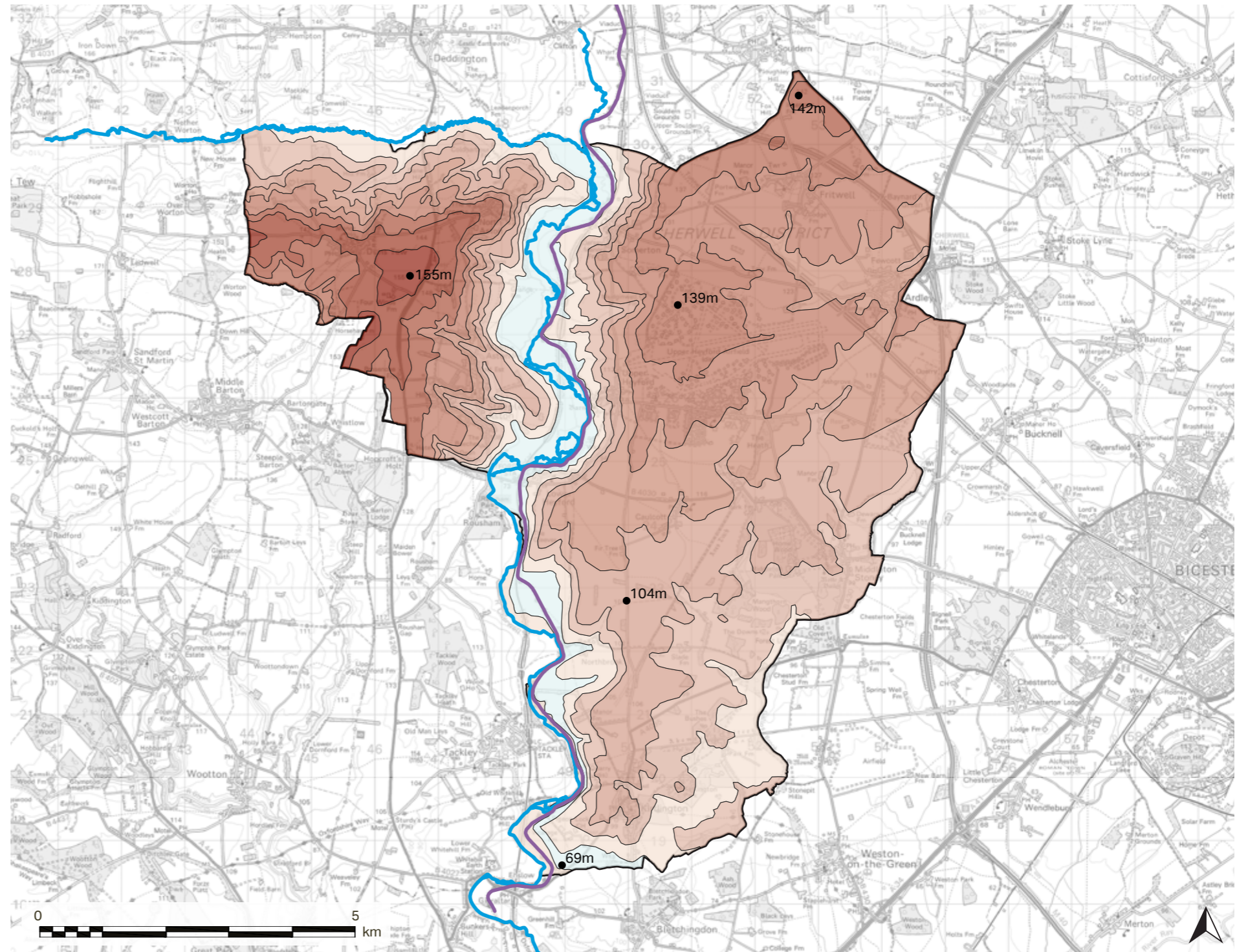


### Topography and Hydrology

The Mid-Cherwell Neighbourhood Plan area is part of a wider smoothly rolling landscape that is dissected by the Cherwell Valley on a north-south axis, as shown on Figure 6. The land generally falls gently from north to south across the area, with a high point of 155m above ordnance datum (AOD) in the north-west of the area, and a low point of approximately 69m AOD at the base of the Cherwell Valley in the far south of the area.

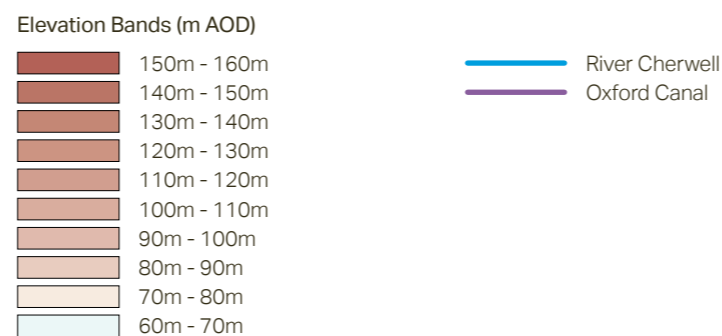
The Cherwell Valley is a reasonably narrow valley that creates a sense of enclosure from its base, and the narrow width of the valley creates a sense of intimacy between the two valley sides. The valley is a more prominent feature in the north of the area, where its sides are more pronounced, rising steeply by approximately 70m from the base to the west, and by approximately 50m from the base to the east. In the south of the area the sides of the valley rise more gently.

The primary watercourse through the area is the River Cherwell, which flows from north to south through the area within the Cherwell Valley. The Oxford Canal runs generally adjacent to the River Cherwell also on a north to south axis.



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Figure 6: Topography and Hydrology

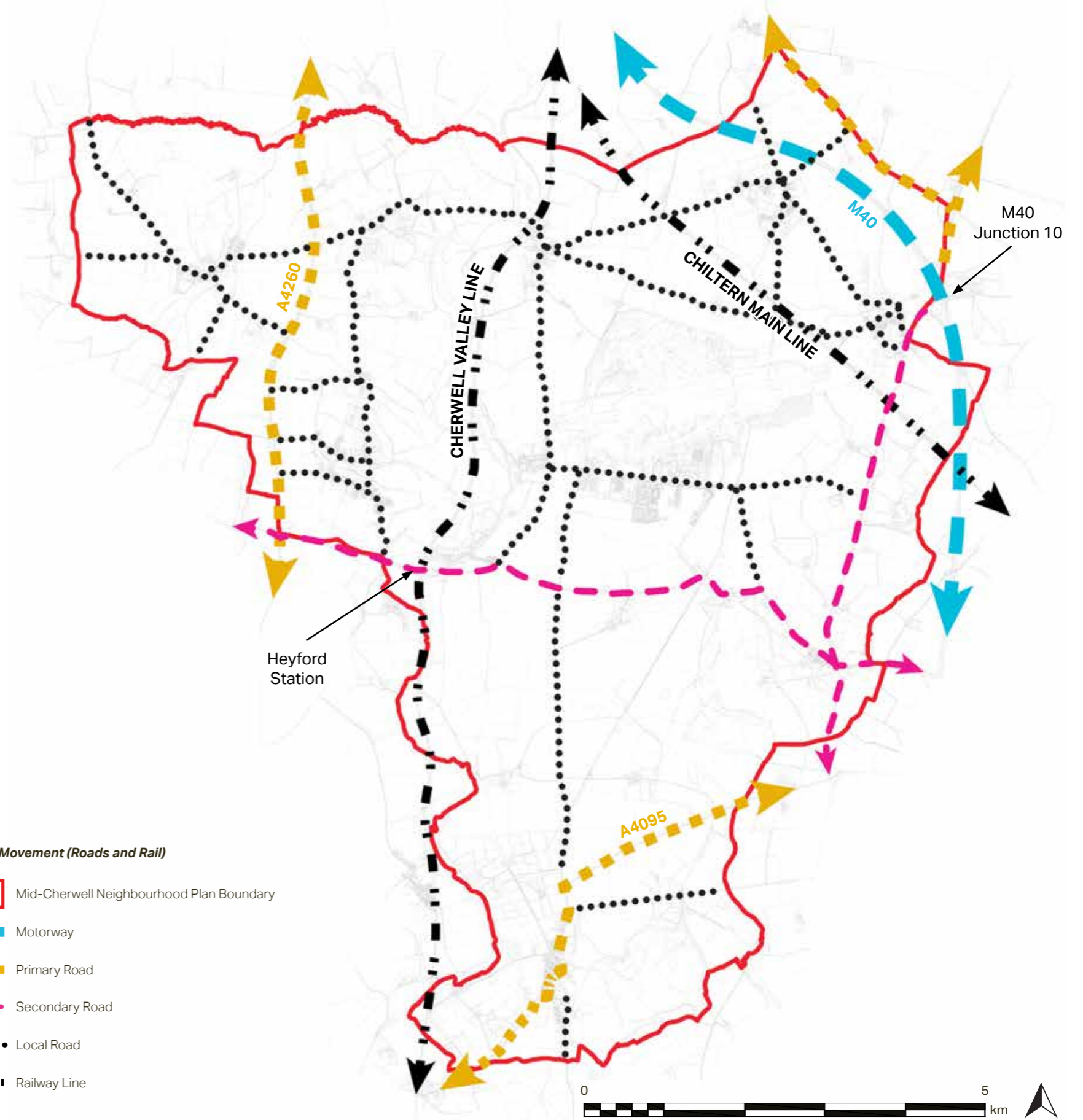




**Movement and Connectivity**

The north-east of the area is crossed by the M40 motorway, with Junction 10 of the M40 on its eastern boundary, as shown on Figure 7. There are two 'A' roads through the area, the A4095 which runs through Kirtlington in the south of the area, and the A4260 which crosses the west of the area on a north-south axis. The rest of the area is characterised by 'B' roads, minor roads and residential streets typical of a rural landscape.

Two railway lines cross the area, the Cherwell Valley Line between Didcot and Banbury which runs through the Cherwell Valley close to the River Cherwell, and the Chiltern Main Line which crosses the east of the area. The only station within the neighbourhood area is Heyford, located to the west of Lower Heyford on the Cherwell Valley Line. Tackley Railway Station is located approximately 1.5km west of Kirtlington also on the Cherwell Valley Line, outside the neighbourhood area.








As shown on Figure 8, there is a comprehensive network of public rights of way that criss-cross the area, connecting the many villages. There are also two long-distance recreational trails that cross the area, the Oxford Canal Walk which runs adjacent to the Oxford Canal through the Cherwell Valley; and the Oxfordshire Way, which crosses the area on an east-west axis through Kirtlington in the south of the area. The network of public rights of way across the area provides good recreational access to the countryside, in particular through and along the Cherwell Valley.



**Figure 8: Movement and Connectivity (Public Rights of Way)**

-  Mid-Cherwell Neighbourhood Plan Boundary
-  Long Distance Recreational Trail
-  Public Right of Way



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### Settlement

Settlement across the Mid-Cherwell area is largely dispersed between eleven distinct and separate villages, as shown on Figure 9. The villages are all of a relatively similar historic character and principally comprise residential development set around a historical focal point, typically a church. The exception within the neighbourhood area is higher-density more recent development at Heyford Park and around the disused airfield.

Residential development in the area saw a modest rise in the early part of the 21st century, from a total of 2,631 dwellings in 2001 to 2,798 dwellings in 2011 (ONS, 2011). The increase in settlement was spread across all eleven parishes, with the greatest increase in dwellings at the Category A and B settlements of Fritwell, Kirtlington, Steeple Aston and Upper Heyford. The increase in development at Upper Heyford however is largely due to increases at Heyford Park as a result of developments around the airfield that are within the parish of Upper Heyford but not the village.

Between the villages there are isolated and scattered farmsteads comprising residences and associated farm buildings and infrastructure.

The low density of development across the area and its setting amongst broad areas of farmland away from major urban areas has resulted in strongly rural characteristics.

As previously mentioned, the focus in this report is on the five villages classified as Category A and B settlements by Cherwell District Council, and Upper Heyford due to its proximity to Heyford Park.



Figure 9: Settlement

 Mid-Cherwell Neighbourhood Plan Boundary

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## Green Space

The area is a rural landscape criss-crossed by public rights of way that promote access to the countryside and create useable natural green spaces out of landscape features such as the Cherwell Valley. In addition, historic parkland at Kirtlington Park (a Registered Park and Garden) which is crossed by public rights of way forms an attractive green space on the eastern side of Kirtlington. There are limited areas of woodland, with the majority of the area comprising open farmed countryside. Large parts of the area are remnant historic parklands associated with the many manor houses in the area, however these areas are either not entirely public access or are restricted access to paying visitors.

Many of the villages within the area include small village greens at their centre, or other small-scale green spaces that whilst not for public use, still form a key part of the identity and character of the village. There are typically playing fields at each of the villages located close to a village hall to serve the communities for a wide variety of local events beyond just play. A number of the villages also include other community green spaces such as allotments.





Views

The underlying landform, historic landscape elements, and notable landmarks within the landscape make views an important characteristic within the Mid-Cherwell area.

The Cherwell Valley provides opportunities for far-reaching and panoramic views from along the valley sides, and more intimate views from within the base of the valley. Along the Cherwell Valley the strong rural characteristics of the landscape are apparent, including the small-scale isolated settlements dispersed along the valley, most notable in views as a result of their churches standing tall above surrounding woodland. Views within the Cherwell Valley are more open from the eastern side of the valley than the west, which is more wooded and has slightly greater enclosure.

Across the area the most prominent recurring landmarks are the churches at the many small villages within Mid-Cherwell, and the historic water tower (currently due for demolition) and other structures at the former RAF Upper Heyford. The churches are often framed within the landscape by surrounding vegetation, and are often the first indicator of the location of a settlement. The views between church steeples along the Cherwell Valley, and the setting of these views, are a particularly characteristic feature.

The neighbourhood plan group have identified a number of views within the neighbourhood area which are of particular importance to its history and character. These views have been used as a reference point in producing this character assessment. A plan produced by the neighbourhood plan group showing the location of the views is presented in Appendix C.



Church at Upper Heyford within the Cherwell Valley



Church at Kirtlington framed by vegetation in views from Kirtlington Park



Views connecting the churches and settlements are particularly characteristic, in this example the church at Lower Heyford is in the foreground, with the church at Steeple Aston framed by vegetation in the background



Historic setting of the church at Fritwell



Characteristic view within the Cherwell Valley



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# CHARACTER ASSESSMENT





### National Character Areas

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls almost entirely within National Character Area (NCA) 107: Cotswolds, as defined by Natural England (Natural England, 2015). A slither of NCA 108: Upper Thames Clay Vales falls along the southern boundary of the Mid-Cherwell area, however the characteristics of relevance to provide context to the character of the study area are within NCA 107, as summarised below.

NCA 107: Cotswolds – The Mid-Cherwell area forms part of the eastern portion of the NCA. The landscape of this NCA is described as comprising an open and extensive limestone scarp and high wold dropping moderately to the south-east, divided by river valleys. The high wold and dip slope is taken over by arable farms, while the steep slopes of the scarp are dominated by permanent pasture. On the eastern side the NCA gradually combines with the neighbouring NCAs and there are closer views as the landscape becomes smoothed, with river valleys winding their way into the headwaters of the Thames.

Vegetation includes ancient beech woodland on the upper slopes of the scarp, oak/ash woodlands on the river valleys and regular blocks of scattered coniferous and mixed plantations across the open high wold and dip slope. The field patterns are defined by dry stone walls and hedgerows and are representative of medieval open field system. Historic influences can be found in the form of Neolithic barrows, iron-age hill forts, Roman roads and villas, grand country houses, cloth mills and Second World War airfields. There is a widespread network of public rights of way.





## Oxfordshire Wildlife and Landscape Study

At a county level, the area is covered by the Oxfordshire Wildlife and Landscape Study (OWLS). The OWLS breaks down the area into eight different landscape character types as shown on Figure 11. The overviews provided for each of these landscape character types are quoted below.

The broader landscape character types are broken down further to Local Character Areas within the OWLS. The character areas are identified by a unique reference code and a name. The reference codes for each character area within the Mid-Cherwell area are shown on Figure 11, and listed under each landscape character type below.

**Clay Vale** - "... low lying vale landscape associated with small pasture fields, many watercourse and hedgerow trees and well-defined nucleated villages."

- NU/1: Nether Worton; CW/50: Grange Farm (East).

**Farmland Plateau** - "... is characterised by a high limestone plateau with a distinctive elevated and exposed character, broad skies and long-distant views. Large-scale arable fields dominate the landscape, with some medium-sized plantations partially obscuring the otherwise open views."

- CW/57: Fritwell.

**Farmland Slopes and Valley Sides** - "... landscape type with prominent slopes within broader valleys. It is occupied by a mixed pattern of pasture and arable land. Long-distant views across the valleys are characteristic."

- CW/48: Steeple Aston; CW/56: Lower and Upper Heyford.

**River Meadowlands** - "... a linear riverine landscape with a flat, well-defined alluvial floodplain. It has pastoral character with meadows, wet and semi-improved pasture."

- CW/53: Oxford Canal; CW/54: River Cherwell (Heyford Common Lock).

**Rolling Clayland** - "... landscape with a prominent rolling landform largely associated with pasture, scattered areas of woodland, hedgerow trees and willows bordering streams and ditches."

- CW/55: Dashwood Lock.

**Vale Farmland** - "... vale landscape defined by regularly-shaped, arable fields enclosed by hawthorn hedges and hedgerow trees. A nucleated settlement pattern is also a characteristic feature of the landscape type."

- NU/34: Souldern Grounds.

**Wooded Estatelands** - "... wooded estate landscape characterised by arable farming and small villages with a strong vernacular character."

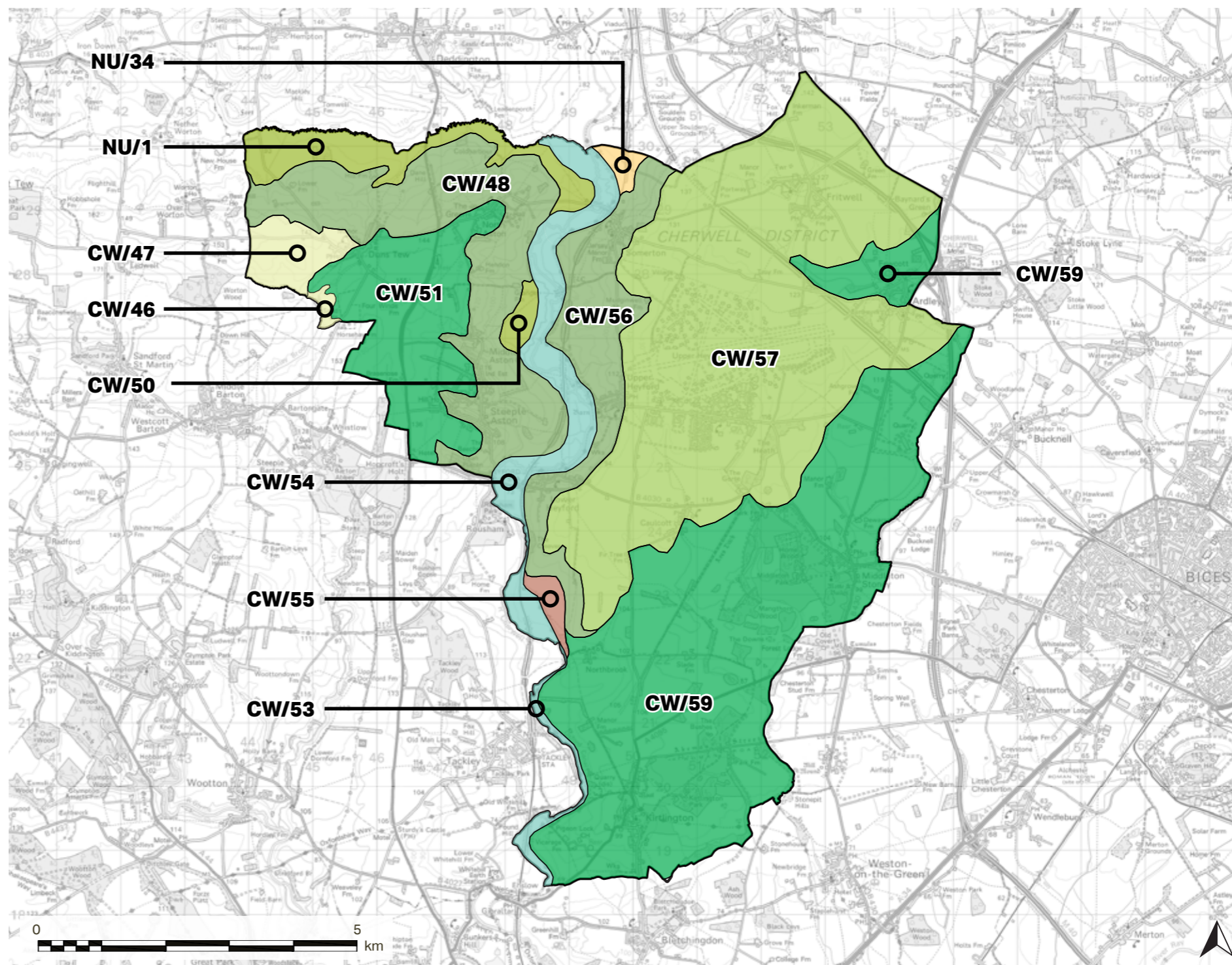
- CW/51: North Aston; CW/59: Middleton Stoney.

**Wooded Valley Pasture and Slopes** - "... landscape type includes pastoral and wooded landscapes associated with the steep slopes and valleys of small streams and main rivers."

- CW/46: Westcott Barton; CW/47: Duns Tew (West).

Further detailed information including landscape strategy and key recommendations for the landscape character types is available on:

<http://owls.oxfordshire.gov.uk/>



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Figure 11: OWLS Landscape Types



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**FRITWELL**



Fritwell

There is detailed character analysis of the Fritwell Conservation Area in the Fritwell Conservation Area Appraisal (Cherwell District Council, 2008), available to download from the Cherwell District Council website.

Key Characteristics

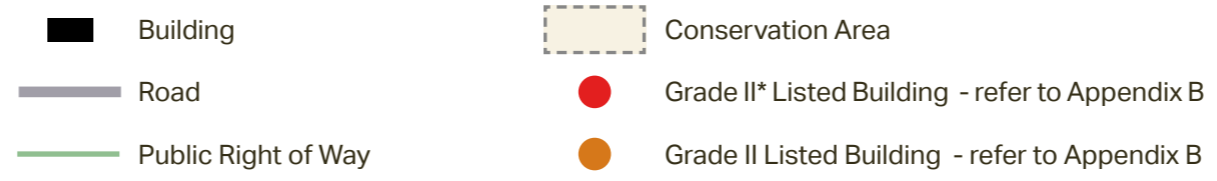
Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Fritwell are as follows:

- Located in an area of gently sloping landform from north to south;
- Historic layout of the village largely intact;
- Small open fields at the centre of the village;
- Large number of surviving heritage assets, both designated and non-designated;
- Strong architectural vernacular with houses built of limestone with predominantly slate roofs and brick chimneys;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Private front and rear gardens;
- Small, single lane minor roads leading into and out of the village;
- Well-maintained hedgerows lining roads around the village;
- Historic lanes and footpaths;
- Public rights of way through and around the village;
- Tranquility reduced by proximity to the M40 motorway;
- Visual landmark of the church within the village and surrounding landscape;
- Views across the village fields at the centre of the village; and
- Views across the roofscape of the village from the approaching roads of the pitched roofs and chimneys.



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Figure 12: Fritwell





## Historical Development (Fritwell)

**1086:** By 1086 and throughout the Middle Ages, two manorial estates were recorded in Fritwell, each with its own settlement. De Lisle manor to the west and Ormond Manor to the south, the latter was perhaps the original settlement.

**11th – 12th century:** St Olave's church was built between the two settlements. The church was dedicated to St Olave, the early 11th century king of Norway as a result of Danish influence before the Conquest. The church dates from the 12th century with additions in the 13th and 14th centuries. It was restored and partly rebuilt in 1864.



St Olave's Church

**13th century:** During the 13th century both a water mill and a windmill were recorded within the parish. The water-mill, probably located on the Cherwell, is mentioned in 1235.

**16th century:** The core of the Fritwell Manor House is considered to date from the late 16th century. In 1893 it was restored by Thomas Garner, further alterations were made in 1921 when a west wing was added.

**1700s:** The earliest indication of the field system dates from about 1700. There were then seven fields.

**18th century:** The 18th century was a period during which the settlement greatly expanded, whereas during the 16th and 17th century it was recorded that there were about 66 houses in the parish, by 1811 there were 85.

**1784:** The Wheatsheaf, Kings Head and the George and Dragon are mentioned by name in 1784.

**1795:** In 1795, a school opened in the village based in the vicarage barn. By 1808 there were two schools that were both closed down by 1818.

**1801:** The 1801 census records show that the population of Fritwell was 396. Despite agricultural depressions in the 19th century, there was a steady rise in the population and by 1891 there were 560 residents including agricultural workers, tradesmen and craftsmen. The population dropped to 452 by 1931 while the 2011 census indicates a population of 736.

**1821:** Increasing population led to new construction however in 1821 there was still need for more houses.

**1853:** Wesleyan Reform Methodist Chapel was built.

**1872:** There has been a Church of England Primary School in Fritwell since 1872. It has been extended a number of times and now includes new classrooms and an Early Years Unit.

**1885:** The three-story raghouse was built later used as a shop (Old Dew's shop).

**1877:** Act of Parliament passed in 1791 enabled the main road between Bicester and Banbury to be made into a turnpike.

**1888:** In 1888 a detached part of the parish on the eastern bank of the Cherwell, between Souldern and Somerton parishes, was transferred to Somerton reducing the area of Fritwell.

**20th century:** There was much new building in the 20th century including 38 council houses.

**1910:** A new main line to shorten the high-speed route between London Paddington and Birmingham Snow Hill completed in 1910. The new line crosses the southwestern part of Fritwell parish.

**1988:** Fritwell Conservation Area was designated.



Fritwell Manor House



Old Dew's Shop



## Movement and Connectivity

Fritwell is accessed by a number of minor roads and public rights of way. There are five roads leading into and out of the village, which are all single track or narrow two-lane roads with grass verges lined by mature well-kept hedgerows running through open farmland, resulting in a rural character. Through the village the roads are reasonably wide single lane roads that allow two-way traffic, typically with pavement for pedestrian access on at least one side of the road. On-road parking through the village slightly disrupts movement by car or bicycle, and somewhat disrupts views along streets. Bus services to Fritwell were reduced in 2016, with only one bus service a week that connects the village to the nearby towns of Bicester and Banbury.



Single track lanes with strongly rural characteristics approach the village

The M40 motorway passes approximately 350m north-east of the village in a shallow cutting. The closest junction with the M40 is Junction 10, approximately 2km to the south-east. The M40 slightly reduces tranquility within the village, more notably on the northern and eastern edges at its closest point.

Public rights of way are a characteristic feature of the village, with a number of footpaths connecting the different ends of the village meeting in small fields around the church. Through the centre of the village these footpaths are along historic lanes or clearly marked footpaths through fields lined by walls, hedgerows and wire fences. There are also a number of public rights of way leading out of the village in each direction providing good access to the countryside and other nearby settlement.



Public footpath lined by a fenceline through the centre of the village

## Settlement and Built Form

Settlement at Fritwell is concentrated along the two main roads through the village, North Street and East Street. North Street follows an east-west axis in the north of the village, and East Street follows a north-south axis in the east of the village. Development is spread along each of these streets, with intervening fields around the Church of St Olave at the centre of the village between the two streets. This intact historical development layout has evolved as a result of the merging by infill development of two manorial settlements that were historically separate along North Street and East Street.

The village has a varied built character with a relatively large number of surviving 17th century houses along both North Street and East Street, inter-developed with 18th and 19th century housing. There are also more recent late 20th and early 21st century developments within the village, which are mostly concentrated around the junction between North Street and East Street, Fewcott Road, and along cul-de-sacs leading off from North Street and East Street.

The historic 17th and 18th century development within the village is largely constructed of coursed limestone rubble typical of the local vernacular of the area, with roofs predominantly of slate and very occasionally thatched. Many of these older properties include outbuildings built of a sympathetic material and design to their house. More recent developments have been constructed out of and finished with buff brick, stucco render, or imitation stone cladding. Whilst these are sympathetic to the colour of the vernacular limestone, they do not have the same architectural detail or character.



Development not sympathetic to the historic character

The older housing in the village is predominantly detached and set back from the road in large or medium plots in somewhat irregular building lines, whilst newer housing is more commonly semi-detached or terraced and in more regular building lines in medium to small plots. Along North Street the housing is more set back from the road whilst along East Street the housing is in closer proximity to the road and consequently East Street has a more enclosed and intimate scale.

Almost all housing is two storeys with pitched roofs, with some houses converting loft space to create attic dormers. The majority of houses in the village have chimneys, which are built of red brick in contrast to the buff limestone of the rest of the building. Older houses have largely retained timber sash windows, with some replacement with modern uPVC windows. The more recent 20th and 21st century housing almost exclusively uses uPVC windows and doors which generally reduce the architectural detail of properties.



Housing representative of the local vernacular



More recent development lacks the detail and finish of the local vernacular



Recent interventions to the stone wall and the driveway are sympathetic to the building and character of the village



## Green Spaces and Public Realm

Almost all houses within Fritwell have private front and rear gardens. There are no designated parks within the village but it does include sports pitches and a village hall with community field that are all publicly accessible and available for use by the local community. At the centre of the village are a number of small fields around the church and between North Street and East Street which form an important collective green space. These fields strongly enhance the village's rural characteristics and allow views between the historic North Street and East Street, and towards the church. In places the village fields come right up to the main streets. There is also a small village green between the church and the manor house with an adjacent small field used for grazing sheep.

The public realm is generally well-defined with clear boundaries to properties and good signage for rights of way and roads. Walls of coursed limestone rubble are the most characteristic boundary feature along North Street and East Street; however in places these walls have been damaged or replaced ad-hoc in an unsympathetic manner with inconsistent materials which can detract from the appearance of the public realm. Where alternative boundary designs such as timber fencing have been introduced and disrupt the traditional stone walls they can reduce the uniform historic character of the village. On a recent development, bow top fencing has been used along the development's boundary with the road and is noticeably out of character with the wider village's characteristics.

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Recent bow top fencing out of character with the village

Pavements are generally in good condition made of tarmac with stone sett kerbs. On some more recent developments concrete kerbs have been used which are less in keeping with the village's historic rural character. In places along North Street there are no kerbs to the pavement with un-edged amenity grass verges between the footway and the road contributing to the rural character.

Tree cover within the village is varied, with greater tree cover around North Street and the church than around East Street. Tree cover provides a degree of privacy to houses which are also set back from the road behind walls, gates or hedgerows. Trees and vegetation in gardens contribute to the streetscene in much of the area.

Parking is varied in the village and in places detracts from the appearance of the public realm. Many houses have access to private driveways, garages or car parking spaces that are off-street, however, some houses do not have parking facilities with cars parked on the street.



Small fields at the centre of the village between North Street and East Street are an important characteristic



Historic lanes lined by limestone rubble walls



Grass verges and vegetation in front gardens contribute to the rural streetscape



## Heritage Assets

The majority of the village lies within Fritwell Conservation Area. There are 17 listed buildings in the area, two of them listed at grade II\*. The village is formed by two main roads, North Street to the west and East Street to the south. Its shape has been formed by two separate settlements in the past that had their own separate manor house. To the south of North Street and west of East Street sit St Olave's Church (NHLE 1225308) which was built in the 11th century between the two original settlements. The two settlements were joined to form the modern village by 20th century infill development. The historic maps of 1797 and 1824 (from the conservation area appraisal) show the two separate settlements. The 1900's map shows some late 19th and early 20th construction however the 20th infill development has not been built yet.

The listed buildings in the village can be divided into three categories. The ones on the west side of the village (around North Street), the ones to the south part of the village and the ones related to St Olave's church including the church building. There are several 17th century buildings around North Street, the oldest ones being the Manor House (NHLE 1225311) and the Court Farmhouse (NHLE 1266400).

The buildings here set behind dry stone walls creating a sense of enclosure and giving to the area a distinctive and rural character. The Manor House possibly dates from 1619 with 16th century elements. It was designed by George Yorke and restored in 1893 by Thomas Garner. There were later restorations in 1910 and the house was enlarged in 1921. It is two storeys high with attic and constructed of coursed squared limestone similarly to a lot of the buildings in the area with ashlar dressings. It has a slate roof and chimney stacks of stone and brick. Nearly all the casement windows have stone mullions. The manor is set back from the main street and sits within extensive grounds. The Court Farmhouse dates from the early or mid-17th century while it was remodelled and extended around 1800. It is also constructed of limestone rubble, partly squared and coursed with ashlar dressings and has a slate roof with brick chimneystacks.

There are six listed buildings around East Street including The Vicarage (88 East Street, NHLE 1266438), The Hollies (NHLE 1369569) and The Limes (1225336). This part of the village used to be mainly commercial in the past and now includes the village shop and the Kings Head public house. The Hollies dates from 1636 as indicated on the datestone on its high-pitched gable. The building is two storeys high with an attic and is constructed of coursed limestone rubble with wooden lintels and some ashlar dressings under a slate roof. The Vicarage dates from the early or mid-17th century. It is two-storey high and constructed of limestone rubble with wooden lintels. It has a slate roof with brick gable stacks. It was enlarged in 1933 and still retains its original windows with wooden mullions on the first floor. Further south, The Limes is constructed of limestone rubble with wooden lintels and artificial stone-slate roof. There is a spiral newel staircase in the square stair projection on the north-west of the building.

The house on 39-41 East Street (NHLE 1046893) has early origins from mid or late 16th century and possibly partly earlier however it was altered and partly rebuilt in the 20th century. Another 17th century building of interest, although not designated, is the Kings Head pub which although it has been heavily restored it still retains some of its original features. The three storey high Old Dew's shop on East Street and the converted chapel on the beginning of Old School Lane although not designated are of some interest.

To the west part of the village sits the St Olave's Church, a grade II listed cross (NHLE 1200306), a group of two headstones (NHLE 1369568) and further south-west Heath Farmhouse (NHLE 1200321) that dates from the 17th century possibly even earlier. The church dates from the 12th century with additions and alterations from 13th and 14th century. It was restored and partly rebuilt in 1864 by G.E. Street. It is constructed of coursed squared limestone rubble with limestone-ashlar and some marlstone-ashlar dressings and has Stonesfield-slate and plain-tile roofs.

### Locally listed buildings (identified by Cherwell District Council)

- A. 28 East Street, OX27 7PX (Old Dew's Shop)
- B. The Kings Head, 92 East Street, OX27 7QF
- C. Bay Tree Cottage, 76 East Street, OX27 7QF



A. 28 East Street (Old Dew's Shop)



B. The Kings Head, 92 East Street



Views

There are a wide range of important views within the village, out from the village, and towards the village, that all contribute to its individual and rural characteristics. There are a number of views recognised within the Fritwell Conservation Area Appraisal that are of importance within the village.

With the exception of the northern edge there is limited tree cover around the village, which is intermittently open onto the surrounding landscape. Settlement around the village edge is generally discreetly sited amongst trees and landscape features, with the exception of recent developments on the east of the village which are prominent in views when approaching the village from the east and south-east.



Recent developments in the east of the village are out of place in views on the approach into the village

The church is a notable visual landmark around the village, linking views from North Street and East Street and visible in gaps between buildings from the street and from the village fields. The church is also a landmark in views when approaching the village from the east and west.

The rural character of the village is enhanced by views between buildings onto the fields in the centre of the village, and views out from the footpaths through these fields onto the existing rural edge of development along North Street and East Street.

From the east and west of the village there are attractive views across the roofscape of the village which includes the pitched roofs and numerous chimneys.

The building line along East Street creates interesting views through the streetscape, including of Old Dew's Shop which is a landmark in views along the street and from the village fields. Interest is added in views along streets by the historic value of buildings, architectural detailing of buildings and walls, and vegetation in front gardens.



View across the fields at the centre of the village of the rear of properties backing onto the green space



Chimneys and roofscape of the village on the approach from the west



Chimneys and roofscape of the village, including the church, on the approach from the east



### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character, and open spaces.

- The historic layout of the settlement which is largely intact with distinguishable differences between the two historic manorial settlements along North Street and East Street;
- The visual landmark of the church within the village, and its setting;
- The number of surviving heritage assets, both designated and non-designated;
- The fields at the centre of the village which create a strong rural setting to the village; and
- The surviving coursed limestone rubble stone walls.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Piecemeal replacement of boundary features including stone walls with inappropriate materials, poor design, and detailing;
- Lack of public open access and good management of the village fields at the centre of the village; and
- Cars parked on pavements, grass verges and down the main streets.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Fritwell Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The management of the tree and hedgerow network around the village and surrounding farmland;
- The protection of the open fields at the centre of the village;
- Unsympathetic infill development and urban extensions; and
- Stone walls.





**KIRTLINGTON**



Kirtlington

There is detailed character analysis of the Kirtlington Conservation Area in the Kirtlington Conservation Area Appraisal (Cherwell District Council, 2011), available to download from the Cherwell District Council website.

Key Characteristics

Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Kirtlington are as follows:

- Located on a slight ridge to the east of the Cherwell Valley;
- Linear settlement following the A4095 along the ridgeline;
- Strong linear edge to the west of the settlement;
- Historic layout of the settlement including the unusual two village greens;
- Access to Kirtlington Park which comes right up to the edge of the village;
- Rural approaches to the village;
- Strong tree cover and enclosure to the east of the village;
- Leafy character;
- Large number of surviving heritage assets, both designated and non-designated;
- Strong architectural vernacular with houses built of limestone with pitched slate roofs and brick chimneys;
- Housing located around small green spaces;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Access to the Cherwell Valley along Mill Lane west of the village;
- Historic public footpaths, alleys and lanes through and around the village;
- Views towards the church from within Kirtlington Park;
- Views across the Cherwell Valley from the western edge of the village; and
- Landscape gap between Kirtlington and Bletchingdon.

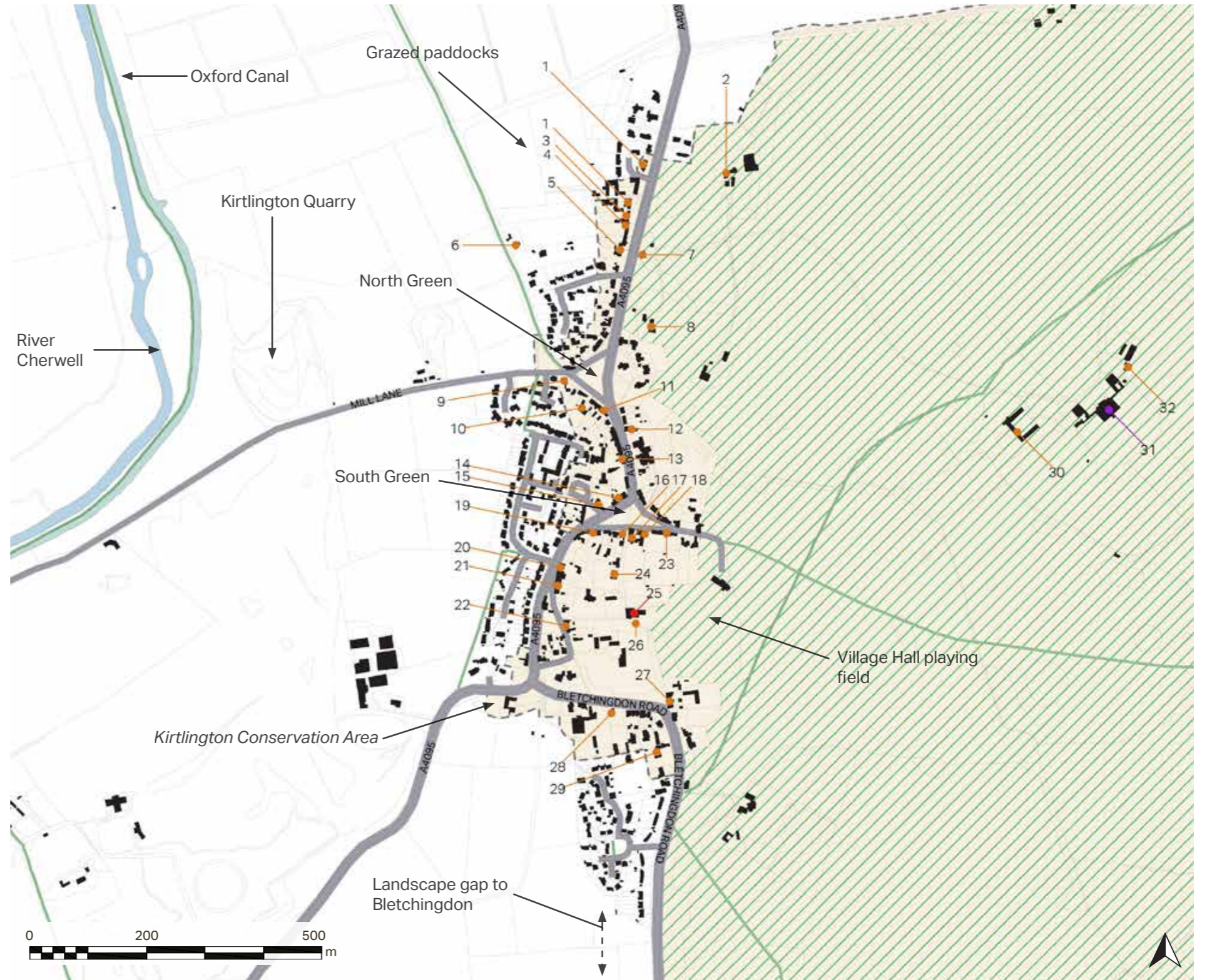
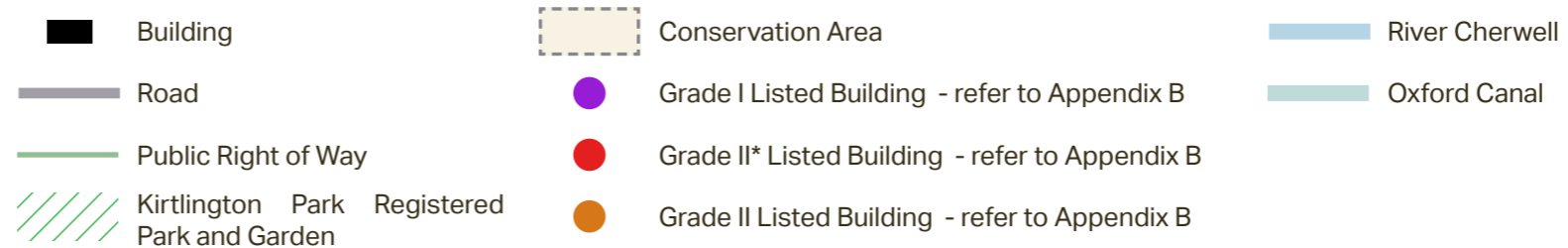


Figure 13: Kirtlington

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## Historical Development (Kirtlington)

**10th century:** The earliest known historical record of Kirtlington dates from 945.

**13th century:** There were small enclosures of farmland in the parish in the 13th century but at that stage most of the parish was still farmed under an open field system.

**14th century:** In the 14th century Kirtlington was one of the wealthiest parishes in the Ploughley Hundred.

**1456:** Cloth was being fulled and dyed in the village In 1543 a fuller named Thomas Harres obtained a licence to erect 'a fuller's teynter' on the green.

**1562:** In 1562 the inhabitants of Kirtlington received a royal charter exempting them from payment of toll elsewhere than in the Duchy of Lancaster. In 1723, it was said that this privilege was the reason for the village's annual feast, called the Lamb Ale. By 1679 it was an established tradition that would start the day after Trinity Sunday and last for two days.

**1579-1641:** Northbrook manor house thought to have been built between 1579 and 1641 however it was demolished after Kirtlington House was built.

**1583:** In 1583 John Phillips bequeathed the rental income from a house in Woodstock to employ a school teacher however there was not a specific school building. The school closed in 1759 and opened again between 1774 and 1778. By 1808 two other schools had opened in Kirtlington, and by 1814 one of them was a National School. In 1833 the three schools were effectively merged and in 1834 a purpose-built school building was built. In 1947, it was reorganised as a junior and infants' school and in 1951 it became a voluntary aided school. It is now Kirtlington Church of England School.

**1604:** Kirtlington remained a royal manor until 1604 when the Crown sold it to two wealthy London merchants, Peter Vanlore and William Blake.

**1637:** A footbridge was built at Catsham around 1637 while the present narrow stone bridge existed by 1750.

**1676:** In 1676 the village is recorded as a market town with 265 persons over the age of 16 and at least 65 households. By 1811 the village had a population of 536 and the 2001 census indicates a population of 872.

**1742 - 1746:** Kirtlington House stands in Kirtlington Park, about half a mile from the village. It was built by Sir James Dashwood between 1742 and 1746. The architect was John Sanderson although plans were also submitted by James Gibbs, architect of the Radcliffe Camera. Comparison of the two sets of plans suggests that Sanderson may have borrowed certain features from Gibbs. The grounds were designed by Capability Brown.

**1787:** In 1787, the Oxford Canal had reached Northbrook. A canal-side settlement was established at Enslow Bridge south of Kirtlington with wharfs, a corn mill, brick yards, tileries and quarries.

**1815:** The 'Dashwood Arms' has occupied its present site since 1815.

**1850:** The railway arrived in 1850

**1979:** In 1979 Kirtlington Morris was formed. Typically about 20 Morris sides attend the festival and dance over the weekend, prior to the Lamb Ale festival.



*Dashwood Arms and South Green*



Movement and Connectivity

Kirtlington is a linear village oriented north-south that has three primary entrances by road. The A4095 is the main road through the village from south-west to north, and it is a reasonably busy two-way road. A minor road (Bletchingdon Road) that approaches the village from the south at Bletchingdon has a junction with the A4095 in the south of the village. There are a number of other smaller roads and culs-de-sac around the village. Historic lanes and footpaths through the centre of and around the village are a characteristic feature.



A4095 on the approach into the village from the south

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There are several bus stops within the village with a daily bus service running between Oxford and Bicester. The nearest railway station to the village is Tackley Station which is approximately 1.5km north-west of the village outside of the neighbourhood area, although is 7km by road.

There are several public rights of way that lead into, out of, and through the village, including the Oxfordshire Way long distance recreational trail which runs east-west through the village, from Kirtlington Park in the east to the Oxford Canal in the west via Mill Lane. The Oxford Canal Walk and a series of other rights of way follow the River Cherwell and Oxford Canal west of the village. There is a bridleway that leads north out of the village towards the hamlet of Northbrook. A public footpath follows the historic alignment of the Woodstock Way along the western edge of the village.



Historic public footpath along the western edge of Kirtlington

Settlement and Built Form

Settlement at Kirtlington has developed in a linear manner following a slight ridge east of the Cherwell Valley, and along the route of the A4095. The village has a historic core around the Church of St Mary, with historical development evident around the narrow lanes and footpaths around the church. The village is unusual in that it has two village greens; South Green, which is just north of the historic core of the village on the A4095; and North Green, which is approximately 180m north of South Green on the A4095. There is a strong sense of enclosure through the centre of the village along the A4095, with development surrounding the two village greens and the main road along its length.

Development within the village is concentrated to the west of the A4095 and Bletchingdon Road, which is likely as a result of the historic Kirtlington Park which comes right up to the eastern edge of the village. The historic development within the village is predominantly to the east of the A4095 around the church, around the village greens, between the village greens along the A4095, and along the A4095 north of the church. More recent 20th and 21st century development that has appeared since the 1960s is predominantly located west of the A4095, and to the south of the church along the western side of Bletchingdon Road. Whilst these more recent developments are less sympathetic to the historic layout of the village they have maintained a clear settlement edge to the west, whilst to the south, development is sited behind existing woodland to screen it in views on the approach to Kirtlington from along Bletchingdon Road and partially from Bletchingdon.

The historic buildings within the village are mostly constructed of limestone. The use of limestone is generally consistent in all of the historical development along the A4095, with little other materials or finishes present. More recent developments have tended to use dressed limestone, imitation reconstituted stone, or buff brick to be in keeping with the character of the older buildings in the village. Whilst some of the more recent development is of a good design, the use of dressed or reconstituted stone and brick produce buildings lack the individuality of the historical buildings that are most representative of the local vernacular. The historical buildings in the village have generally retained their period features such as timber sash windows and casement windows, whilst more recent development makes use of uPVC alternatives that do not have the same level of detailing.

Almost all housing within the village is two storeys with pitched roofs of stone slates or occasionally, thatch. Recent developments have however used steeper, taller pitched roofs with dormer roofs to create a third storey. These developments are generally out of scale with the character of most housing within the village. Despite the predominance of two storey buildings, the variety in heights and frontages still creates an interesting street scene.

Buildings along the A4095 are generally set quite close to the road in roughly consistent lines with no front gardens. More recent development tends to be set around small green spaces in slightly staggered lines to try and reduce the appearance of a formal housing layout and to be more in keeping with a rural settlement. Most housing within the village is detached, with occasional terraced or semi-detached housing predominantly along the A4095.



Housing representative of the local vernacular



More recent development (rear) has favoured dormer third storeys which are out of scale with the historic development within the village (fore)



Recent development at Mill Lane



## Green Spaces and Public Realm

Almost all houses within Kirtlington have access to a private garden, typically to the rear of the property. Green spaces within the village include Kirtlington Village Hall to the east of the church which has an adjacent playing field and play area for use by the community. This play area is open onto the cemetery and Kirtlington Park to the east, which form an attractive setting. There is good access to natural green space, with Kirtlington Park coming up to the eastern edge of the village, Oxford Canal to the west of the village, and the former Kirtlington Quarry between the village and the canal.

Kirtlington Park is partly accessible as an area of open access land on the edge of the village, and is also accessed by a number of public rights of way that criss-cross through the historic parkland. The Oxford Canal has a marked long distance recreational trail along its towpath, and is easily accessible via Mill Lane from Kirtlington. Mill Lane also provides access to the former Kirtlington Quarry which is now a publicly accessible area of semi-natural green space. There is a golf course to the west of the village, and to the north-west there is a large area of allotments off Crowcastle Lane.

The two village greens are the most prominent areas of green space within the village. They are each laid out as triangles bounded by informal roads, and include mature trees and benches. Triangular green spaces are a characteristic feature of Kirtlington, with further smaller green spaces on Mill Lane and to the west of South Green. On South Green, timber bollards have been introduced along the edge of part of the green to obstruct vehicles from parking on and damaging the grass verges. A number of the recent developments are laid out around small central open green spaces that include tree planting, benches, and play spaces. There is a village pond in the north of the village close to North Green.

In the north of the village between Crowcastle Lane and development to the west of the A4095, and to the south of the historic alignment of Akeman Street, there is a large area of subdivided grazed paddocks used for keeping horses which feels cut off from the surrounding countryside as a result of the mature belt of trees along its perimeter.

Tree cover and enclosure is notably different between the east and west sides of the village. There is strong tree cover on the eastern side of the village and consequently there is a degree of enclosure. To the west, the village is open onto the surrounding fields and the Cherwell Valley, with limited tree cover or enclosure and the existing rural edge is therefore more prominent from the surrounding landscape in this direction. To the south of the village there are blocks of woodland that assist in screening the village from Bletchington to the south, and form a clear boundary to this end of the village. To the north, the tree belts around the grazed paddocks provide a sense of enclosure to the north of the village and form a northern boundary.

Kirtlington has the feeling of a leafy village as a result of the tree cover along the boundary of Kirtlington Park and within the park, around the historic core at the church, within the numerous green spaces and amenity grass strips through the village, and from the contribution of trees in private front and rear gardens. Views out across the Cherwell Valley are also of a wooded landscape further enhancing the leafy character.

There is excellent access through the public realm with public footpaths, alleys and lanes through the village. These are surfaced with materials suitable for the rural and historic environment such as dirt, grass or gravel tracks. There are typically pavements or footways alongside the road, with the pavements constructed of tarmac with stone sett kerbing, and the footways separated from the road by strips of amenity grass, which is

typically either unedged or edged by stone setts.

The most characteristic feature of the public realm is the village's substantial amount of intact historic stone walls. The walls are typically constructed of coursed limestone rubble and topped with a coping of stone, tiles or heaped mortar. In places these walls have been damaged or replaced ad-hoc in an unsympathetic manner with inconsistent materials which can detract from the appearance of the public realm. On the other hand, great work has been put in to repairing and reinstating some of the walls to be sympathetic to the existing walls. Where alternative boundary designs such as timber fencing have been introduced and disrupt the traditional stone walls they can substantially reduce the uniform historic character of the village.



Village hall playing field and play area, on the boundary of Kirtlington Park



High quality sympathetic repairs to stone walls protect the character of the village



South Green



Timber bollards introduced to control parking at South Green



North Green



Heritage Assets

Kirtlington Park is a grade II Registered Park and Garden located to the east of Kirtlington. There are 42 listed buildings including one grade I and one grade II\* in Kirtlington. To the western part of the village adjacent to the registered park is a moated site which is a Scheduled Ancient Monument. The bigger part of the village of Kirtlington is designated as Kirtlington Conservation Area which also includes the grade II registered Kirtlington Park.

In the historic maps of 1887 apparent are the Manor House, Dashwood Arms, the church and the Vicarage. The map of 1923 show additional development in the village and when compared with the village today it is apparent the extensive new infill development within and outside the conservation area boundary.

To the west and south west of the village, just inside the neighbourhood plan area there are 5 listed buildings related to Oxford Canal. These are Oxford Canal Tilting Bridge approx. 750 m south of Pigeons Lock (NHLE 1300862), Oxford Canal Bridge approx. 300 m south-west of Pigeons Lock Pinsey Bridge (NHLE 1046505) and Oxford Canal Bridge at Pigeons Lock that date from the late 18th century. There are also Oxford Canal Flights Mill (NHLE 1046506) that was a mill and mill house and now is a house and outbuilding approx. 25 m to north-east of Flights Mill. They both date from the 18th century however the mill might date partly from an earlier age.

There are six listed buildings within the park, the grade I listed Kirtlington House and the grade II Park Stable Court (NHLE 1046537) and Dairy (NHLE 1233128), Lodge and attached gates to Kirtlington Park (NHLE 1200224), Home Farmhouse (NHLE 1369748) and Portway House (NHLE 1046498). Kirtlington House stands in the park, about half a mile from the village. It was built by Sir James Dashwood between 1742 and 1746. The architect was John Sanderson, while plans were also submitted by James Gibbs, architect of the Radcliffe Camera, and comparison of the two sets of plans suggests that Sanderson may have borrowed certain features from Gibbs. The house contains a room famous for its frescoed ceiling of monkeys engaged in field sports the painter of which was M. Clermont (Historic England, list description). The grounds were laid out by 'Capability' Brown, between 1755 and 1762.

The rest of the listed buildings of the parish lie within Kirtlington village. They are all grade II except of the Church of St Mary (NHLE 1300872) which is grade II\*. The church sits at the end of Church Lane to the east part of the village. There are four listed buildings along Church Lane. The church was built in the early 12th century (or maybe earlier). Since then it has been altered over the years, especially in the mid-13th, 14th and 15th centuries. The tower was built in 1853 by Benjamin Ferrey. At the other end of Church Lane sits the Manor House (NHLE 1300777) overlooking the South Green. The manor is late medieval and dates since 16th or 17th century. It is two storeys high while in parts is two storeys plus attics. It has an L-plan and is constructed of coursed limestone rubble with some ashlar dressings with a slate roof. Key feature of the building is a tall hexagon stair tower with small stone windows to the left of the rear elevation of building facing onto the garden. The tower can be seen from Church Lane.

To the north of the village there are five listed buildings, to the west of Heyford Road dating from the 18th and 17th century. Foxtownsend Farmhouse and Foxtownsend Flat (Formerly listed as Foxstowns End Farmhouse, NHLE 1046500 ) and The Cottage and Park View Cottage (two houses -originally one house, NHLE 1046501) date from the early 17th century.

There are three listed buildings around North Green, one of them with a

thatched roof. The Thatch Cottage (NHLE 1200247) at the south side of North Green that dates from the late 17th or early 18th century and is constructed of coursed limestone rubble with wooden lintels.

There are seven listed buildings around South Green including the Manor House. The majority of the houses here are of high quality and historic appearance, even the ones that are not listed however modern windows detract from the historic character of the area. Dashwood Arms (NHLE 1369732, to the north-west of the green, is a public house that occupies the site from the early 18th century. It is constructed of coursed squared limestone with both stone-slate and thatch roofs. The end of the green before the main Oxford Road is occupied by the grade II listed Myrtle Cottage (NHLE 1200427) and continues with the Maunton Cottages and Stone cottage (the last two not listed) built in a semi-circular form making an interesting transition from the green to the busy Oxford Road. On the opposite corner stand the three-storey Old Post Office and Padbury House two of the few rendered houses in the village.

There are two listed buildings on Oxford Road, the Oxford Arms public house (NHLE 1300745) and the West View Cottage (NHLE 1046509) standing at each end of a terrace including the post office and the thatched Garden Cottage (NHLE 1300745). The Oxford Arms Public House and the adjoining cottage are listed as a group. They date from the early 18th and late 18th or early 19th century respectively. They are constructed of limestone rubble, partly squared and coursed with thatch and Welsh-slate roofs with rubble and brick stacks.

There is a listed thatched small house, the Woodbine (NHLE 1369734), on Troy Lane that dates from the early 18th century. Stone walls are a distinctive feature in this village as well. The high stone wall to the north side of Bletchingdon Road is of note. There are three listed buildings to the south end of the conservation area that date from the 18th and 19th century.

**Non-designated buildings that make a positive contribution to the conservation area (taken from the Kirtlington Conservation Area Appraisal)**

- A. North Cottage and Rose Cottage
- B. The Forge
- C. Bishops Cottage and Springdale
- D. Waltons Cottage
- E. Gable Cottage and Vine Cottage
- F. Tombstone
- G. Chapel House
- H. 4 and 5 Southend Cottages

There are no proposed locally listed buildings for this village. The following buildings are considered to be of potential local interest as identified during a walkover of the area however the list is not definitive.

- I. The old post office and Padbury House
- J. Maurdon Cottage
- K. Garden cottage
- L. Dashwood cottage and cottage on the green

M. Terraced houses to the north of Eastleigh House (NHLE 1046502)



E. Gable Cottage and Vine Cottage



L. Dashwood Cottage and cottage on the green



## Views

There are a number of views recognised within the Kirtlington Conservation Area Appraisal that are of importance within the village.

From the east of the village there are views back from within Kirtlington Park towards the church which is a landmark feature and framed by veteran trees likely planted as part of the park's original landscape design. Elsewhere the eastern edge of the village is well-wooded in views from the east and there are only glimpsed views of buildings and settlement through the trees. Views out from the east of the village where they exist are of the rolling landscaped parkland laid out by 'Capability' Brown.

To the south of the village the land falls away relatively sharply, with the settlement edge not extending south beyond where the land begins to fall away. Development in this area is also sited north of existing areas of woodland which provide a screening function in views from the south and the approach along Bletchingdon Road. This enhances the rural character of the landscape to the south and assists in maintaining a clear development gap between Kirtlington and Bletchingdon.

On the approach towards the village from the A4095 in the south, views are of a rural nature across farmland with limited views of the village until the road turns north at the junction with Bletchingdon Road. The west of the village has a distinct linear settlement edge that limits its visual prominence from the southern approach along the A4095.

There are attractive views out across the wooded Cherwell Valley from the public right of way along the western edge of the village, and the orientation of this footpath directly along the straight western edge of the village limits the visual influence of settlement on the view. There are also views back across open farmland towards the western edge of the village Mill Lane, which enhances the villages' rural setting. There are views across the rolling wooded landscape towards the church at Tackley from the top of the cliff in Kirtlington Quarry west of the village.

The village is not visible in views from the north as a result of woodland and tree belts around the edge of the settlement.

Within the village there are interesting views along streets as a result of the strong building lines and historic and architectural interest of buildings. There are also attractive views around and across the two village greens.



*View back towards Kirtlington from Mill Lane*



*View towards and across the Cherwell Valley from the western edge of the village*



*View of the linear western edge of Kirtlington from the public footpath on the historic alignment of the Woodstock Way*

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character and setting:

- Historic footpaths, alleyways and lanes through the village;
- The layout around the two village greens;
- The number of surviving heritage assets, both designated and non-designated;
- Access to Kirtlington Park which comes right up to the edge of the village;
- Rural setting of the village created by the Cherwell Valley to the west and Kirtlington Park to the east;
- The surviving coursed limestone rubble walls; and
- Rural approach to the village along Mill Lane and the access this provides to the Oxford Canal and River Cherwell.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Piecemeal replacement of boundary features including stone walls with inappropriate materials, poor design, and detailing;
- Cars parked around the village greens and on grass verges throughout the village;
- Incremental changes to front elevations of buildings that can have a detrimental cumulative effect; and
- Lack of use of traditional materials and techniques in new developments.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Kirtlington Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The linear character of the village along the A4095;
- The rural approaches to the village including from Mill Lane into the North Green;
- The landscape gap between Kirtlington and Bletchingdon;
- Views across the Cherwell Valley towards Kirtlington and from Kirtlington;
- Unsympathetic infill development and urban extensions;

- Stone walls; and
- Appearance of the village greens.





**LOWER HEYFORD**



Key Characteristics

Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Lower Heyford are as follows:

- Located close to the base of the west-facing slope of the Cherwell Valley;
- Historical layout of the settlement largely intact;
- Oxford Canal and River Cherwell come right up to the northern and western edge of the village;
- Heyford station;
- Linear settlement;
- Historical development largely concentrated in the west of the village;
- Vernacular of limestone and/or marlstone houses, often combining both materials to add detail;
- Painted stucco houses in bright colours;
- Brick chimneys;
- Small-scale pasture and fields coming right up to the centre of the village;
- Roads through the village predominantly lined by grass verges;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Discreet siting of historical development within the village limiting its visual influence over the surrounding landscape;
- More recent development less discreetly sited from the surrounding landscape; and
- Views through gaps between houses onto fields from along Freehold Street.

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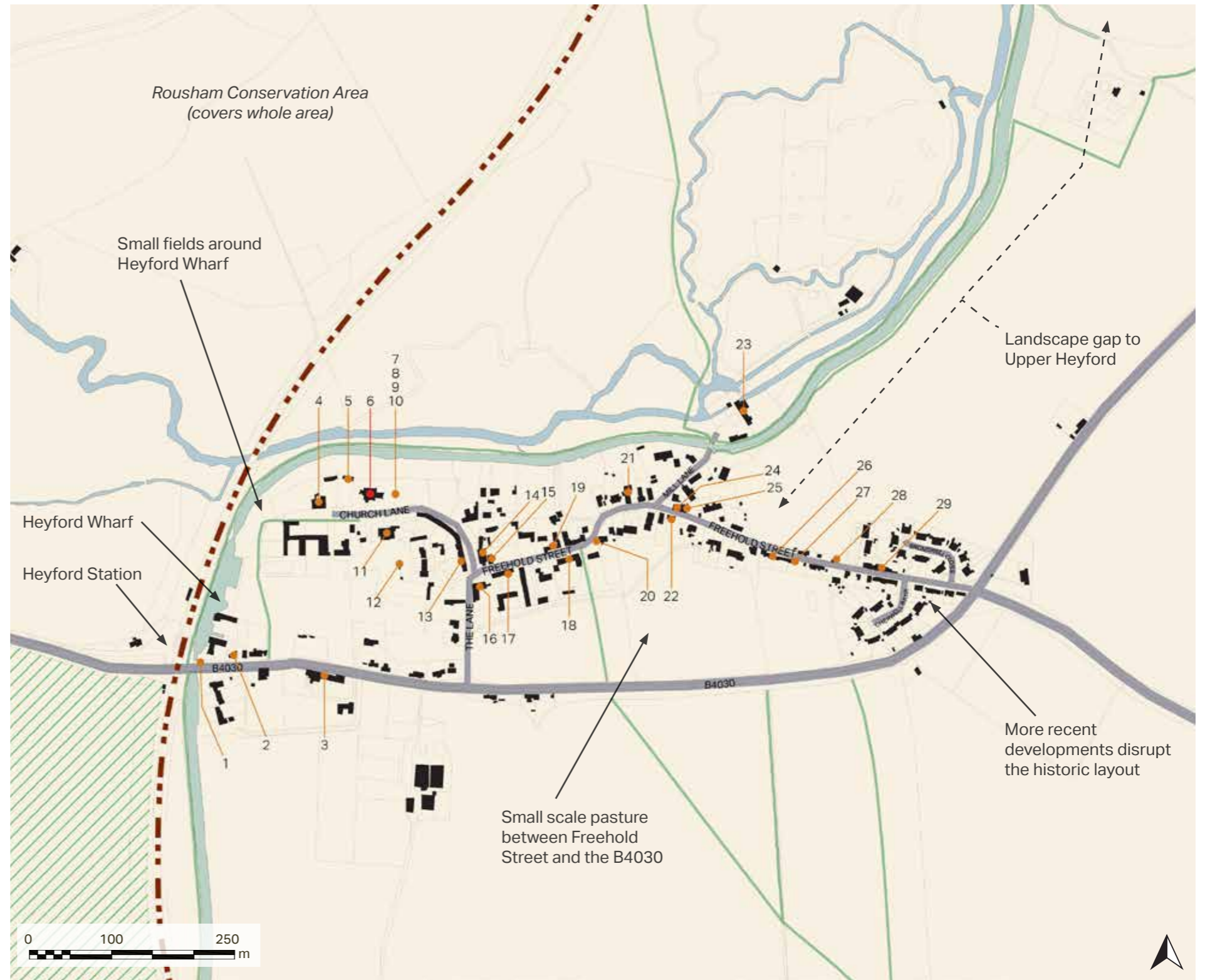
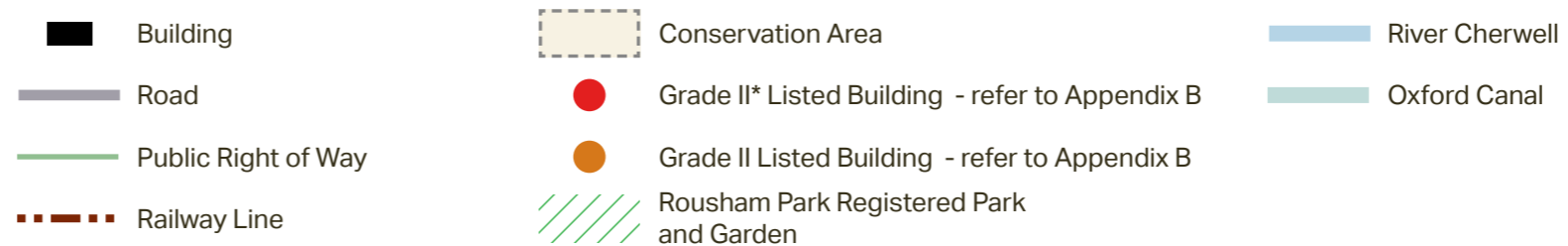


Figure 14: Lower Heyford

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## Historical Development (Lower Heyford)

**6th century:** Lower Heyford has been settled since at least the 6th century and probably since prehistoric times. Roman finds were discovered in the area as well as an Anglo-Saxon pre-Christian cemetery and crop marks possibly date from the Iron Age.

**1086:** The Domesday Book of 1086 records the village as Hegford.

**11th – 13th century:** By the time of the Domesday survey most of the land in the village was divided between two estates.

**1199:** Caulcott was first mentioned in 1199. It lies about a mile to the east of Kirtlington and the majority of the houses lie along one side of the village street.

**1255:** There has been a bridge over the River Cherwell between Lower Heyford, Rousham and Steeple Aston since at least 1255. Historic England dates the earliest parts of the present bridge to the 14th century, its alterations to the 17th century and its widening to the 19th century. The bridge is a Grade II\* listed building.

**13th and 14th century:** In the 13th and 14th century, Caulcott was larger in size than Heyford however Caulcott had declined by the early 17th century.

**13th century:** St Mary's Church was built in the 13th century. The church was rebuilt in the decorated Gothic style in the first half of the 14th century. The Perpendicular Gothic clerestory and south porch were added later. The building was restored in 1867–68.

**1533:** Sir Edward Baynton sold the manor to Corpus Christi College that still owned the estate in the 1950s.

**17th century:** William Bruce rebuilt the manor house in 1699 on the site of a smaller house.

**1735:** In 1735 there were three licensed public houses. It is considered that one may have been the 'Red Lion', first mentioned by that name in 1784. In 1801 it was used as the meeting place of the Heyford landowners, when they were meeting to resolve the enclosure of open fields.

**1742:** In 1742 the total number of houses was reported to be 40. Between 1771 and 1881, the number of houses in the village increased from 56 to 116.

**1787:** The stretch of the Oxford Canal between Banbury and Tackley was completed in 1787. It runs along the Cherwell valley and bounds Lower Heyford village on its north and west sides. The Heyford section of the Oxford Canal was completed in 1790 and a wharf was built on it. The British Transport Commission acquired them in 1946 and by 1954 traffic had practically ceased.

**1793:** The main Bicester-Enstone road, which became a turnpike in 1793, crosses the river and enters the parish by Heyford Bridge. Lower Heyford had two toll-gates, one at Heyford Bridge and the other at the east end of the village.

**19th century:** In the 19th century, new cottages were built along the road to the eastern toll-gate and along the turnpike itself. Towards the end of the century a lot of the old cottages were replaced.

**1802:** The enclosure of open fields of the parish was put into effect in 1802.

**1808:** In 1808, there were two dame schools in the village while by 1833

there were more formal schools. A national school opened in 1867. Lower Heyford school became a Church of England controlled school in 1952 and closed in 1974. The previous school building is now a private house.

**1850:** The Great Western Railway opened Heyford railway station at Lower Heyford in 1850. The route is now the Cherwell Valley Line and Heyford station is served by First Great Western trains.

**20th century:** In the 20th century the village continued to extend eastwards. Between 1939 and 1954 38 council houses were completed. A noteworthy addition to the social life of the village was the combined club room and library, built in 1926 to house the War Memorial Library which had been founded after the First World War.



St Mary's Church



Heyford Wharf on the Oxford Canal is located parallel to Heyford Station on the Cherwell Valley Line



### Movement and Connectivity

The village of Lower Heyford is largely located on the north side of the B4030, with a single road (Freehold Street) allowing access through the village between two junctions with the B4030. Freehold Street is a narrow single lane road that winds its way through the village. A minor road connects Lower Heyford with Upper Heyford from a crossroads between the B4030 and Freehold Street at the eastern edge of the village. The B4030 leads west from the village across Heyford Bridge over the River Cherwell to the A4260, with a road leading north to Steeple Aston after the bridge. Through the village, there is only pavement along the eastern end of Freehold Street; however, pedestrian access is good as the roads are quiet. On-road parking through the village slightly disrupts movement through the village by car or bicycle, and somewhat disrupts views along streets.

Lower Heyford is located in the base of the Cherwell Valley and the River Cherwell and the Oxford Canal both pass the northern edge of the village, before turning south past its western edge. The village comes right up to the edge of the canal, with Heyford Wharf located in the west of the village.

Lower Heyford is the only settlement in the Mid-Cherwell area that has a railway station. Heyford Station is located on the western edge of the village adjacent to the canal wharf on the Cherwell Valley Line. This is a small railway station with an infrequent service. The station has a small adjacent car park in keeping with the scale of the station and village.

There are several bus stops along the B4030 with a daily bus service running between Oxford and Bicester.

The Oxford Canal Walk is a long distance recreational trail alongside the Oxford Canal through the Cherwell Valley, and passes the northern and western edges of the village. A number of other public rights of way lead out from the village to the north and south, including a footpath to Upper Heyford to the north-east, and a bridleway that goes direct to Kirtlington to the south via the hamlet of Northbrook. Through the village there are several public rights of way through fields and green spaces.



Oxford Canal Walk long distance recreational trail

### Settlement and Built Form

Lower Heyford is a linear settlement that has developed along the roads of Freehold Street, The Lane, Church Lane, Station Road and Mill Lane leading away from St Mary's Church. The historic layout of the village is still intact yet more recent developments are primarily along culs-de-sac which disrupt this historic layout, with roads including Cherwell Bank and Bromeswell Close in the east of the village. The historical development within the village is largely concentrated in the west of the village. Most of the more recent mid-to-late 20th century development within the village is located east of Mill Lane, interspersed amongst historical development.

Much of the development within the village has been infill development over time along Freehold Street, rather than development from plan, and therefore the building lines through the village are staggered, with houses intermittently set forward or back along roads. The building lines are more defined and consistent along the cul-de-sacs of mid-to-late 20th century development where development has been from plan.



Limestone and marlstone used in construction adds detail to the finish

Housing types are mixed throughout the village, with detached, semi-detached and terraced houses. Houses in the village are largely constructed of roughly hewn or rubble limestone and marlstone in coursed rows, often combining both types of stone to add detail to the façade. The more recent development in the village has however favoured the use of painted render facades which lack the same level of detail present in the stone built facades that are more representative of the local vernacular. Almost all housing is two storeys with pitched roofs. Roofs are mostly constructed out of slate or tiles, with thatched roofs also more prevalent than in many of the other villages within the Mid-Cherwell Neighbourhood Plan area. Brick chimneys are a characteristic feature with the majority of houses featuring a chimney of some form. The older housing in the village generally has timber casement windows and timber doors, whereas the more recent developments have uPVC windows and doors.



The informal relationship with the road strengthens the rural characteristics of the street



Infill development along Freehold Street



Historic buildings that are well detailed add character to the village



## Green Spaces and Public Realm

Lower Heyford is located within the Cherwell Valley and there is good access to the natural green space resources of the Oxford Canal and River Cherwell. Within the village there are green spaces including a playing field with playground attached to the sports and social club, a bowling green, and allotments.

The village is located just outside the north-east boundary of Rousham Park, which is a historic Grade I listed landscape but not easily publicly accessible from the village.

Small-scale pasture between Freehold Street and the B4030 makes a notable contribution to the rural character and setting of Lower Heyford. There are also small fields crossed by a footpath around Heyford Wharf in the west of the village.

Almost all of the houses within the village have access to private gardens. The more recent mid-to-late 20th century developments in the village generally also have front gardens and driveways facing onto the street. Along Freehold Street these front gardens and driveways are generally of a poor design or poorly maintained and these detract from the appearance of the public realm.

The roads through the village are predominantly lined by grass verges which enhance its rural character. There are occasional timber bollards to prevent cars parking on and damaging the verges. In places along Freehold Street there are steps between the road or pavement and the front access to houses to accommodate the change in elevation as the road slopes down to the west. Some of these steps are poorly detailed and detract from the character of the street. There is a limited amount of street lighting in the village which is generally located on telegraph poles. Limestone rubble walls are a characteristic feature of the village.

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Playing field with playground off Freehold Street



Small-scale pasture between Freehold Street and the B4030



Small fields around Heyford Wharf



Housing and front gardens that are not sympathetic to the local vernacular



Poor detailing and unsympathetic design can detract from the character of the public realm



Narrow lanes lined by grass verges and stone walls, rocks have been used to protect the grass verge



Heritage Assets

Lower Heyford has 35 listed buildings two of which are grade II\*, St Mary Church (NHLE 1225457) and Heyford Bridge (NHLE 1367979). To the south-west of the village lies Rousham Park which is a grade I registered park however only the north-eastern part of the park falls within the neighbourhood area boundary. Rousham Conservation Area includes Rousham Park, Lower Heyford and Upper Heyford. The majority of the listed buildings in Lower Heyford lie to the north side of Station Road, around Freehold Street and Church Lane. Overall, they can be divided into three groups, the ones that relate with the river and the canal, the ones that relate to St Mary's Church including the church building and the old houses in the village dating as early as 17th century including the Manor House (NHLE 1225483) and the Bell Inn (NHLE 1266273) public house. Outside of these categories are Darville House, Darville Cottage and Old Barn Cottage (NHLE 1225692). These were originally an inn and outbuildings comprising Red Lion Inn that have now been converted into 3 houses. They date from the 18th century and they were altered in the 20th century. They are constructed of colourwashed rubble with some wooden lintels under slate roof with brick stacks.

Manor House is one of the oldest buildings in the village that dates from 1669 although some parts may be of an earlier age. It is constructed of marlstone and limestone rubble and has a slate roof. To the east of the Manor House sits the grade II\* church of St Mary. The church dates from the 13th century with 14th and 15th century alterations/additions. It is constructed of local typical materials, coursed limestone and marl stone rubble with limestone-ashlar dressings. It was restored in 1848 and 1867. Opposite to the church stands Heyford House (NHLE 1266329) the former Rectory that was later converted into house and now is a bed and breakfast accommodation. The Rectory has quite early origins however Heyford House was built in 1731 and was refurbished in 1867. Towards the end of Church Lane and opposite Market Square stands the thatched Glebe Cottage (NHLE 1225635) just before the also thatched Owl's Nest (not listed). Glebe Cottage was originally a farmhouse that is now a house dating from the late 17th century or early 18th century. Opposite the thatched houses stand the Bell Inn that dates from an age similar to Glebe Cottage although altered in the 19th century. An interesting feature of the public house is a tall gabled stair projection to the rear which contains an ancient newel staircase and has a narrow window extending the full height. The public house links to an also listed thatched outbuilding to its west through a small gabled link.

To the south of the Bell Inn and Market Square stands College farmhouse (NHLE 1266281) and farmbuilding (NHLE 1225614) dating from the late 17th or/and early 18th century. They are both constructed of coursed limestone and marlstone rubble. Although most of the buildings around Market Square are of heritage significance on their own, they are also listed for group value.

There are a few more listed buildings on Freehold Street and a listed K6 Telephone Kiosk (NHLE 1266272) before Freehold Street meets Mill Lane and continues to the south-east to meet Station road. At the end of Mill Lane stands The Mill (NHLE 1225636), a watermill and millhouse that date from the late 18th century or early 19th century probably incorporating earlier elements (17th century). The Mill House is three storeys high with an original rectangular plan with 18th century sash windows.

The part of Freehold Street after Mill Lane has a mixture of historic buildings and modern ones. There are 7 listed buildings here while access to the green to the north of the street is via some iron gates with stone pilasters with engraved stone plaques.

To the south-west of the village, Heyford Bridge carries Station Road over

the River Cherwell. The grade II\* bridge dates probably from the 14th century however a bridge in the location was recorded as early as 1255. It was altered in the 17th century and widened in the 19th century. The western end of the bridge has four pointed medieval arches with the second from the west being reduced in half of its original span in the 17th century. The bridge continues on a causeway with six arches, two of which are medieval.

Locally listed buildings (identified by Cherwell District Council)

- A. The Old School & School House
- B. Old Chapel, Mill Lane
- C. Old Reading Room and Library
- D. 32 Freehold Street
- E. 33 Freehold Street
- F. 35 Freehold Street
- G. Outbuilding at 102 Freehold Street
- H. Outbuildings and canal wharf



Forge House



B. Old Chapel, Mill Lane



## Views

Lower Heyford is located on the eastern side of the Cherwell Valley and the land at Lower Heyford falls away to the north allowing views out across the Cherwell Valley towards the more wooded western valley side. The views across the valley are a characteristic of the village.

From the public rights of way alongside the Oxford Canal to the north-east of the village there are views of development along Freehold Street and in the east of the village. In these views, the historical housing is discreetly sited by the intervening landform and vegetation, and is less prominent as a result of the buff limestone material finish in contrast to the mid-to-late 20th century development with the more prominent finish of bright coloured render and lack of appropriate landscape integration or screening. The small-scale of the settlement in Lower Heyford is apparent as in views from the footpaths to the north and north-east, where there are views through the line of housing of the farmland south of the village.

There are intermittent views through gaps between houses along Freehold Street onto the farmland to the south, as well as north across the Cherwell Valley, enhancing the villages' rural characteristics.

The land rises to the south and east of the village and there are views over the village, which is largely concealed by a combination of landform and vegetation, towards Steeple Aston and Upper Heyford, across the Cherwell Valley. In addition there are far-reaching views along the valley. To the north-east, there are views of hangers and structures at the former RAF Upper Heyford on the horizon in their rural landscape setting.

There are views towards Upper Heyford from Lower Heyford. The small-scale of Upper Heyford is apparent as the farmland in front of, around, and to the rear of the village is visible. The intervening open farmland between the two villages forms a buffer between the two settlements.



*Views over the village from the fields to the south*



*View towards Lower Heyford from the Oxford Canal, the mid-to-late 20th century development is prominent*



### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- The number of surviving heritage assets, both designated and non-designated;
- Rural approaches to the settlement;
- The rural character of the roads through the village, mostly lined by grass verges;
- Views towards the Oxford Canal and River Cherwell;
- Views across the Cherwell Valley;
- Rural setting of the village with farmland coming right up to the centre of the village;
- Access to natural green space including the Oxford Canal and River Cherwell; and
- The surviving coursed limestone rubble walls.

- The green buffer between Lower Heyford and Upper Heyford;
- Stone Walls; and
- Views towards the village from the footpaths along the Oxford Canal.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Poorly designed or unsympathetic introductions to the public realm including steps up to houses;
- Maintenance of front gardens and property boundaries facing onto the street, and the replacement of gardens with driveways that detract from the appearance of the street;
- Cars parked on pavements, grass verges and down the main streets; and
- Material finish and colour of mid-to-late 20th century development detracting from the historic core.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- Rural approaches to the villages;
- Views of the village edge;
- Open farmland south of the village which is important for its rural setting;





**MIDDLE ASTON**



Key Characteristics

Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Middle Aston are as follows:

- Located at the top of the east-facing slope of the Cherwell Valley;
- Village development around Middle Aston House;
- Prominent location of Middle Aston House and views towards the house from the road;
- Small rural settlement;
- Development concentrated along the three roads through the village;
- Houses constructed out of limestone, many with red brick or timber detailing;
- Pitched roofs with red brick chimneys;
- Small narrow lanes through the village lined by grass verges;
- Panoramic views across the Cherwell Valley;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Views of the villages of Somerton and Upper Heyford in the Cherwell Valley; and
- Views of the former RAF Upper Heyford.



Figure 15: Middle Aston

- Building
- Grade II Listed Building - refer to Appendix B
- Road
- Public Right of Way



## Historical Development (Steeple Aston and Middle Aston)

**1086:** The earliest record of Steeple Aston's population is in 1086 when there were just 20 inhabitants. The neighbouring Middle Aston (including the hamlet of Nethercote) had a slightly larger population of 23. The earliest settlement was probably at Steeple Aston, followed by North Aston and then Middle Aston.

**1180:** A stone-built church was established in Steeple Aston by 1180 when reference was made to the rector, Henry of Aston, brother to the lord of the Manor.

**12th century:** The church of St. Peter and St. Paul was built and extended over several centuries. The nave is believed to date from the 12th century while the chancel and aisles were added in the following century. The tower was built in the 14th century and the chancel screen in the 15th century.

**15th century:** Early housing development was probably located around the church and manor at the east end of North Street (now North Side). Manor Court is thought to have early 15th century origins and to have been both a manor house and court.

**16th century:** The village extended along its main street at first and it was probably only after the quartering of the manor in the 16th century that development was extended to South Street.

**17th century:** Most of the earliest surviving buildings in Steeple Aston date from the 1660s. Apart from the Church and Manor Court, the earliest surviving houses in Steeple Aston date from the 1600s. These are found close to the Church in North Side. Samuel Radcliffe's almshouses were built in 1663.

**Early 18th century:** In the early 18th century, the landscape north of Rousham Park was redesigned by William Kent, creating the sham ruin, 'eyecatcher', to the east of the parish. The eyecatcher is grade II\* listed and can be seen from several vantage points within the village.

**18th century:** Steeple Aston comprises the civil parishes of Steeple Aston and Middle Aston. Steeple Aston and Middle Aston became separate for civil purposes in the 18th century and from the 19th century Middle Aston has been classified as a distinct civil parish. In terms of architecture, this was a period of revival of classical architecture. This was a time of significant building activity in Steeple Aston although to a much smaller extent in Middle Aston. Some dwellings with earlier origins were altered to incorporate the classical style.

**1759:** By 1759, there were said to be 267 people in Steeple Aston while only 100 in Middle Aston indicating the development of the former as an open village and the latter as a closed one. By 1801 the total population of the parish had grown to 423, of whom 333 lived in Steeple Aston.

**1763:** By 1763 Middle Aston had been formed into three farms, Great House farm adjoining and south of Middle Aston House; Town farm based on Home farmhouse in Middle Aston village and; Grange farm occupied the remaining land as far as North Aston.

**1767:** At the time of Inclosure in 1767, Steeple Aston already had 22 small closes in and around the village and there was an increase in the number of professional and service families. As a result, the village expanded, particularly in the area of Paines Hill mostly along its east side. The west side was occupied by ancient closes.

**1787:** The section of the Oxford canal at the eastern edge of the parish was opened in 1787. The railway line from Oxford to Banbury passes through the eastern part of Steeple Aston.

**1793:** The Oxford-Banbury road crosses at Hopcroft's Holt in the south-west corner of Steeple Aston the Enstone-Bicester road that was turnpiked in 1793 and disturnpiked in 1876.

**19th century:** There is evidence of unemployment and poverty in Steeple Aston throughout the 19th century.

**1834:** In 1834 Steeple Aston and Middle Aston became part of the Woodstock poor law union. They were included in Woodstock rural district in 1894, in Banbury rural district in 1932, and in Cherwell district in 1974.

**1863:** Dr. Radcliffe's school was reorganized by the Charity Commissioners in 1863 into a mixed National school with 60 pupils. In 1870 there were 99 children on the school roll and an average daily attendance of 87.

**1871:** The 1871 census recorded huge growth in Steeple Aston. The population had more than doubled in seventy years, although the number of dwellings increased by a much smaller percentage. In 1971 there were 795

people living in Steeple Aston and 46 in Middle Aston.

**1875:** In 1875 a National infant school, funded by public subscription with the aim of ensuring the continuation of church teaching, was built opposite the north-east corner of the churchyard.

**20th century:** Through the 20th century, there was a big increase in the number of dwellings while the population rose by a very small percentage. The number of dwellings in Steeple Aston grew by nearly three times in the 20th century including new council houses in the village. Housing development in the later 20th century has mainly been away from the old village, along the Heyford road, and north of North Side.

**1988:** The conservation area was first designated in 1988 and reviewed in 1996 and 2014.



Middle Aston House



### Movement and Connectivity

The village of Middle Aston is accessed by minor roads, with three roads leading into and out of the settlement. These roads are all single track lanes, entering the village from the north, west and south. Middle Aston is located approximately 0.9km east of the A4260, and 0.5km north of Steeple Aston. The road entering the village from the west is from a junction with the A4260, and the road entering the village from the south connects Middle Aston with Steeple Aston. The road north out of the village leads to North Aston. The junction between these three roads is at the centre of the modern village. The only other road in the village is Home Farm Lane which is a short cul-de-sac.

There are several public rights of way which lead out from Middle Aston to the north, however there are no public footpaths leading south that directly connect Middle Aston with Steeple Aston. There is also no clear footway alongside the road leading south to Steeple Aston, so pedestrian links are limited. A public footpath leads north-east out of the village to provide access to the trails through the Cherwell Valley.



Narrow single track lanes leading through the village with occasional trees, pedestrians must walk along the road

### Settlement and Built Form

Middle Aston has developed to the north of the historical location of Middle Aston House, and was formerly a closed village completely owned by the manor. Development within the village has not sprawled, but has remained concentrated alongside the roads around the road junction at the centre of the village. The historical development is located closest to the location of the old manor house around the road junction, and along the road leading west towards the A4260. More recent development includes infill developments, development around Home Farm Lane, and development along Middle Aston Lane. Much of the development in the village is now from the 20th century.

Settlement has evolved in an organic pattern with housing both set back from and fronting up to the road, with intermittent clear and consistent building lines along the road leading out to the A4260 and Middle Aston Lane. Well-kept grass verges between houses and the road are a highly characteristic feature of the settlement.

Housing in Middle Aston is almost all two-storey detached properties, with a small terrace along Home Farm Lane and several semi-detached houses along the main road through the village. Historic buildings are largely constructed out of limestone rubble in roughly coursed layers, with more recent developments utilising roughly hewn limestone in neater coursed rows. Many of the houses have red brick or timber details around windows to face up the stone, which provides an interesting contrast to the buff stonework.

All of the housing in Middle Aston has pitched roofs, with the more recent development more noticeable for having protruding dormer windows. Chimneys constructed of red brick are a characteristic feature of almost all houses. Timber windows are prevalent throughout the village, with very few modern uPVC conversions.



Vernacular housing of limestone with red brick detailing around timber windows



More recent development along Middle Aston Lane

### Green Spaces and Public Realm

Middle Aston is surrounded by historic parkland and estate farmland to the south, and arable farmland to the north. There are no designated public parks or other community green spaces within the village. Despite the lack of formal green spaces there is good access to natural green space including the Cherwell Valley to the east.

Through the village the public realm is limited to the roads. The roads are generally lined with un-edged amenity grass verges with no pavements or footways. Timber bollards or rocks occasionally line the grass verges to prevent damage from cars. Limestone rubble walls are a characteristic feature of the village, lining roads and forming property boundaries through the centre of the village, these walls provide a degree of enclosure due to their scale.

Middle Aston is relatively open to the north with limited tree cover around the edge of the village. It is more enclosed to the south with woodland and mature tree belts around Middle Aston House. Through the village there are a number of mature trees in grass verges and front gardens that contribute to its character.

The grounds of Middle Aston House include several lakes, and lawns to the front and rear. None of the grounds to the house are publicly accessible; however, the lawn to the front of the house comes right up to the edge of the road that leads south to Steeple Aston, separated from the road only by a ha-ha and occasional railings. This green space therefore feels part of the setting of Middle Aston and is a characteristic feature of its identity. The lakes at Middle Aston House are not visible from the public realm. There is no street lighting within the village.



Highly rural public realm comprising narrow lanes lined with un-edged amenity grass and tall stone walls



### Heritage Assets

There are six listed buildings in Middle Aston including Grange Farm (18th century, altered and extended in 19th century, NHLE 1300674) in the former hamlet of Nethercote to the north-east of the main village. The listed buildings include the granary (NHLE 1200615) and icehouse (NHLE 1046312) to the original Middle Aston House to the south of the village. The listed buildings include the Home Framhouse (NHLE 136985), a two storey house from the late 17th century. To the west of the village, west for the junction with the road to North Aston stands Wadenhoe (NHLE 1300681) from 1728 with a thatched roof.

#### Locally listed buildings (identified by Cherwell District Council)

- A. Gates to Middle Aston House



A. Gates to Middle Aston House

### Views

Middle Aston is located on high ground on the western side of the Cherwell Valley and there are far-reaching panoramic views across and along the valley. There is a strong visual connection with the isolated settlements of Somerton and Upper Heyford, which are located on the far side of the valley. Around and between the settlements, views of the broad open arable landscape are a characteristic feature with intermittent trees and tree belts. Development at the former RAF Upper Heyford including the runway, hangers, towers and other structures are visible on the horizon on the far side of the Cherwell Valley.

Within the village there are attractive views of Middle Aston House which is framed by woodland in views from the road across its front lawn.



Views from the road over the ha-ha of Middle Aston House



Views across the Cherwell Valley towards Upper Heyford



### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- Panoramic views east across the Cherwell Valley of the rural landscape;
- Views of Middle Aston House from the road on the approach into the village;
- The surviving coursed stone rubble walls;
- The small scale nature of the village reflecting its historic status as a closed village;
- Rural approaches to the settlement;
- The broadly consistent vernacular and use of materials in housing;
- The rural character of the roads through the village, lined by grass verges; and
- Well-maintained hedgerows and vegetation on the approaches to, and within, the village.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls; and
- Protecting the quality and appearance of views east across the Cherwell Valley.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Rural approaches to the villages;
- Stone walls;
- Unsympathetic infill developments and urban extensions;
- Rural setting of the village; and
- Views across the Cherwell Valley towards the former RAF Upper Heyford, development within this rural landscape is small-scale or enclosed within existing small historic villages.





**STEEPLE ASTON**



Steeple Aston

There is detailed character analysis of the Steeple Aston Conservation Area in the Steeple Aston Conservation Area Appraisal (Cherwell District Council, 2014), available to download from the Cherwell District Council website.

Key Characteristics

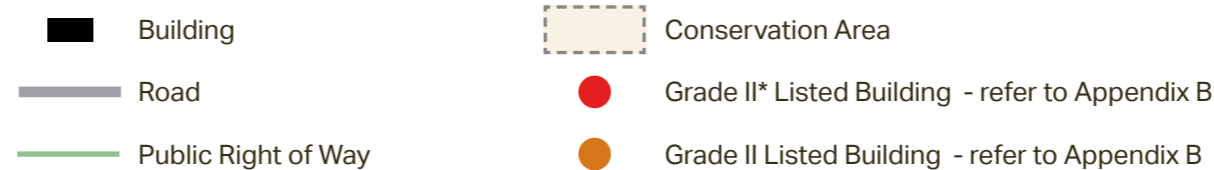
Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Steeple Aston are as follows:

- Located around a steep narrow valley on the east-facing side of the Cherwell Valley;
- Rectangular village layout enclosing an open area of orchards, grazed land and gardens;
- Historic enclosed green space crossed by a public footpath;
- Houses constructed of limestone, marlstone and red brick;
- Chimneys of red brick;
- Mid-to-late 20th century development located mostly on side roads and culs-de-sac;
- Large number of surviving heritage assets, both designated and non-designated;
- Varied built character;
- Wooded character of the north of the village;
- Limestone rubble stone walls defining boundaries throughout the public realm;
- Visual landmark of the church from within the village, particularly Paines Hill, and from across the Cherwell Valley;
- Views between the north and south of the village, notably along Paines Hill;
- Rural views of isolated villages within the Cherwell Valley;
- Views towards the Rousham Eyecatcher in the Cherwell Valley;
- Tree belts along the brook and along ridgelines around the village;
- Strong contribution of trees to the village character; and
- Public rights of way leading into and out of the village.



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Figure 16: Steeple Aston





## Historical Development (Steeple Aston and Middle Aston)

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**1180:** A stone-built church was established in Steeple Aston by 1180 when reference was made to the rector, Henry of Aston, brother to the lord of the Manor.

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**1767:** At the time of Inclosure in 1767, Steeple Aston already had 22 small closes in and around the village and there was an increase in the number of professional and service families. As a result, the village expanded, particularly in the area of Paines Hill mostly along its east side. The west side was occupied by ancient closes.

**1787:** The section of the Oxford canal at the eastern edge of the parish was opened in 1787. The railway line from Oxford to Banbury passes through the eastern part of Steeple Aston.

**1793:** The Oxford-Banbury road crosses at Hopcroft's Holt in the south-west corner of Steeple Aston the Enstone-Bicester road that was turnpiked in 1793 and disturnpiked in 1876.

**19th century:** There is evidence of unemployment and poverty in Steeple Aston throughout the 19th century.

**1834:** In 1834 Steeple Aston and Middle Aston became part of the Woodstock poor law union. They were included in Woodstock rural district in 1894, in Banbury rural district in 1932, and in Cherwell district in 1974.

**1863:** Dr. Radcliffe's school was reorganized by the Charity Commissioners in 1863 into a mixed National school with 60 pupils. In 1870 there were 99 children on the school roll and an average daily attendance of 87.

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**20th century:** Through the 20th century, there was a big increase in the number of dwellings while the population rose by a very small percentage. The number of dwellings in Steeple Aston grew by nearly three times in the 20th century including new council houses in the village. Housing development in the later 20th century has mainly been away from the old village, along the Heyford road, and north of North Side.

**1988:** The conservation area was first designated in 1988 and reviewed in 1996 and 2014.



Historic core of the village around the Church of St. Peter and St. Paul



Movement and Connectivity

Steeple Aston is located approximately 0.5km east of the A4260 main road between Banbury and Oxford. There are two roads that lead off from the A4260 into Steeple Aston, Fenway to the north and South Side (known locally as Sixty-Foot on the approach to the A4260) to the south. South Side leads along the southern edge of the village before becoming Heyford Road and leading towards a junction with the B4030 close to Lower Heyford. Fenway leads east from the A4260 before becoming North Side, which is on the northern edge of the village. The village has a square layout in plan with Water Lane connecting South Side to North Side in the west, and Paines Hill connecting them in the east. Fir Lane leads north towards Middle Aston from the north-east corner of the village, and Heyford Road leads south-east out of the village towards Lower Heyford.



Approach into Steeple Aston along the B4030 from Heyford Road

There are several bus stops within the village with a daily bus service running between Banbury and Oxford. The nearest railway station to Steeple Aston is Heyford Station which is approximately 0.75km south-east of the village. Pedestrian access to Heyford Station is somewhat restricted by the partial lack of a pavement or footway along the road leading down to the station.

A number of public rights of way lead into and out of the village, including two footpaths leading out of the village into the Cherwell Valley towards the River Cherwell. One public footpath ('The Tchure') leads between North Side and South Side through historic alleys and a small field at the centre of the village. Aside from this public footpath through the village, pedestrian movement is largely confined to the roads, and pavements or footways alongside the roads.

Settlement and Built Form

Steeple Aston has developed around a steep valley formed by a small tributary brook of the River Cherwell. The village is laid out around the valley in a rectangular form enclosing an open area of orchards, grazed land and gardens. The village has developed with a historic core around the Church of Saints Peter and Paul, and in a linear manner along North Side, the east side of Paines Hill, and along South Side.

The largest concentration of older properties in the village is around the

church and along North Side. This area has a strong sense of enclosure as a result of the buildings being set forward directly onto the road, and surrounding tall stone walls and overhanging vegetation. Settlement along North Side is generally detached houses, often with outbuildings, in a somewhat disrupted building line with a mixture of houses both facing onto the street and away from the street onto rear courtyards, and occasionally with gable ends facing onto the street.

Settlement has developed along the eastern side of Paines Hill, maintaining the historic enclosed green space to the west. Development along Paines Hill is generally in more uniform building lines than along North Side. Houses are a mix of detached and terraced properties and are slightly set back from the road behind pavements or narrow front gardens, fronting onto the street.

Settlement along South Side has developed more densely than elsewhere in the village, and there are several mid-to-late 20th century housing developments that lead off from the historic predominantly pre-20th century development along the main street. Development along South Side is in the most uniform building lines within the village with the historic development along South Side generally set just back from the street behind narrow front gardens or pavements, and the 20th century developments in strong building lines set further back from the road behind front gardens and/or driveways.



Limestone, marlstone and red brick can regularly be found complimenting each other in the facades

The local vernacular in the village is predominantly limestone and marlstone, although it is also fairly common to see brick used alongside these materials in buildings. There is much greater use of brick in Steeple Aston in contrast to the other settlements within the neighbourhood area, and this could be as there was historically a brickworks located on Paines Hill. There is also greater diversity in the stone used given that limestone and marlstone are each used extensively through the village. The stone used in buildings is often rubble or roughly hewn stone rather than dressed or ashlar stone, which enhances the village's rural characteristics. Almost all properties within the village have chimneys which are most commonly constructed of red brick, with some of the grander houses retaining stone chimneys. Houses typically have pitched slate roofs and are occasionally thatched. The historical buildings in the village have generally retained their period features such as timber sash windows and casement windows, whilst more recent development makes use of uPVC alternatives that do not have the

same level of detailing.

Mid-to-late 20th century development within the village on culs-de-sac and side roads leading off South Side, Heyford Road and Fenway is noticeable as its layout does not reflect the historic layout of the village, and the materials used for construction are generally not sympathetic to the local vernacular.

Some of the most recent development within Steeple Aston is along Fenway on the western edge of the village. These developments include two rural exception sites. The eastern rural exception site has been more successful at following the local vernacular than the mid-to-late 20th century development in the village, using dressed limestone and slate roofs. The box form and size of the properties at the western rural exception site are however out of scale with other development within the village, and their siting is slightly detached from the rest of the village. The houses here are set back behind front driveways and/or gardens with attached car ports or garages.



Recent housing at the western rural exception site on the edge of the village



Recent housing at the eastern rural exception site



## Green Spaces and Public Realm

Steeple Aston is surrounded by historic estate farmland and arable farmland, with good access by road and public rights of way out into the countryside. There are no designated public parks within the village; however, there is good access to nearby natural green space including the Cherwell Valley and Oxford Canal. There are allotments and a village hall with a playing field on the eastern edge of the village.

At the centre of the village there is a non-publicly accessible area of green space that includes gardens, grazed land and orchards. A brook flows through this green space, lined by mature deciduous and coniferous trees which create a sense of separation between the north and south sides of the village. Parts of this green space are farmed, and the presence of livestock in historic enclosure strongly enhances the rural characteristics of the village.

There are tree belts along ridgelines around the village and along surrounding field boundaries, which furthers a sense of enclosure to the village's setting, with the village only open in the direction of the Cherwell Valley to the east. Within the village the contribution of trees is strong with trees along the edge of the village, in the surrounding landscape, and through the centre of the village. Trees and vegetation in gardens also make a strong contribution to the public realm, both in gardens fronting onto streets, and in rear gardens such as those in the green space at the centre of the village. There are a number of significant large mature trees around the historic core of the village near the church.

Trees also play a strong contribution to the approach and setting of the village, with tunnel-like tree cover along the rural lanes of Heyford Road, Fir Lane, Fenway, and South Side. There is also semi-mature avenue tree planting along South Side on the approach into the village from the A4260.

One of the most characteristic features of Steeple Aston is its historic limestone and marlstone walls which have been used extensively as property boundaries fronting onto the public realm. The walls are varied in height through the village, but typically taller along North Side, adding to the sense of enclosure in this part of the village. The walls are constructed of coursed stone rubble and predominantly coped with either stone or mortar. The rough appearance of these rubble walls strongly contribute to the village's rural and historic characteristics.

Where they are present, pavements are largely built of tarmac and edged with rough stone kerbs. More recent development has made use of concrete kerbs, which lack the same quality of detail as the stone kerbs. There is a short stretch of raised walkway constructed out of stone paving on top of coursed rubble where Fenway becomes North Side opposite the junction with Water Lane.

Many of the houses within Steeple Aston have narrow front gardens which front onto the street and incorporate well-kept planting, shrubs, and low walls or fences which contribute to the appearance of the streetscape.

The Tchure through the green space at the centre of the village is a grass or bare earth track, flanked in part by stone walls, and sympathetic to the historic character of the village.



*Village playing field*



*Tall stone walls along North Side heighten the sense of enclosure*



*The green space comprising grazed land, gardens and orchards at the centre of the village comes right up to Paines Hill, with an old stone wall separating the field from the public realm*



Heritage Assets

There are 42 listed buildings in Steeple Aston, three of which are grade II\* listed buildings. These are the Cuttle Mill, the church of St Peter and St Paul (NHLE 1357162) and the Eyecatcher (NHLE 1357142) off Cow Lane to the east of the village. Steeple Aston Conservation Area covers the main historic core of the village developed around an open green space containing paddocks, gardens and plantations. The majority of the listed buildings here are spread South Side, North Side, the end of Paines Hill and beginning of Fir Lane.

The available historic maps for Steeple Aston show that the village was extending outside the conservation area boundary only after 1955 and before the 1970s.

One of the very old buildings in the village and North Side is the former manor house (Manor House Rectory Farmhouse and Manor Court Cottage, NHLE 1226005) that probably dates from c 1400 and the early 17th century. North Side contains besides the St Peter and St Paul Church, the approx. 2m high 18th century wall to the west side of the churchyard. The wall is an imposing feature of the street that leads to a series of historic houses on North Side including the almshouses (NHLE 1357429) and the Old School (NHLE 1065958) founded in 1640 however the building dates from the late 17th century. Other historic properties include the Cedar Cottage from the 17th and 18th century and the Holly Cottage that dates from 1729 as the datestone indicates (NHLE 1357430) however it incorporates 16th century parts possibly from Middle Aston House. Parts of the Middle Aston House, specifically the joinery it is said that were incorporated to the Grange (South Grange, East Grange and West Grange, NHLE 1066556) originally a large house that is now three separate dwellings. North Side remains quite narrow with numerous historic buildings retaining most of the original building line.

There are three buildings on the top of Paines Hill and South Side including the Post Office and a small shop and a large two-storey corner building, the Old Manor House. The buildings although not listed have some historic significance and appearance. On the opposite north-west corner stand the Town House (NHLE 1225948) from the late 18th century although possibly on earlier foundations. Towards the west side of the street stands the Manor Farmhouse (NHLE 1226005) from the early mid late 17th century and 19th century constructed of coursed squared marlstone with limestone dressings; marlstone and limestone rubble with slate roof and The Red Lion corner (NHLE 1245345).

There is a good selection of attractive historic houses along South Side. Palmer House and Tamarisk Cottage adjacent to the Grange Cottage are of note. There is a date inscription indicating that the houses date from 1865. Additional attractive buildings are the Radley Cottage and Green Acre to the left. However they all have modern windows detracting from their historic character.

Locally listed buildings (identified by Cherwell District Council)

- A. Pre-school, Fir Lane
- B. Brookside, Paines Hill
- C. Poachers Cottage, Paines Hill,
- D. Duckets House, Paines Hill
- E. Randolph's, North Side

- F. East Spring, North Side
- G. West Spring, North Side
- H. The Old Malt House, South Side
- I. Raised pavement, Fenway
- J. Wind turbine at Brasenose Farm
- K. Grange Lea, Grange Park



E. Randolph's, North Side



B. Brookside, Paines Hill



A. Pre-school, Fir Lane



I. Raised pavement, Fenway



## Views

There are a number of views recognised within the Steeple Aston Conservation Area Appraisal that are of importance within the village.

The village's location around a small valley on high ground along the western side of the Cherwell Valley gives rise to attractive and often far reaching views through the village and across the landscape.

Through the village the dip in landform between North Side and South Side creates intermittent views across the central green space between the two sides of the village. The most notable location for these views is along Paines Hill, where there are interesting and attractive views along the road from both its northern and southern ends. From the south these views are towards the church steeple, which is seemingly framed by the surrounding vegetation, forming a landmark feature and focal point. The stone wall marking the boundary of the central green space is a prominent linear feature, and the open green space beyond forms an important part of the visual setting of the village and in particular the church and north side of the village. The north of the village is well-wooded in views from the south and the varied roofscape of houses at the north of Paines Hill creates an interesting view. From the south, the views along Paines Hill are of the varied and interesting roofscape of South Side and the eastern side of Paines Hill, intermixed with mature trees and with a backdrop of farmland and trees. The central green space is an important open part of views along the street. There are glimpsed views eastwards from along Paines Hill of the Cherwell Valley to the east.

The land to the south of the village is slightly higher than the southern side of the village, allowing views across to the wooded north side of the village, with the church again forming a focal point.

There are attractive and panoramic views across the Cherwell Valley from the eastern edge of the village. Views in this direction include the settlements of Upper Heyford and Lower Heyford. Lower Heyford is more discretely sited in the valley to the south whereas Upper Heyford is more noticeable as it is located directly across the valley from Steeple Aston. Development at the former RAF Upper Heyford including hangars and other structures form a notable feature of the skyline in the backdrop of the view.

From Upper Heyford and the Cherwell Valley, Steeple Aston is visibly nestled into surrounding woodland and vegetation in the western valley side. Parts of the eastern edge of the village are visible but generally discretely sited amongst vegetation and without appearing to sprawl. The church steeple is the most prominent built form within the village, visible against a backdrop of mature trees. The changing landform within the village creates an interesting roofscape where development in the village is visible from the east, such as in views of the church.

The Rousham Eyecatcher is a notable stone folly in the Cherwell Valley and intermittently visible from along the eastern edge of the village.

From along the public footpath through the village's central green space there are views across the surrounding gardens and paddocks, and onto the rear of properties that back onto the green space. These views have an enclosed and historic character.



*View north along Paines Hill towards the church*



*View south along Paines Hill, the interesting roofscape in the village is apparent*



*View towards Steeple Aston from the Cherwell Valley, the church is a notable landmark*

### Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its historic and rural character and setting:

- The surviving historic layout of the settlement in a linear manner along a rectangle of roads around a narrow but steep valley;
- The number of surviving heritage assets, both designated and non-designated;
- The village's central green space which enhances the rural setting of the village;
- The visual landmark of the church steeple and its setting within the village, the Cherwell Valley, and further east;
- The surviving coursed stone rubble walls;
- Access to the Cherwell Valley and its long distance walking trails by footpaths leading directly out of the village; and
- Views along Paines Hill through the village, and the interesting and historic roofscape created by the changes in landform.

concealed which contributes to the rural setting of Steeple Aston;

- Unsympathetic infill developments and urban extensions;
- Stone walls; and
- The wooded character of the north of the village.

### Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Lack of use of traditional materials and techniques in new developments; and
- Lack of public open access to the central green space.

### Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- Steeple Aston Conservation Area;
- Heritage assets and their landscape settings;
- The protection of non-designated heritage assets;
- The interesting and varied historic roofscape along Paines Hill;
- The undeveloped central green space at the centre of the village;
- Rural approaches to the villages;
- The historic layout of the village still evident today;
- Views across the Cherwell Valley from the east, with settlement at Steeple Aston largely concealed at present with the church steeple the main focal point;
- Views east across the Cherwell Valley towards the former RAF Upper Heyford, development within this rural landscape is small-scale or largely





**UPPER HEYFORD**



Key Characteristics

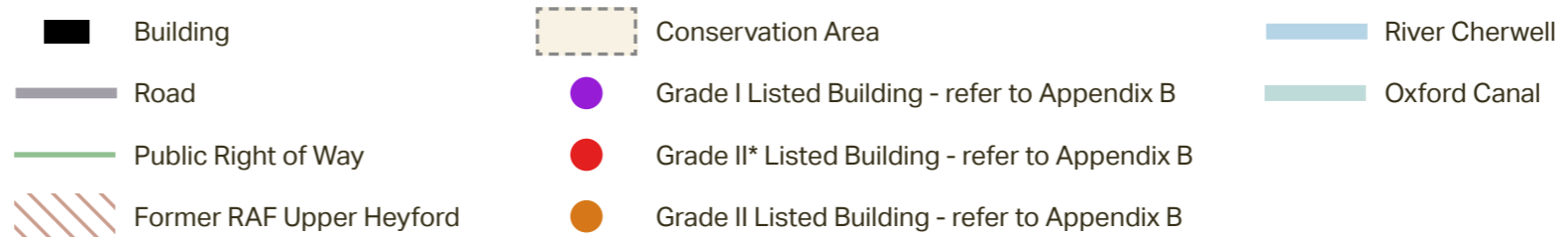
Natural England defines key characteristics as "those combinations of elements which help to give an area its distinctive sense of place" that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor change. The key characteristics of Upper Heyford are as follows:

- Located part way down the west-facing slope of the Cherwell Valley;
- Intact historical layout of the settlement;
- Oxford Canal and River Cherwell at the western edge of the village;
- Somerton Road forms the eastern edge of the village;
- Varied built character;
- Historically houses built of limestone with pitched slate roofs and brick chimneys;
- A lot of 20th century infill and urban extension developments likely associated with the former RAF Upper Heyford;
- Rural farmland setting with small- to medium-scale pasture coming right into the village;
- Roads through the village predominantly lined by grass verges;
- Visual landmark of the church from across the Cherwell Valley;
- Rural views across the Cherwell Valley that include partial views of Steeple Aston and Middle Aston;
- Buildings and structures within the former RAF Upper Heyford are not visible from the village; and
- Limestone rubble stone walls defining boundaries throughout the public realm.



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Figure 17: Upper Heyford





## Historical Development (Upper Heyford)

**1086:** The Domesday survey states that there were 10 plough-lands at Heyford in 1086.

**15th century:** A Medieval barn is part of Manor Farm, built by New College 1382. It is the oldest original building, unrestored with small alterations. St Mary's Church tower and parts of the chancel however outdate the barn by at least a century.

**17th century:** In the 17th-century, the village was comparatively small with only twenty householders.

**1790:** The Oxford-Coventry canal was completed in 1790. Part of the river near the manor-house was utilized for the canal and a new channel was cut for the river further westwards.

**18th century:** There were said to be about 30 houses during most of the 18th century. A considerable increase in population was recorded at the end of the 18th century and later. Between 1811 and 1851, 44 new dwellings were built.

**1850:** The Great Western Railway opened in 1850 with a station at Lower Heyford. The Heyford section of the former G.W.R.'s main line between Oxford and Banbury was completed in 1850.

**19th century:** Enclosure in 1842 gave rise to most of the building of new houses including new farms. During Enclosure the allotments were awarded to the village.

**20th century:** Many new homes were built in the 20th century including 32 council houses.



Church of St Mary



### Movement and Connectivity

The village of Upper Heyford is located largely to the west of Somerton Road, a minor two-lane north south road that connects Lower Heyford to the south with Somerton to the north. Upper Heyford is also located on a junction with Camp Road, which is the main east-west road through the former RAF Upper Heyford, and today through the Heyford Park development. As a result of this junction, there is often heavy traffic including a large proportion of HGV traffic approaching from Lower Heyford to the south and turning right onto Camp Road. This traffic can slightly reduce the tranquility of the village.



Camp Road on the approach into Upper Heyford

Upper Heyford primarily comprises three parallel roads leading west off Somerton Road; Orchard Lane (which is a dead end street for traffic but the Green can be accessed on foot through the Tchure), High Street, and Mill Lane. High Street and Mill Lane are connected at their western end to form a loop. Leading off from these roads are several other smaller roads including School Lane, which connects the High Street with the church.

There is a bus stop on Camp Road on the edge of the village with a daily bus service running between Oxford and Bicester.

Through the village there are occasional pavements for pedestrian access, but mostly pedestrian movement through the public realm is along the roads themselves which are quiet enough for safe access. The Oxford Canal Walk is a long distance recreational trail alongside the Oxford Canal through the Cherwell Valley, and passes the western edge of the village. A public footpath leads south out of the village to Lower Heyford.

### Settlement and Built Form

The historic layout of Upper Heyford is still present, with the Church of St Mary in the west of the village close to the Oxford Canal, and Orchard Lane, High Street and Mill Lane the primary roads within the settlement. The historic development within the village is dispersed along these main roads as well as School Lane and Somerton Road. The more recent mid-to late 20th century developments are dispersed in clusters and rows amongst the historic settlement within the village, and also spread out of the village to the north along Somerton Road. Much of the development within the village is post-1950s development that has most likely developed to support the

nearby former RAF Upper Heyford, now Heyford Park.

Housing in the village is a mix of detached, semi-detached and terraced houses. The historic development within the village is most commonly detached or terraced, whereas the mid-to-late 20th century developments are predominantly semi-detached or terraced. Building lines within the village are staggered with an organic layout. There are more uniform building lines and development patterns associated with the mid-to-late 20th century development.



Sympathetic mid-to-late 20th century development

The houses within the village are limestone in the historic buildings, and brick finished with painted stucco render in the majority of mid-to-late 20th century development. The mid-to-late 20th century development in the village therefore lacks the same level of detail present in the stone built facades that are more representative of the local vernacular. These developments also tend to have simple uPVC windows and doors which further reduce the level of detail in comparison to the historic buildings



Mid-to-late 20th century development along Somerton Road

that have timber casement windows and doors. More recent housing development along Orchard Lane is a good example of the local vernacular, using appropriate materials, techniques, design and massing. Almost all housing in the village is two storeys, with pitched roofs and brick chimneys.

Manor Farm on the south-west corner of the village by the church is a large farm with several outbuildings and silos. The silos are prominent visual structures which are out of scale with the adjacent village and detract from views of the church but are appropriate in a rural environment.



Recent housing along Orchard Lane is a good example of the local vernacular



## Green Spaces and Public Realm

Upper Heyford is located within Cherwell Valley and there is good access to the natural green space resources of the Oxford Canal and River Cherwell. The village has several formal green spaces including a village hall and recreational field with playground, and a play area and green space (The Green) by a small recently refurbished Reading Room. There are community allotments on the eastern side of Somerton Road and an Allotment Barn, given to the village by the Earl of Jersey in 1891 along with the Reading Room on the Green.

Upper Heyford has a rural farmland setting, with small- to medium-scale pasture coming right up into the village streets in several locations. There are also important fields to the east of the village between Somerton Road and the fenced boundary of the former RAF Upper Heyford, now Heyford Park, which provide a buffer between the two.

Almost all of the houses within the village have access to private gardens. The mid-to-late 20th century developments in the village generally also have front gardens and driveways facing onto the street. The design of these front gardens on the post-1950s development, some of which have been converted to driveways, do not include characteristic vernacular features of the public realm such as limestone rubble walls. They are also often poorly maintained and can detract from the appearance of the public realm.

The roads through the village are predominantly lined by grass verges which enhance its rural character. There are occasional timber bollards to prevent cars parking on and damaging the verges.

There is a limited amount of street lighting in the village, with lights generally attached to telegraph poles.



Village allotments



Village recreational field and playground



Grazed pasture coming right up into the village

## Heritage Assets

There are 20 listed buildings in Upper Heyford and two Scheduled Ancient Monuments. Upper Heyford can be divided into two areas, the village and the former RAF Upper Heyford. The village falls within Rousham Conservation Area while the site of the former RAF Upper Heyford, is designated as conservation area itself (RAF Upper Heyford Conservation Area) for both its special architectural and historic interest.

In terms of the village, the majority of listed buildings are concentrated around High Street and Orchard Lane with a few just at the end of Church Walk. These include the grade I listed tithe barn (NHLE 1266058) to the south of Manor House (NHLE 1226046) and grade II\* church of St Mary (NHLE 1226006). The medieval barn is the oldest buildings in the village and is also a designated Schedule Ancient Monument. It dates from c 1400 and was probably built for New College, Oxford. Similarly to most of the historic buildings in the valley is constructed of coursed rubble with ashlar quoins with a Stonesfield-slate roof. To the north, the Manor House dates from the 17th century while to the east the granary dates from the 18th century and is interestingly timber framed with some brick infill.

The characteristic part of the High Street and the village is the row of 7 stone and thatched cottages (NHLE 1226005) that probably dates from 18th century. The rest of the old houses date from the 17th or 18th century and are mainly constructed of limestone rubble with slate or thatched roofs. A lone headstone standing by the church door contains the word 'murdered'. It is widely believed that there is only one other to exist in England containing this word.



Thatched cottages along High Street



### Views

Upper Heyford is located on the west-facing slope of the Cherwell Valley which affords it views along and across the valley including towards the villages of Steeple Aston and Middle Aston. The church at Steeple Aston is a landmark in views. Steeple Aston and Middle Aston are generally nestled amongst woodland and tree belts along the western side of the valley.

The church within Upper Heyford is a landmark in views from around the Cherwell Valley, however the silos around Manor Farm in the south-west of the village slightly detract from views towards the church.

Views of the southern edge of the village have a historic character as a result of the grazed pasture on the village edge, trees within fields, and the historic buildings along the village edge. The northern edge of the village is largely screened from the landscape to the north as a result of tree belts around fields and property boundaries. There are views across to Lower Heyford from the southern edge of Upper Heyford and from Somerton Road.

To the east the land rises up to the former RAF Upper Heyford, and there are views from the village of the barbed wire fence along the airfield boundary. From the former RAF Upper Heyford and from Camp Road there are views across farmland of the edge of the village, with the Cherwell Valley visible in the background.



*View of Upper Heyford from the landscape between Upper and Lower Heyford, the silos detract from views of the church.*



*Views across farmland towards Upper Heyford from the former RAF Upper Heyford*



## Positive Aspects of Character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its rural character, views and setting:

- The intact historic layout of the settlement;
- The number of surviving heritage assets, both designated and non-designated;
- Rural approaches to the settlement from the north and south;
- Rural setting of the village with farmland coming right up into the village;
- Views across the Cherwell Valley;
- Access to natural green space including the Oxford Canal and River Cherwell; and
- The surviving coursed limestone rubble walls.

## Issues to be addressed

The following issues have been identified which could be addressed through active management:

- Deterioration and damage to stone walls;
- Weathering of painted stucco houses which detract from their appearance and require more regular cleaning than stone houses;
- Cars parked on pavements, grass verges and down the main streets.
- Maintenance of front gardens and property boundaries facing onto the street, and the replacement of gardens with driveways that detract from the appearance of the street;
- Piecemeal replacement of boundary fences or walls that are inconsistent; and
- Piecemeal conversion of historic windows and doors to modern uPVC alternatives.

## Sensitivity to change

There are also some elements which are particularly sensitive to change. These relate primarily to the value and setting of heritage assets and the village's rural character.

- The historic layout of the village still evident today;
- Heritage assets and their landscape settings;
- Green farmland buffer between the village and the former RAF Upper Heyford and Heyford Park;
- Views towards the village from within the Cherwell Valley and the settlements of Steeple Aston and Middle Aston;
- Views out from the village of the Cherwell Valley and the settlements of Steeple Aston and Middle Aston;
- The rural landscape setting of Upper Heyford;

- Rural approaches to the villages;
- The green buffer between Lower Heyford and Upper Heyford;
- Stone Walls; and
- Views towards the village from the footpaths along the Oxford Canal.

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# MANAGING CHANGE





## Managing Change

The character of the Mid-Cherwell area is the result of a range of interactions between natural and human processes. This evolution is supported by the sections on historical development, which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Mid-Cherwell Neighbourhood Plan.

### Character Management Principles

The distinctive local vernacular of the villages within the Mid-Cherwell area, their historic character, and largely intact historical layouts are all highly sensitive to change from the pressure and requirement of new development. In particular, the character of the Cherwell Valley and the scale of the villages along it, which are distinct and separate in their rural setting, are under threat from poorly sited and designed developments, and from the potential for substantial development at Heyford Park. New development that does not respect the local vernacular or the historic characteristics of the villages in the area has the potential to impact on their individual character, and cumulatively on the character of the Mid-Cherwell area as a whole.

The layout and design of the Heyford Park development at the former RAF Upper Heyford has been extensively described and assessed in other published documents, yet the potential for further development at Heyford Park, and in particular the potential for further developments extending westwards towards the villages of Upper Heyford and Lower Heyford could have irreversible impacts on the landscape character of the Cherwell Valley. This could be managed by developing policy to influence the Heyford Park development, and protect the Mid-Cherwell area. This could include defining buffers to settlements along the eastern side of the Cherwell Valley and around the former RAF Upper Heyford to protect the character of these villages and their strong rural settings. Specific consideration should also be given to the impact of increased traffic through this strongly rural landscape, and the impact on views from along and across the Cherwell Valley from settlement and footpaths within the Cherwell Valley.

In order to address the issues highlighted above, principles for managing change should focus on sustaining, reinforcing or enhancing those aspects which contribute to the local vernacular, historic character, and rural setting of settlements and the Cherwell Valley.

The following principles should be considered when defining policies with respect to heritage and character:

#### General Principles

- Proposals to alter existing buildings should demonstrate a detailed understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- Any new development should respect the layout, scale, mass and appearance of buildings in the respective settlement;
- The materials proposed for any new buildings or building alterations should be of a high quality, respond to and enhance the character of the

area, and have strong attention to architectural detailing;

- Consideration should be given to the visual impact of development along the edge of the settlement and how this affects the rural setting of the village;
- Consideration should be given to protecting the views identified by the neighbourhood plan group (shown in Appendix D) as being of importance to the area's character;
- Conserve and protect designated and non-designated heritage assets and their setting;
- Retain public rights of way and continue to keep these well-maintained;
- Require stone wall repairs to be carried out using traditional materials and methods in a sympathetic manner to the existing wall.

#### Fritwell

- Consider designation of the fields at the centre of the village as a Local Green Space to keep them open and free from development;
- New development and building alterations should consider the impact on views onto the fields at the centre of the village between buildings, and views out from these fields; and
- New development should have consideration to protecting views across the roofscape at Fritwell from the east and west;
- Consider restricting parking in places within the village in conjunction with the local authority to protect access along pavements for pedestrians and improve the appearance of streets;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

#### Kirtlington

- Maintain the surfacing and character of the alleys, footpaths and lanes through the village which are representative of its history and rural characteristics;
- Prevent further development to the south of the village that would encroach on the landscape gap between Kirtlington and Bletchington;
- Require property boundary changes to make use of stone walls built using traditional building methods in line with the historic stone walls within the conservation area;
- Measures to prevent vehicles from parking on verges within the village greens and on grass verges should be explored but should be appropriate to the rural character of the village and not detract from the appearance of the public realm;
- Development should not extend west of the village to protect the open farmland rural setting and rural edge of the settlement on the edge of the Cherwell Valley;

#### Lower Heyford

- Require property boundary changes to make use of stone walls built using traditional building methods in line with the historic stone walls

within the conservation area;

- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Consider designating the farmland to the south of Freehold Street as a local green space as it makes a strong contribution to the rural character of the village;
- Maintain the landscape gap between Lower Heyford and Upper Heyford to protect views between the two settlements and the character of this part of the Cherwell Valley;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm;

#### Middle Aston

- Any new development within the village should respect its historic layout, with new streets or culs-de-sac likely to be inappropriate;
- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

#### Steeple Aston

- Consider designation of the fields at the centre of the village as a Local Green Space to protect their historic character;
- Protect views towards the church from along Paines Hill and the land south of the village;
- New development proposals should be carefully sited to protect the character of views within and across the Cherwell Valley;
- High quality materials and a high standard of workmanship should be applied in the repair, or other works, to the public realm;
- Require any new property boundaries to make use of stone walls built using traditional design and construction methods in line with existing stone walls within the conservation area;
- Control the introduction of solar panels to roofs where this may adversely impact views across the roofscape in Steeple Aston;

#### Upper Heyford

- High quality recent housing proposals sympathetic to the characteristics of the village and its layout such as those on Orchard Lane should be encouraged;
- Maintain the landscape gap between the village and the former RAF Upper Heyford to protect the rural setting of Upper Heyford and the Cherwell Valley;
- Maintain the landscape gap between Lower Heyford and Upper Heyford to protect views between the two settlements, their settings, and the character of this part of the Cherwell Valley;
- Require property boundary changes to be sympathetic to the historic character of the village;

- A clear and consistent design approach to prevent vehicles from parking on or damaging grass verges should be explored, this should be appropriate to the character of the village and not detract from the appearance of the public realm.

In addition to policy protection, this assessment has identified projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) and Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

#### Next steps and sources of further information and support

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Mid-Cherwell Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the [local authority name] Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Mid-Cherwell View Management Framework;
- Design codes for future development and management.

A wealth of further information and support is available to assist Mid-Cherwell Neighbourhood Plan Group in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)

- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidance-notes-neighbourhood-planning/>

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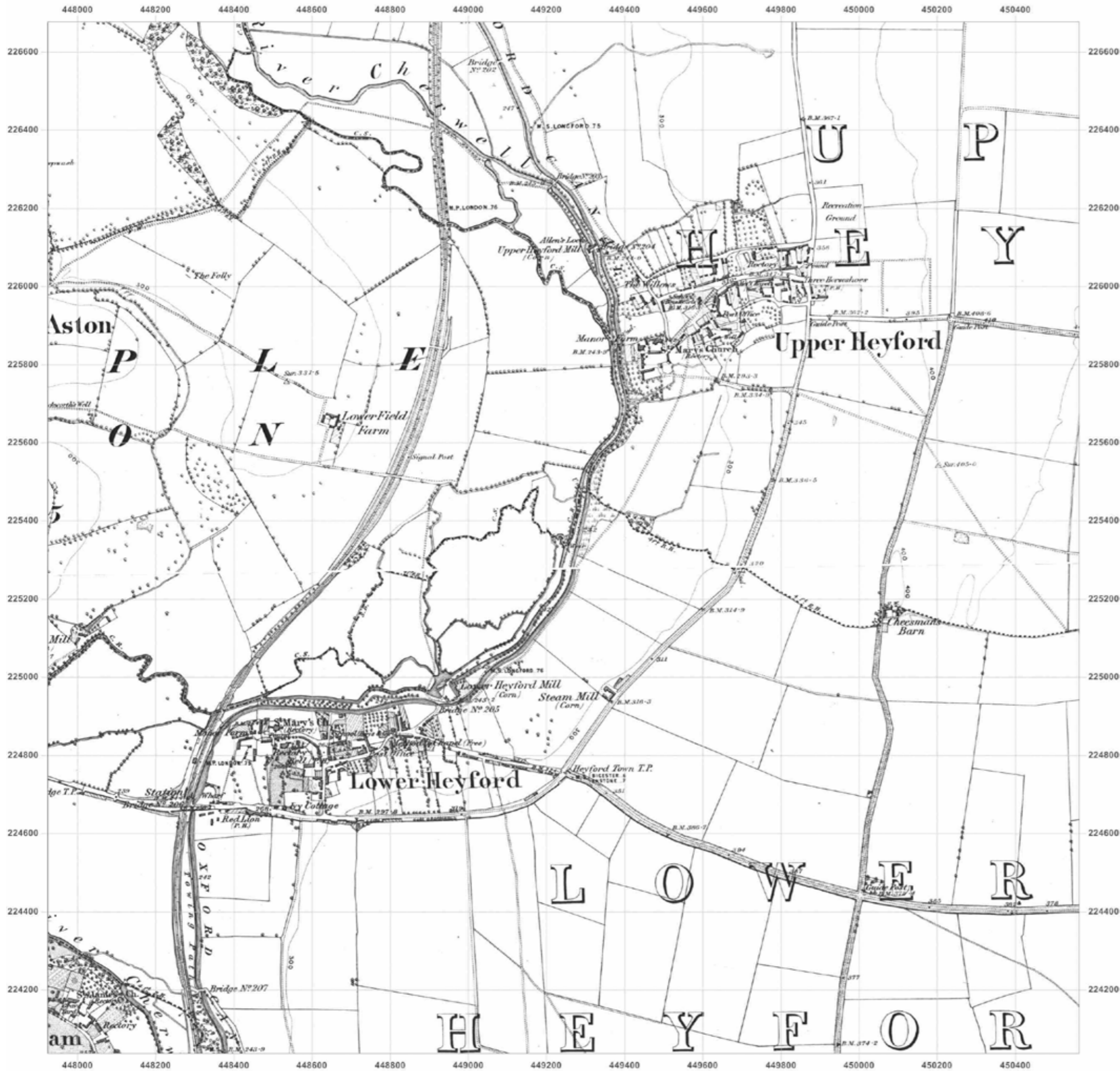
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# APPENDIX A: HISTORIC MAPS



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**Report Ref:** CMAPS-CM-617387-39015-200417  
**Grid Ref:** 449243, 225356

**Map Name:** County Series

**Map date:** 1875-1880

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1880  
 Revised 1880  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1875  
 Revised 1875  
 Edition N/A  
 Copyright N/A  
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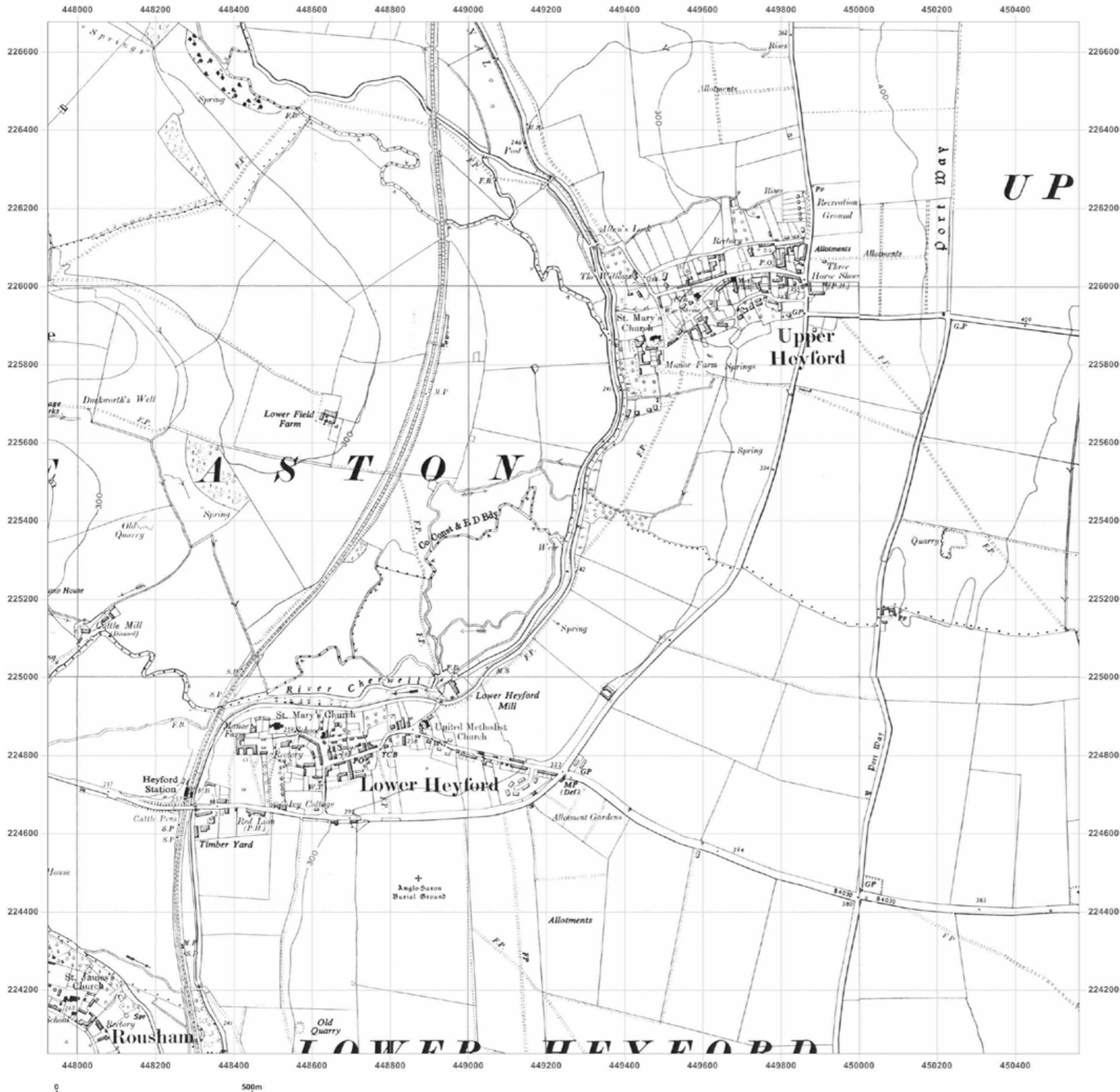
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**Site Details:**

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**Map Name:** Provisional

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**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1950  
 Revised 1950  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed N/A  
 Revised 1954  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed 1950  
 Revised 1950  
 Edition N/A  
 Copyright N/A  
 Levelled N/A

Surveyed N/A  
 Revised 1954  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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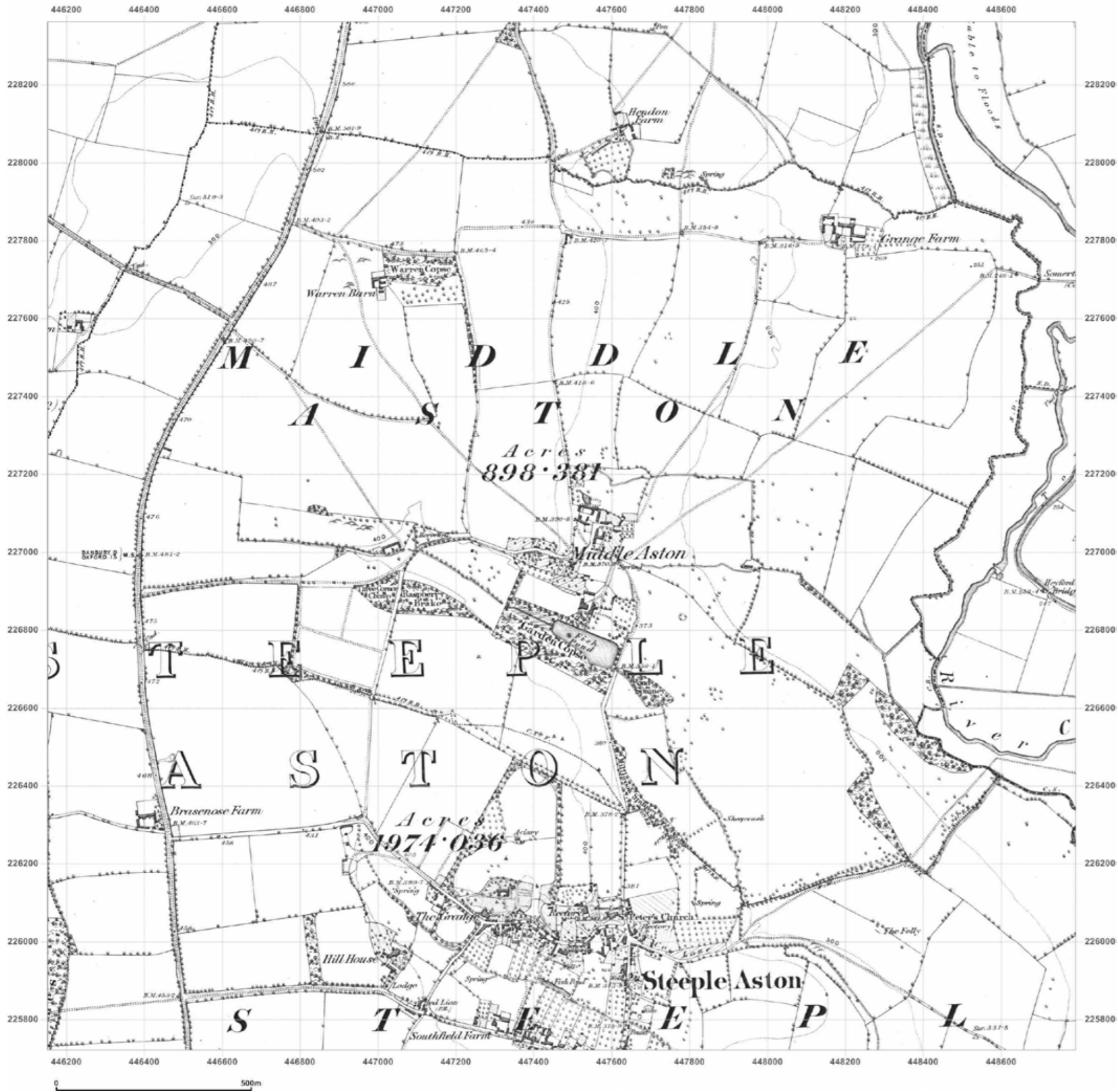
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**Site Details:**

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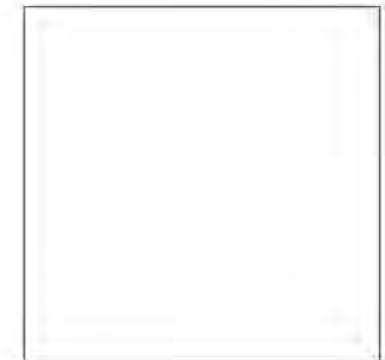
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**Printed at:** 1:10,560



Surveyed 1880  
 Revised 1880  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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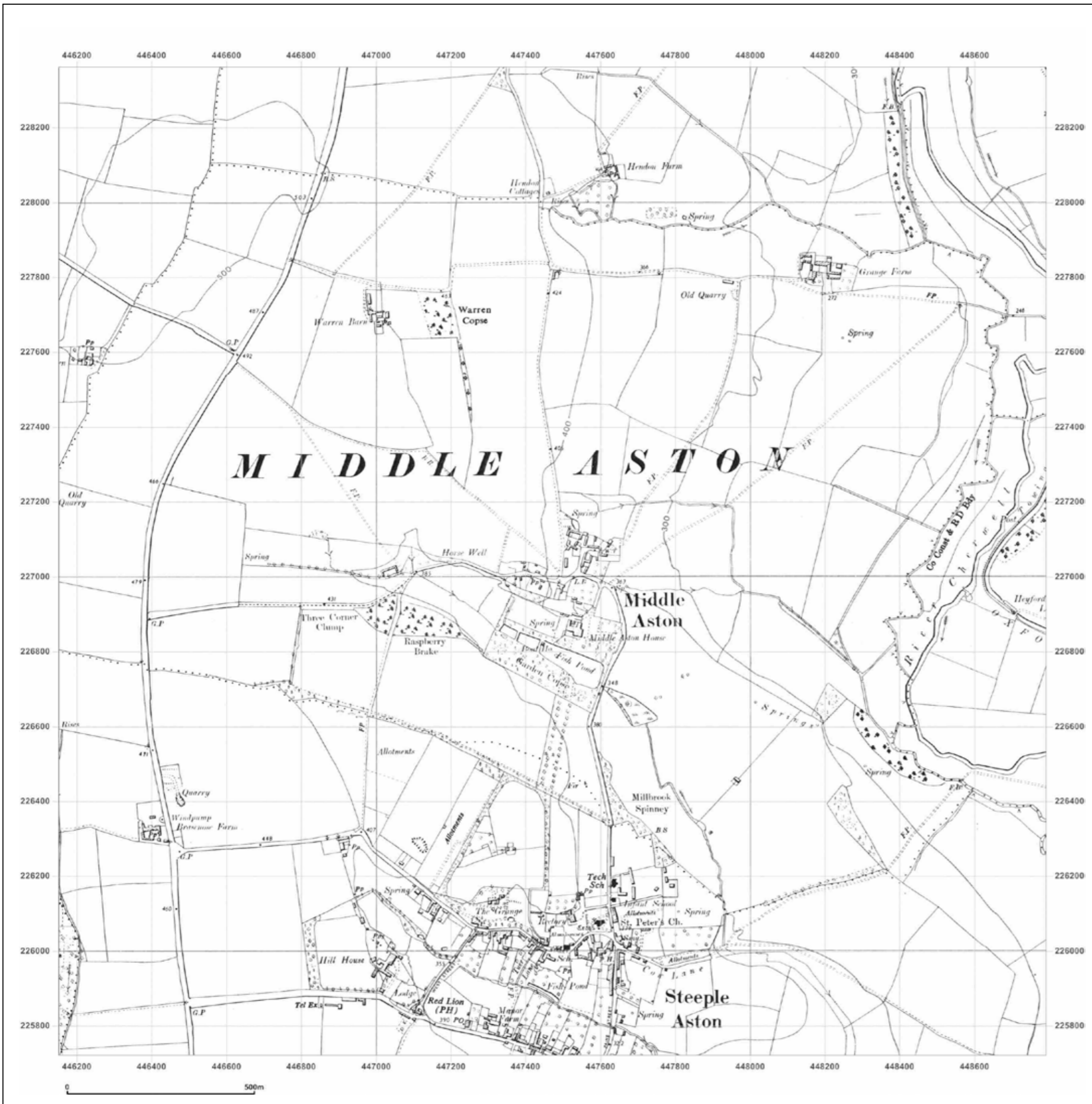
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**Site Details:**

1954-A3PDF-10000,

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**Map Name:** Provisional

**Map date:** 1954

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed 1950  
 Revised 1954  
 Edition N/A  
 Copyright N/A  
 Levelled N/A



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# APPENDIX B: SCHEDULE OF HERITAGE ASSETS

Listed Buildings

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
<b>FRICTWELL</b>						
1	1225311	Manor Farmhouse	II	452303	229443	26/02/1988
2	1266393	Fritwell Manor	II*	452403	229479	26/11/1951
3	1266439	Garage and Stables approx. 40 metres south east of Fritwell Manor	II	452440	229454	26/02/1988
4	1266400	Court Farmhouse Court Farmhouse Flat	II	452465	229432	26/11/2951
5	1266375	Barn approx 10 metres south east of court farmhouse	II	452488	229417	26/02/1988
6	1266385	Mary's House	II	452618	229496	26/02/1988
7	1225436	Wheatcroft	II	452248	229421	26/02/1988
8	1046892	Church of St. Olave	II*	452452	229301	07/12/1966
9	1369568	Church of St. Olave Group of 2 Headstones approx. 4 metres to ...	II	452462	229291	26/02/1988
10	1200306	Church of St. Olave Church Yard Cross approx 10 metres to south	II	452459	229288	26/02/1988
11	1200321	Heath Farmhouse	II	452362	229246	26/02/1988
12	1369569	The Hollies	II	452732	229094	26/11/1951
13	1225308	St. Olave's	II	452723	229053	26/02/1988
14	1266438	88 East Street	II	452720	229046	26/02/1988
15	1225336	The Limes	II	452690	228970	26/02/1988
16	1225309	One Hundred	II	452665	228929	26/02/1988
17	1046893	39/41 East Street	II	452780	229148	26/02/1988
<b>KIRTLINGTON</b>						
1	1200230	Foxtownsend Cottages	II	450040	220243	09/12/1987
2	1369748	Home Farmhouse	II	450178	220231	09/12/1987
3	1046500	Foxtownsend Farmhouse Foxtownsend Flat	II	450011	220157	26/11/1951
4	1200236	Foxtownsend Lodge North	II	450011	220147	09/12/1987
5	1046501	Park View Cottage and the Cottage	II	450003	220112	09/12/1987
6	1046497	Winter Cottage	II	449823	220111	01/05/1987
7	1200224	Lodge and attached Gates to Kirtlington Park	II	450040	220096	09/12/1987
8	1046498	Portway House	II	450054	219971	26/11/1951
9	1200247	Thatched Cottage	II	449908	219885	09/12/1987
10	1369769	Manor Farmhouse	II	449934	219835	09/12/1987
11	1200243	1 and 3, North Green	II	449970	219384	09/12/1987
12	1200229	Avenell	II	450013	219802	09/12/1987
13	1046502	Eastleigh House	II	450007	219748	09/12/1987
14	1369732	The Dashwood Arms Public House	II	449992	219678	09/12/1987
15	1046507	The Old Bakehouse	II	449962	219677	09/12/1987
16	1046508	The Green Cottages	II	450006	219624	07/12/1966
17	1300777	The Manor House and attached Outbuilding Range	II	450019	219616	26/11/1951
18	1369733	The Coach House	II	450034	219628	26/11/1951
19	1200427	Myrtle Cottage	II	449955	219630	09/12/1987
20	1046509	West View	II	449900	219568	09/12/1987
21	1300745	The Oxford Arms Public House and Adjoining Cottage	II	449895	219535	09/12/1987
22	1369734	Woodbine	II	449910	219470	09/12/1987
23	1200416	Dairy Cottage	II	450082	219625	09/12/1987

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
24	1200221	The Old Vicarage	II	449990	219556	09/12/1987
25	1300872	Church of St. Mary	II*	450021	219493	07/12/1966
26	1046496	Headstone approx. 5 metres south east of porch of Church of St. Mary	II	450024	219480	09/12/1987
27	1200205	South End Cottages	II	450082	219355	09/12/1987
28	1393395	The Mount	II	449987	219327	09/07/2009
29	1046538	Nutlands	II	450062	219254	09/12/1987
30	1046537	Kirtlington Park Stable Court approx 100 metres to west	II	450665	219800	01/05/1987
31	1200202	Kirtlington Park	I	450822	219833	26/11/1951
32	1233128	Dairy approx 30 metres north east of Kitchen at Kirtlington Park	II	450856	219908	20/10/1992
<b>LOWER HEYFORD</b>						
1	1266243	Bridge at Junction with Station Road, Plus Approach Walls	II	448298	224670	26/02/1988
2	1225683	Canal Cottage and attached Railings	II	448347	224677	26/02/1988
3	1225692	Darville Cottage Darville House Old Barn Cottage	II	448468	224647	26/02/1988
4	1225483	Manor House	II	448448	224861	26/11/1951
5	1225461	Manor Cottage and attached Outbuilding	II	448482	224892	26/02/1988
6	1225457	Church of St Mary	II*	448511	224872	07/12/1966
7	1225460	King Memorial approx. 8 metres north of Tower of Church of St. Mary	II	448498	224883	26/02/1988
8	1225459	Min Memorial approx. 5 metres north of Chancel of Church of St. Mary	II	448524	224880	26/02/1988
9	1266352	Barrett Memorial approx. 8 metres south east of Chancel of Church of	II	448532	224860	26/02/1988
10	1225458	Group of 2 Headstones approx. 4 metres south east of Chancel of	II	448533	224868	26/02/1988
11	1266329	Heyford House	II	448530	224824	26/11/1951
12	1225484	Walled Gardens approx. 10 metres south east of Heyford House	II	448544	224794	26/02/1988
13	1225635	Glebe Cottage	II	448618	224799	26/11/1951
14	1266273	The Bell Inn	II	448648	224787	26/11/1951
15	1225634	Outbuilding approx. 5 metres east of the Bell Inn	II	448656	224793	26/02/1988
16	1266281	College Farm House	II	448637	224757	26/11/1951
17	1225614	Farm Building approx. 20 metres north east of college Farmhouse,	II	448671	224776	26/02/1988
18	1225613	Paine's Cottage	II	448753	224794	26/02/1988
19	1225600	Forge House and attached Farmbuilding Range	II	448736	224808	26/02/1988
20	1266272	K6 Telephone Kiosk	II	448777	224810	26/02/1988
21	1225487	White Horse Cottage	II	448821	224867	26/02/1988
22	1266271	50 Freehold Street	II	448873	224843	26/02/1988
23	1225636	The Mill	II	448960	224980	26/02/1988
24	1225546	47 Freehold Street	II	448880	224854	26/02/1988
25	1225486	Linton Cottage	II	448887	224852	26/02/1988
26	1225612	80 Freehold Street	II	448994	224798	26/02/1988
27	1225488	86 Freehold Street	II	449018	224792	26/02/1988
28	1225538	93 Freehold Street	II	449069	224792	26/02/1988
29	1225485	105, Freehold Street	II	449128	224782	26/02/1988
<b>MIDDLE ASTON</b>						
1	1300681	Wadenhoe	II	447401	227018	08/12/1955
2	1046311	Barleyport	II	447572	227081	08/12/1955

ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
3	1369851	Home Farmhouse	II	447608	227062	08/12/1955
4	1046312	Middle Aston House (not included) Icehouse approx. 60 metres north	II	447519	226902	05/05/1988
5	1200615	Middle Aston House(not included) Granary approx. 50 metres North	II	447514	226892	05/05/1988
<b>STEEPLE ASTON</b>						
1	1066556	East Grange South Grange West Grange	II	447273	226070	26/02/1988
2	1266123	House at the Gap approx. 5 metres West of Holly Cottage	II	447316	226045	26/02/1988
3	1225942	House at the Gap approx. 5 metres South West of Holly Cottage	II	447327	226033	26/02/1988
4	1225941	Holly Cottage	II	447341	226049	26/02/1988
5	1357431	Sunny Bank	II	447350	226040	26/02/1988
6	1065960	Outbuilding approx. 5 metres North West of Old Toms	II	447400	226034	26/02/1988
7	1225936	Old Toms	II	447414	226020	16/06/1987
8	1357430	Cedar Cottage	II	447448	225999	26/02/1988
9	1225927	Cedar Lodge	II	447466	225974	26/02/1988
10	1357429	Almhouses	II	447489	226003	08/12/1955
11	1065958	The Old School	II	447512	226002	08/12/1955
12	1065957	The Old School House	II	447524	226011	26/02/1988
13	1065956	Walls to South and East of the Garden of Canterbury House, Fir Lane	II	447568	226043	26/02/1988
14	1066025	Canterbury House	II	447525	226083	26/02/1988
15	1065955	Kin Memorial approx. 4 metres South West of Porch of Church of St.	II	447590	226058	26/02/1988
16	1065952	Churtyard Cross approx. 8 metres South of Church of St. Peter and St.	II	447598	226054	26/02/1988
17	1066018	Group of 4 Headstones approx. 7, 8, 9 and 11 metres South of Chancel	II	447613	226060	26/02/1988
18	1066016	Grave Cover Slab approx. 4 metres East of Chancel of Church of St.Pe-	II	447619	226071	26/02/1988
19	1066017	Hix Memorial approx. 8 metres South of Chancel of St. Peter and St.	II	447616	226059	26/02/1988
20	1357162	Church of St. Peter and St. Paul	II*	447600	226070	08/12/1955
21	1066595	Fir Cottage	II	447638	226108	26/02/1988
22	1066596	Fir Lane Cottage	II	447640	226099	26/02/1988
23	1357143	Jasmine Cottage	II	447641	226088	26/02/1988
24	1357160	Chancel Cottage	II	447638	226078	26/02/1988
25	1066554	Merlins	II	447644	226027	08/09/1970
26	1065959	Manor Court Cottage Rectory Farmhouse	II	447593	226012	08/12/1955
27	1225943	Chestnut House	II	447629	226002	26/02/1988
28	1266124	Payne's Hill House	II	447627	225934	08/12/1955
29	1266125	Fairview	II	447630	225924	29/11/1972
30	1245345	Red Lion Corner	II	447113	225831	24/06/1997
31	1226005	Manor Farmhouse	II	447294	225791	26/02/1988
32	1226004	Grange Cottage	II	447397	225752	26/02/1988
33	1226003	Straithe Cottage	II	447421	225745	26/02/1988
34	1266076	Brunstone	II	447418	225723	26/02/1988
35	1225951	Orchard Lea House	II	447467	225734	08/12/1955
36	1226000	Summerhouse approx. 40 metres to North of Orchard Lea House	II	447476	225759	08/12/1955
37	1266072	Acacia Cottage	II	447488	225719	08/12/1955
38	1225948	Town House	II	447557	225682	26/02/1988

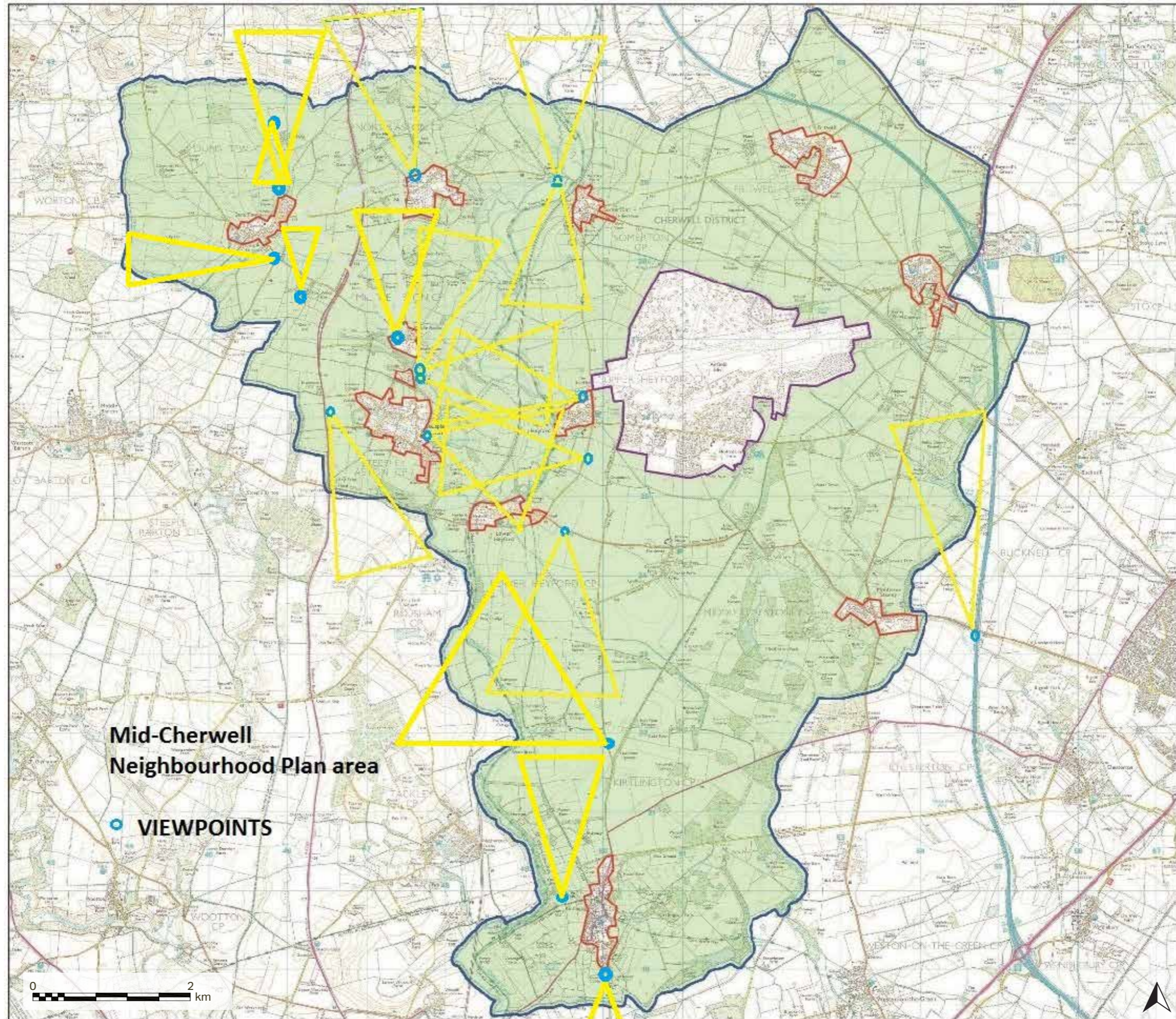
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39	1391093	War Memorial	II	447770	225493	20/09/2004
<b>UPPER HEYFORD</b>						
1	1226068	Odd Stones	II	449564	226002	26/02/1988
2	1226005	15-22 High Street	II	449621	226020	26/02/1988
3	1226074	Two Trees Farmhouse and attached Farmbuildings	II	449745	226025	26/02/1988
4	1266030	Mudginwell Farmhouse	II	449799	226026	26/02/1988
5	1226062	Rose Cottage	II	449852	226038	26/02/1988
6	1266033	Barn approx 10 metres South East of Two Trees Farmhouse	II	449776	226012	26/02/1988
7	1226075	Farmbuilding approx. 30 metres south east of Two Trees Farmhouse	II	449777	225996	26/02/1988
8	1266034	Cartshed approx. 50 metres South of Two Trees Farmhouse	II	449764	225891	26/02/1988
9	1226109	Stable Range approx. 20 metres south of Two Trees Farmhouse	II	449744	226002	26/02/1988
10	1226077	Walled Garden approx. 40 metres South West of Two Trees Farm-	II	449713	225892	26/02/1988
11	1226006	Church of St. Mary	II*	449483	225866	07/12/1996
12	1226046	Manor Farmhouse	II	449441	225848	26/02/1988
13	1226007	Granary Approx. 30 metres South East of Manor Farmhouse	II	449454	225826	26/02/1988
14	1266058	Tithe Barn approx. 30 metres South of Manor Farmhouse	I	449444	225812	26/11/1951





# APPENDIX C: LOCAL VIEWS







## L EVIDENCE BASE

The analysis, objectives and proposals in this Neighbourhood Development Plan have drawn on an extensive range of data sources, including:

- Statistics obtained from the Office of National Statistics, including 2011 Census data.
- CDC Local Plan Parts 1 and 2, and partial review of Part 1
- The National Planning Policy Framework (NPPF) and government guidance notes

In addition, information and advice has been sought from a wide variety of external organisations and professional bodies.

The following are the principal areas of evidence on which MCNP has drawn that are available to view either in this document, or on other websites:

1. Housing Needs Assessment Report - AECOM (see Appendix E)
2. Listed buildings (see Appendix G)
3. Heritage and Character Assessment (see Appendix K)
4. Conservation area appraisals (documents on CDC website)
5. CDC HELAA (Housing and Economic Land Availability Appraisal) February 2018 (on CDC website)
6. CDC emerging SPD: Cherwell Design Guide - Nov. 2017 (on CDC website)
7. Official footpaths, bridleways, etc. (maps on OCC website)

The documents below are reproduced on the pages that follow:

8. Social infrastructure survey
9. Groups and local organisations in the neighbourhood
10. Companies and businesses in the area
11. Archaeology in the NP area
12. Traffic counts
13. Village traffic mitigation report - Hamilton-Baillee consultants

## 8. SOCIAL INFRASTRUCTURE

The following table was prepared from information provided by the Parish Councils during the course of 2016. The listings may not be complete, or accurate at the time of reading this document.

### EDUCATION

Amenity	Parish located in	
Dr. Radcliffe's C of E Primary School	Steeple Aston	Capable of 210, expansion only possible by building more accommodation. Two hard surface tennis courts and junior football pitch available for public use
Steeple Aston Pre-School	Steeple Aston	
Heyford Park Free School	Heyford Park	Currently at capacity. Rooms can be hired out of school hours, gym memberships, provides space for clubs to take place
Fritwell Church of England Primary School	Fritwell	Approx. 150 children (5-11 years old). A nursery for 3 and 4 year olds is planned from September 2016
Kirtlington Primary School and Pre-School	Kirtlington	Has been at full capacity in recent years. Separate year groups would be a way to improve the school

## HALLS

Amenity	Parish located in	
Village Hall	Steeple Aston	Quite high usage each day, exercise classes, sports, plays, meetings, exhibitions, parties etc. Storage issues and external lighting needs addressing
Village History Centre	Steeple Aston	Open to public every Saturday and used for occasional meetings
Sports and recreation centre	Steeple Aston	currently underused. Youth club no longer exists, scout movement weak, sports groups such as football moderate use, small committee need support to keep facility viable
Old Bakery Meeting Room	North Aston	Adjacent kitchenette and toilet, acceptable state of repair. Failure of a project to build a Village Hall in recent years means this is the only indoor facility in the village
Jehovah Witness Hall	Lower Heyford	Used twice weekly by +/- 50 people
Reading Room	Lower Heyford	Left by former residents to provide income to support needy parishioners
Community Centre	Heyford Park	Will likely be demolished and replaced by new facility elsewhere on the site. Houses community shop and café
Village hall	Fritwell	Very well used, new hall is planned along with further housing and the current hall will be demolished on completion of new hall.
Scout Hall	Fritwell	Scouts, Cubs, Beavers and Explorers each week for those 6-18
Village Hall	Duns Tew	In good repair, used for lots of different groups throughout week. Would benefit from extension to provide extra meeting room and changing area for drama group
Upper Heyford Village Hall	Upper Heyford	Has been refurbished in recent years. Used most evenings plus some daytimes and weekends
The Reading Room	Upper Heyford	Used regularly throughout the week and occasional weekends
Kirtlington Village Hall	Kirtlington	Regular bookings every weekday evening, and most weekend daytimes are booked



Scout Hut	Kirtlington	High usage by broad range of village children, in use average of 3 evenings per week. The building could be improved significantly, provided funding and volunteer effort were available
Middleton Stoney Village Hall	Middleton Stoney	There are no parking facilities, believed that if there were car parking hirings would increase
Barnes Memorial Hall	Somerton	Built in 2010, in excellent state of repair. Well supported and frequently used for clubs. Licensed bar which opens every Thursday for the community. This facility is the hub of the community.
Village Hall	Ardley	Village Hall, with a large room with capacity for approx. 100 seated, smaller meeting room with capacity for approx. 20 seated, kitchen and toilets. Large car park adjacent.

## SPORTS AND RECREATION

Amenity	Parish located in	
Robinsons close playing field	Steeple Aston	Requires significant regular maintenance expenditure. Could house both a senior and junior football pitch, but currently just has senior. Has cricket practice nets at one end. The actual pitch is high quality but expensive to maintain
Millennium Park adventure playground	Steeple Aston	Large numbers come to use the facility from outside the village. PC invests regular expenditure on maintenance. Includes outdoor table tennis, all weather court, BMX circuit and a public toilet/baby change
Pocket Park (Nizewell head)	Steeple Aston	Medium usage but essential to that part of the village being almost 1 mile from the main recreational facilities
The Green	North Aston	Most whole community events take place here, only open space available to the village
Playing field	Lower Heyford	Football and play area
Basketball practice area and hoop	Lower Heyford	
Sports and social club	Lower Heyford	New building required as current one is old and needs updating
Children's Playground	Lower Heyford	Very regular use
Bowling Green	Lower Heyford	Summer months only, regular Wednesday night meet and other informal ad hoc usage.
Market Square	Lower Heyford	
Grassed corner (junction of Mill Lane and Freehold Street)	Lower Heyford	Regularly mowed by resident of house on green
Poors Land	Lower Heyford	
Gym, specialisms campus and sports fields	Heyford Park	
Playground	Heyford Park	Only playground at Heyford Park currently
Community Garden	Heyford Park	Every day access, used for outdoor gathering and barbeques etc.

Playing Field and adjacent playground	Fritwell	Very important to community, playground suitable for under 13's and separate play equipment for teenagers. Playing field widely used by different clubs
Mancetter's Field	Fritwell	Has recently been submitted for Local Green Space designation, awaiting decision
Village Green	Fritwell	
Pond	Fritwell	Highway work on footpath alongside is awaited, scheduled for 2019 by OCC, currently scaffolding in place which detracts from aesthetics
Play Area	Duns Tew	Very important, toddlers play area, tennis court and football pitch used by all ages. Needs refurbishing and consultation currently taking place to decide on refurbishment
Field on south side of Village	Duns Tew	Dog walking allowed, trees planted here in memory of loved ones
The Green	Upper Heyford	
Recreational field	Upper Heyford	The recreation ground play area is currently being refurbished
Recreational field and 'sportswall'	Kirtlington	Heavily used by junior and senior football plus cricket in the summer. Also used for community events and adhoc sports practice
Village Hall recreation fields with play area	Kirtlington	High usage by local children/families
Gossway Fields open area	Kirtlington	Used by residents for children's play and socialising, a reminder for drivers to slow down would be welcome
Village Greens	Kirtlington	Essential to Village life, maintenance funded by KPC
Village Pond	Kirtlington	Biodiversity interest, requires periodic maintenance by volunteers
Kirtlington Quarry	Kirtlington	Heavily used by villagers for leisure, exercising and socialising. Recurring issues include, litter, dog waste, vehicle traffic and vandalism
Roman Close play area and grassed leisure area	Kirtlington	Play area limited to use for youngest children, grass area important, safe area for children to play



Kirtlington Park Polo Ground	Kirtlington	Hosts Family events and welcomes spectators from the village
Kirtlington Golf Club	Kirtlington	
Children's Playground	Middleton Stoney	5 pieces of equipment installed in 1995. PC currently reviewing options for renewal or updating. Recent evidence of anti-social behaviour which has resulted in damage to equip, PC considering how this may be dealt with
Playground, Ardley Road	Somerton	Very important to community, needs monthly maintenance and in need of some repairs
Sports Pavilion	Ardley	Currently used by Ardley United Football Club. The pavilion has changing facilities, toilets, meeting room and an upstairs function room and bar area.
Playing fields children's play area	Ardley	The playing fields is split to provide a separate area for Ardley United football club and an area for general use. The area at the football club end has a stand with seating for approx 100 people. The childrens play area is fenced off from the playing field at the end nearest the car park and village hall. There are multiple pieces of play equipment.

**RETAIL**

<b>Amenity</b>	<b>Parish located in</b>	
Village shop and post office	Steeple Aston	Essential
Shop at Heyford Wharf	Lower Heyford	Drop off point for prescriptions from Deddington surgery
Community shop and café	Heyford Park	Allows residents to obtain basic supplies without having to drive. Used by onsite contractors and local community
Shop/Post Office	Fritwell	Vital for distribution of groceries, info, prescriptions etc. General store, speciality butchers, Post Office, newspapers
Kirtlington Stores and Post Office	Kirtlington	Vital to the community, the store is small with no possibility to expand

**PUBLIC HOUSE/RESTAURANT/B&B**

Amenity	Parish located in	
Red Lion Public House	Steeple Aston	Current use fairly low but unsure how this could be improved
The Bell	Lower Heyford	Daily use pub, beer festival in summer
Horse and Groom	Lower Heyford	Daily except Monday, Bastille Day beer festival
Kizzies Bistro	Lower Heyford	
Vegan B&B	Lower Heyford	
Heyford Wharf B&B	Lower Heyford	
Heyford House B&B	Lower Heyford	
White Horse Pub	Duns Tew	Very important as social meeting place
Barley Mow Pub	Upper Heyford	Only pub in the village and a great meeting place for the community
Oxford Arms public house	Kirtlington	Very important to villagers, would like to see more extensive opening hours and more community focus
Dashwood Arms Hotel and Restaurant	Kirtlington	Would like to see more extensive/consistent opening hours and food served earlier
Jane's Tea Gardens	Kirtlington	Opening every other weekend during summer, very occasional
Fox and Hounds	Ardley	This is a well used public house with food and drink being served
White Lion	Ardley	This is a well used local amenity, with darts, aunt sally and clay pigeon shooting teams. It is a well used venue for people of the village to meet and socailize.



## RELIGIOUS

Amenity	Parish located in	
Heyford Park Chapel	Heyford Park	Holds services as well as lots of groups and events for the community. Currently in need of much maintenance
St. Olave's Church	Fritwell	Services twice weekly, larger services at festival times, normal attendance approx. 20
Weslyian Methodist Reform Chapel	Fritwell	
Church of England Church	Duns Tew	In good repair, holds regular church services, plus weddings, funerals, concerts and fete's. Could benefit from glassing fo old organ loft to provide a meeting room and provision of toilet facilities
St. Mary's Church	Upper Heyford	A lot of work is required, including to the heating system. There is a programme of works and fundraising in place
St. Peter and St. Paul's Church	Steeple Aston	Plans exist to improve facilities to attract more community use
St. Mary's Church	North Aston	A well attended service each Sunday
St. Mary's Church	Lower Heyford	Services Tuesday and Sunday. On going works required to maintain listed building
Church of St. Mary the Virgin	Kirtlington	Used for a variety of events, there is spare capacity at the regular church services, through local or family events tend to be at capacity
All Saint Parish Church	Middleton Stoney	Good state of repair, partly as the result of the generosity of a number of local benefactors and volunteers
St. James Church	Somerton	Now in good order due to a good deal of restorative works taking place in the last few years - work still ongoing and always will be due to age of building
St.Mary's Church	Ardley	Used for regular church services. The church also has the recent addition of toilets and kitchen facilities.

## CEMETERIES

Amenity	Parish located in	
Cemetery	Steeple Aston	
St Mary's Church cemetery	Lower Heyford	At 95% capacity
Upper Heyford Cemetery	Upper Heyford	Very limited capacity
Churchyard surrounding St. Mary's Church	Kirtlington	No further bookings are being taken and it is estimated the cemetery will be full within 10 years
Cemetery - Churchyard	Fritwell	The Churchyard is now full
Cemetery - (PC run Civil 'Lawn' Cemetery)	Fritwell	Currently about one third full, including reservations. It is the only such facility for some distance
All Saint Parish Church graveyard	Middleton Stoney	Historic grave area relatively full but there is room in a 0.5 acre piece of land outside of this which will be able to serve the needs of the Parish for some years to come
St Mary's	North Aston	Effectively full
St James Church	Somerton	Currently trying to map the graveyard to see how many grave plots are left, however it is predicted not very many.
St. Mary's Church	Ardley	Has capacity.

## ALLOTMENTS

Amenity	Parish located in	
Allotments, Fir lane	Steeple Aston	Fully subscribed with intensive usage
Allotments	Lower Heyford	
The Poors allotments	Upper Heyford	Well used
Allotments, Crow Castle Lane	Kirtlington	Most allotments are rented and heavily used by Villagers, 2 or 3 available currently. Facilitate 3 or 4 produce sales per year on the South Green
Allotments, Ardley Road	Middleton Stoney	



**PUBLIC TRANSPORT**

<b>Amenity</b>	<b>Parish located in</b>	
Two bus shelters	North Aston	
Two bus shelters	Steeple Aston	
others?		
Heyford Station	Lower Heyford	6 days a week service to Banbury and Oxford

**MISCELLANEOUS**

<b>Amenity</b>	<b>Parish located in</b>	
Public use defibrillator: The Bell PH	Lower Heyford	
Public use defibrillator: Horse and Groom PH	Lower Heyford	
others?		

## **9. LOCAL ORGANISATIONS AND BUSINESSES IN THE NEIGHBOURHOOD**

The following tables were prepared from information provided by the Parish Councils during the course of 2016. The listings may not be complete, or accurate at the time of reading this document.

The information is provided first by parish, then repeated by type of organisation.



<b>Parish</b>	<b>Type of organisation</b>	<b>Nature of business</b>	<b>Name of organisation</b>
Ardley with Fewcott	Church		St Marys Church
Ardley with Fewcott	Other		Ardley Village Hall
Ardley with Fewcott	Sports	Football Club	Ardley Football Club
Ardley with Fewcott	Older people	Nursing Home	Fewcott Nursing Home
Duns Tew	Arts and Music		Duns Tew Drama Group
Duns Tew	Business	Public House	White Horse pub
Duns Tew	Business	Rainwear Manufacturer	Mail Order
Duns Tew	Business	Farming	
Duns Tew	Business	Livery Stables	
Duns Tew	Business	Farming	
Duns Tew	Church		St Mary Magdalene Duns Tew PCC
Duns Tew	Other		Duns Tew & Middle Barton WI
Duns Tew	Other		Duns Tew Community Action Group
Duns Tew	Other		Duns Tew Book Club
Duns Tew	Other		Duns Tew Village Hall Committee
Fritwell	Arts and Music	Film club	Cushion Club (Films)
Fritwell	Business	Farming	Lodge Farm, East Street
Fritwell	Business	Farming	Manor Farm, Fritwell
Fritwell	Business	Farming	Park Farm, Fritwell
Fritwell	Business	Shop	GB Wrighton and Sons (Shop)
Fritwell	Church		St. Olave's Church Parochial Church Council
Fritwell	Church		Fritwell Wesleyan Reform Methodist Chapel
Fritwell	Education	School	Fritwell Church of England Primary School
Fritwell	Older people		Forget-Me-Not Club (Over 60s)
Fritwell	Other		Fritwell Village Hall Committee
Fritwell	Sports		Fritwell Playing Field Committee
Fritwell	Sports	Rugby club	Alchester RUFC
Fritwell	Sports	Angling	Fritwell AnglingClub
Fritwell	Young people		First Fritwell Scouts, Cubs, Beavers
Kirtlington	Arts and Music		Bell ringers
Kirtlington	Arts and Music		Film Club
Kirtlington	Arts and Music		Historical Society

Kirtlington	Business	Retail?	Fair Trade
Kirtlington	Business	Pub and hotel	Oxford Arms
Kirtlington	Business	Shop	Village Shop & Post Office
Kirtlington	Business	Hotel & Restaurant	The Dashwood Hotel
Kirtlington	Education		Kirtlington Pre School & Primary School
Kirtlington	Older people		Kirtlington Good Neighbours
Kirtlington	Older people		Lunch Club
Kirtlington	Other		Allotments
Kirtlington	Other		Bird Watchers
Kirtlington	Other		Bridge Club
Kirtlington	Other		Footpath Society
Kirtlington	Other		Garden Club
Kirtlington	Other		Kirtlington Care
Kirtlington	Other		Kirtlington Fete
Kirtlington	Other		Kirtlington Morris Men
Kirtlington	Other		Kirtlington Wildlife & Conservation Society (KWACS)
Kirtlington	Other		Neighbourhood Watch
Kirtlington	Other		Royal British Legion
Kirtlington	Other		Sustainable Kirtlington
Kirtlington	Other		Village News
Kirtlington	Other		Welcome Club
Kirtlington	Other		Women's Institute
Kirtlington	Sports		Badminton
Kirtlington	Sports		Bowls - Indoor
Kirtlington	Sports		Football Club
Kirtlington	Sports		Football (under 10s)
Kirtlington	Sports		Golf Club
Kirtlington	Sports		Polo Club
Kirtlington	Sports		Polo School
Kirtlington	Young people		Toddler Group
Kirtlington	Young people		Scouts/Brownies etc.
Kirtlington	Young people		Youth Club
Middleton Stoney	Business	Agricultural Machinery	The Turney Group

Middleton Stoney	Business	Farming	J H Norman & Sons ( Park Farm, Middleton Stoney)
Middleton Stoney	Business	Hotel & Restaurant	The Jersey Arms
Middleton Stoney	Business	Restaurant	Rigoletto Restaurant
Middleton Stoney	Business	Computer Management Sc	Oxford Computer Group UK
Middleton Stoney	Business	Software Solutions	Antycip Simulations Ltd
Middleton Stoney	Church		All Saints Church
Middleton Stoney	Other		Village Hall Management Committee
Middleton Stoney	Other	Allotments	Allotments - Ardley Road, Middleton Stoney
Middleton Stoney	Sports	Cricket	Middleton Stoney Cricket Club
Middleton Stoney	Young people		Playground Group
Somerton	Arts and Music		Village Green Quilters
Somerton	Business	Farming	Manor Farm
Somerton	Business	Farming	Village Farm
Somerton	Business	Farming	Dovecot Farm
Somerton	Business	Farming	Troy Farm
Somerton	Church		Church
Somerton	Other		Women's Institute Group (SWIG)
Somerton	Other		Exercise group
Somerton	Other		Village Hall Committee
Somerton	Other		Social Club
Steeple Aston	Arts and Music		Bellringers
Steeple Aston	Arts and Music		Handbell ringers
Steeple Aston	Arts and Music		Choral Society
Steeple Aston	Arts and Music		Steeple Aston Players
Steeple Aston	Arts and Music		Steeple Aston Reading groups (3!)
Steeple Aston	Business	Village Shop	Harris Stores
Steeple Aston	Business	Pub	Red Lion
Steeple Aston	Business	Decorator	Matthew Davies
Steeple Aston	Business	Bed & Breakfast	Old Toms Bed & Breakfast
Steeple Aston	Business	Photographer	Paul Ekert Photography
Steeple Aston	Business	Decorator	AE Mawson
Steeple Aston	Business	Farming	Brasenose Farm
Steeple Aston	Business	Hotel & Restaurant	The Holt Hotel



Steeple Aston	Church		St Peter & St Pauls Church
Steeple Aston	Education	School	Dr Radcliffes School
Steeple Aston	Education	School	Pre-school
Steeple Aston	Older people		Age Uk
Steeple Aston	Older people		Meals on Wheels
Steeple Aston	Older people		Valentine Club
Steeple Aston	Other		Steeple Aston Village Archive (SAVA)
Steeple Aston	Other		Bee keepers
Steeple Aston	Other		Garden Club
Steeple Aston	Other		Horticultural Society
Steeple Aston	Other		Village Hall
Steeple Aston	Other		WI
Steeple Aston	Other		Allotments Society
Steeple Aston	Other		Steeple Aston Life magazine
Steeple Aston	Other		Village website committee
Steeple Aston	Sports		Angling Club
Steeple Aston	Sports		Badminton
Steeple Aston	Sports		Badminton
Steeple Aston	Sports		Cricket Club
Steeple Aston	Sports		Football club
Steeple Aston	Sports		Golf society
Steeple Aston	Sports		Sports & Recreation Centre
Steeple Aston	Sports		Steeple Aston Walking Group
Steeple Aston	Sports		Tennis Club
Steeple Aston	Sports		Robinsons Close Sports field
Steeple Aston	Young people		Brownies
Steeple Aston	Young people		Toddler Group
Lower Heyford	Sports		Yoga
Lower Heyford	Sports		Football club
Lower Heyford	Sports		Bowls Club
Lower Heyford	Arts and Music		Bell ringers
Lower Heyford	Other		WI
Lower Heyford	Other		Friends of Lower Heyford Station

Lower Heyford	Other		Lower Heyford Relief in Need Charity
Lower Heyford	Other		Village Hall Trust
Lower Heyford	Other		Lower Heyford Parish Council
Lower Heyford	Other		St Mary's Church
Lower Heyford	Other		Events Committee
Lower Heyford	Business	Boat hire	Oxfordshire narrowboats
Lower Heyford	Business	Pub	The Bell
Lower Heyford	Business	Pub	The Horse & Groom
Lower Heyford	Business	Electrician	Mortimore Electrical Services
Upper Heyford	Other		Upper Heyford Poors Allotments
Upper Heyford	Other		Healthy Heyford Project
Upper Heyford	Sports		Heyford Football Club
Upper Heyford	Other		Women's Institute
Upper Heyford	Other		Warreners
Upper Heyford	Business	Farming	Jones' Farm
Upper Heyford	Business	Farming	Varney's Farm
Upper Heyford	Other		Upper Heyford Historical Society
Upper Heyford	Arts and Music		Upper Heyford Poetry Group
Upper Heyford	Business	Reflexology	Alison Graham
Upper Heyford	Business	IT	Mike Hardcastle
Upper Heyford	Business	Haulage	Derek Burrows
Upper Heyford	Sports		Heyford United Football Club
Upper Heyford	Sports		Yoga
Upper Heyford	Sports		Karate
Upper Heyford	Sports		Jado Chi
Upper Heyford	Business	Pub	Barley Mow Public House
Upper Heyford	Arts and Music		Art and Craft Group (Thursday am)
Upper Heyford	Church		St Mary's Church
Upper Heyford	Other		Post Office weekly session





Parish	Type of organisation	Nature of business	Name of organisation
Duns Tew	Arts and Music		Duns Tew Drama Group
Fritwell	Arts and Music	Film club	Cushion Club (Films)
Kirtlington	Arts and Music		Bell ringers
Kirtlington	Arts and Music		Film Club
Kirtlington	Arts and Music		Historical Society
Somerton	Arts and Music		Village Green Quilters
Steeple Aston	Arts and Music		Bellringers
Steeple Aston	Arts and Music		Handbell ringers
Steeple Aston	Arts and Music		Choral Society
Steeple Aston	Arts and Music		Steeple Aston Players
Steeple Aston	Arts and Music		Steeple Aston Reading groups (3!)
Lower Heyford	Arts and Music		Bell ringers
Upper Heyford	Arts and Music		Upper Heyford Poetry Group
Upper Heyford	Arts and Music		Art and Craft Group (Thursday am)
Duns Tew	Business	Public House	White Horse pub
Duns Tew	Business	Rainwear Manufacturer Mail Order	
Duns Tew	Business	Farming	
Duns Tew	Business	Livery Stables	
Duns Tew	Business	Farming	
Fritwell	Business	Farming	Lodge Farm, East Street
Fritwell	Business	Farming	Manor Farm, Fritwell
Fritwell	Business	Farming	Park Farm, Fritwell
Fritwell	Business	Shop	GB Wrighton and Sons (Shop)
Kirtlington	Business	Retail?	Fair Trade
Kirtlington	Business	Pub and hotel	Oxford Arms
Kirtlington	Business	Shop	Village Shop & Post Office
Kirtlington	Business	Hotel & Restaurant	The Dashwood Hotel
Middleton Stoney	Business	Agricultural Machinery	The Turney Group
Middleton Stoney	Business	Farming	J H Norman & Sons ( Park Farm, Middleton Stoney)
Middleton Stoney	Business	Hotel & Restaurant	The Jersey Arms
Middleton Stoney	Business	Restaurant	Rigoletto Restaurant

Middleton Stoney	Business	Computer Management Solutions	Oxford Computer Group UK
Middleton Stoney	Business	Software Solutions	Antycip Simulations Ltd
Somerton	Business	Farming	Manor Farm
Somerton	Business	Farming	Village Farm
Somerton	Business	Farming	Dovecot Farm
Somerton	Business	Farming	Troy Farm
Steeple Aston	Business	Village Shop	Harris Stores
Steeple Aston	Business	Pub	Red Lion
Steeple Aston	Business	Decorator	Matthew Davies
Steeple Aston	Business	Bed & Breakfast	Old Toms Bed & Breakfast
Steeple Aston	Business	Photographer	Paul Ekert Photography
Steeple Aston	Business	Decorator	AE Mawson
Steeple Aston	Business	Farming	Brasenose Farm
Steeple Aston	Business	Hotel & Restaurant	The Holt Hotel
Lower Heyford	Business	Boat hire	Oxfordshire narrowboats
Lower Heyford	Business	Pub	The Bell
Lower Heyford	Business	Pub	The Horse & Groom
Lower Heyford	Business	Electrician	Mortimore Electrical Services
Upper Heyford	Business	Farming	Jones' Farm
Upper Heyford	Business	Farming	Varney's Farm
Upper Heyford	Business	Reflexology	Alison Graham
Upper Heyford	Business	IT	Mike Hardcastle
Upper Heyford	Business	Haulage	Derek Burrows
Upper Heyford	Business	Pub	Barley Mow Public House
Ardley with Fewcott	Church		St Marys Church
Duns Tew	Church		St Mary Magdalene Duns Tew PCC
			St. Olave's Church Parochial Church
Fritwell	Church		Council
			Fritwell Wesleyan Reform Methodist
Fritwell	Church		Chapel
Middleton Stoney	Church		All Saints Church
Somerton	Church		Church
Steeple Aston	Church		St Peter & St Pauls Church

Upper Heyford	Church		St Mary's Church
Fritwell	Education	School	Fritwell Church of England Primary School
Kirtlington	Education		Kirtlington Pre School & Primary School
Steeple Aston	Education	School	Dr Radcliffes School
Steeple Aston	Education	School	Pre-school
Ardley with Fewcott	Older people	Nursing Home	Fewcott Nursing Home
Fritwell	Older people		Forget-Me-Not Club (Over 60s)
Kirtlington	Older people		Kirtlington Good Neighbours
Kirtlington	Older people		Lunch Club
Steeple Aston	Older people		Age Uk
Steeple Aston	Older people		Meals on Wheels
Steeple Aston	Older people		Valentine Club
Ardley with Fewcott	Other		Ardley Village Hall
Duns Tew	Other		Duns Tew & Middle Barton WI
Duns Tew	Other		Duns Tew Community Action Group
Duns Tew	Other		Duns Tew Book Club
Duns Tew	Other		Duns Tew Village Hall Committee
Fritwell	Other		Fritwell Village Hall Committee
Kirtlington	Other		Allotments
Kirtlington	Other		Bird Watchers
Kirtlington	Other		Bridge Club
Kirtlington	Other		Footpath Society
Kirtlington	Other		Garden Club
Kirtlington	Other		Kirtlington Care
Kirtlington	Other		Kirtlington Fete
Kirtlington	Other		Kirtlington Morris Men
			Kirtlington Wildlife & Conservation Society (KWACS)
Kirtlington	Other		Neighbourhood Watch
Kirtlington	Other		Royal British Legion
Kirtlington	Other		Sustainable Kirtlington



Kirtlington Other  
 Kirtlington Other  
 Kirtlington Other  
 Middleton Stoney Other  
  
 Middleton Stoney Other  
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 Upper Heyford Other  
 Upper Heyford Other  
 Ardley with Fewcott Sports

Allotments

Village News  
 Welcome Club  
 Women's Institute  
 Village Hall Management Committee  
 Allotments - Ardley Road, Middleton  
 Stoney  
 Women's Institute Group (SWIG)  
 Exercise group  
 Village Hall Committee  
 Social Club  
 Steeple Aston Village Archive (SAVA)  
 Bee keepers  
 Garden Club  
 Horticultural Society  
 Village Hall  
 WI  
 Allotments Society  
 Steeple Aston Life magazine  
 Village website committee  
 WI  
 Friends of Lower Heyford Station  
 Lower Heyford Relief in Need Charity  
 Village Hall Trust  
 Lower Heyford Parish Council  
 St Mary's Church  
 Events Committee  
 Upper Heyford Poors Allotments  
 Healthy Heyford Project  
 Women's Institute  
 Warreners  
 Upper Heyford Historical Society  
 Post Office weekly session  
 Ardley Football Club

Football Club

Fritwell	Sports		Fritwell Playing Field Committee
Fritwell	Sports	Rugby club	Alchester RUFC
Fritwell	Sports	Angling	Fritwell Angling Club
Kirtlington	Sports		Badminton
Kirtlington	Sports		Bowls - Indoor
Kirtlington	Sports		Football Club
Kirtlington	Sports		Football (under 10s)
Kirtlington	Sports		Golf Club
Kirtlington	Sports		Polo Club
Kirtlington	Sports		Polo School
Middleton Stoney	Sports	Cricket	Middleton Stoney Cricket Club
Steeple Aston	Sports		Angling Club
Steeple Aston	Sports		Badminton
Steeple Aston	Sports		Badminton
Steeple Aston	Sports		Cricket Club
Steeple Aston	Sports		Football club
Steeple Aston	Sports		Golf society
Steeple Aston	Sports		Sports & Recreation Centre
Steeple Aston	Sports		Steeple Aston Walking Group
Steeple Aston	Sports		Tennis Club
Steeple Aston	Sports		Robinsons Close Sports field
Lower Heyford	Sports		Yoga
Lower Heyford	Sports		Football club
Lower Heyford	Sports		Bowls Club
Upper Heyford	Sports		Heyford Football Club
Upper Heyford	Sports		Heyford United Football Club
Upper Heyford	Sports		Yoga
Upper Heyford	Sports		Karate
Upper Heyford	Sports		Jado Chi
Fritwell	Young people		First Fritwell Scouts, Cubs, Beavers
Kirtlington	Young people		Toddler Group
Kirtlington	Young people		Scouts/Brownies etc.
Kirtlington	Young people		Youth Club

Middleton Stoney  
Steeple Aston  
Steeple Aston

Young people  
Young people  
Young people

Playground Group  
Brownies  
Toddler Group



## **10. COMPANIES AND BUSINESSES IN THE NEIGHBOURHOOD**

The following table was prepared from information provided by the Parish Councils during the course of 2016. The listings may not be complete, or accurate at the time of reading this document.

<b>Parish</b>	<b>Type of organisation</b>	<b>Nature of business</b>	<b>Name of organisation</b>
Duns Tew	Business	Public House	White Horse pub
Duns Tew	Business	Rainwear Manufacturer Mail Order	
Duns Tew	Business	Farming	
Duns Tew	Business	Livery Stables	
Duns Tew	Business	Farming	
Fritwell	Business	Farming	Lodge Farm, East Street
Fritwell	Business	Farming	Manor Farm, Fritwell
Fritwell	Business	Farming	Park Farm, Fritwell
Fritwell	Business	Shop	GB Wrighton and Sons (Shop)
Kirtlington	Business	Retail?	Fair Trade
Kirtlington	Business	Pub and hotel	Oxford Arms
Kirtlington	Business	Shop	Village Shop & Post Office
Kirtlington	Business	Services	Prime Energy Fitness Ltd
Kirtlington	Business	Computer repair	Computer Pro
Kirtlington	Business	various	Kirtlington Business Centre
Kirtlington	Business	Hotel & Restaurant	The Dashwood Hotel
Middleton Stoney	Business	Agricultural Machinery	The Turney Group
Middleton Stoney	Business	Farming	J H Norman & Sons ( Park Farm)
Middleton Stoney	Business	Hotel & Restaurant	The Jersey Arms
Middleton Stoney	Business	Restaurant	Rigoletto Restaurant
Middleton Stoney	Business	Computer Management Solutions	Oxford Computer Group UK
Middleton Stoney	Business	Software Solutions	Antycip Simulations Ltd
Somerton	Business	Farming	Manor Farm
Somerton	Business	Farming	Village Farm
Somerton	Business	Farming	Dovecot Farm
Somerton	Business	Farming	Troy Farm
Steeple Aston	Business	Village Shop	Harris Stores
Steeple Aston	Business	Pub	Red Lion
Steeple Aston	Business	Decorator	Matthew Davies
Steeple Aston	Business	Bed & Breakfast	Old Toms Bed & Breakfast
Steeple Aston	Business	Photographer	Paul Ekert Photography

Steeple Aston	Business	Decorator	AE Mawson
Steeple Aston	Business	Farming	Brasenose Farm
Steeple Aston	Business	Hotel & Restaurant	The Holt Hotel
Lower Heyford	Business	Boat hire	Oxfordshire narrowboats
Lower Heyford	Business	Pub	The Bell
Lower Heyford	Business	Pub	The Horse & Groom
Lower Heyford	Business	Electrician	Mortimore Electrical Services
Upper Heyford	Business	Farming	Jones' Farm
Upper Heyford	Business	Farming	Varney's Farm
Upper Heyford	Business	Reflexology	Alison Graham
Upper Heyford	Business	IT	Mike Hardcastle
Upper Heyford	Business	Haulage	Derek Burrows
Upper Heyford	Business	Pub	Barley Mow Public House



**11. ARCHAEOLOGY AND THE HISTORIC ENVIRONMENT RECORD FOR THE NEIGHBOURHOOD  
BY PARISH**

Ardley					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 1159	SP 5420 2750	Medieval	Constraint Area, Conservation Area		Medieval Holloway: 1) The putative holloway was considered to be a narrow ditch running NNE-SSW with bank to the W, and a lynchet of soil that had moved down the slope to the east by ploughing .
PRN 1350	SP 5405 2763	Medieval, Post-Medieval	Constraint Area, Conservation Area		? Med/Post Medieval Fishponds (150m north of Ardley House): 2 ponds with intervening causeway or dam. (2) Larger pond to west traditionally known locally as 'The Fish Pond' and smaller pond to east as 'The Horse Pond' (3) The Horse Pond has now largely infilled by tipping and very overgrown and The Fishpond still contains water and has enlarged on the north side (1984). (6) The fishponds could not be excavated due to high water table. So-called hollow way is probably undated field boundary lynchet cut by Victorian ditch. Areas examined appear to have been used as agricultural fields.
PRN 2526	SP 5393 2735	Anglo-Saxon, Medieval	Scheduled Monument, Conservation Area		Ardley Wood Moated Ringwork: includes a sub-rectangular earthwork enclosure representing an earthwork ringwork, situated c.100m SW of Manor Farm in Ardley Wood. Believed to be Norman ringwork reused in med period as dry-moated settlement site. (1) The earthworks consist of a 7m wide ditch which is open to a depth of c.2.3m with a single causeway entrance in the NE corner. The ditch encloses an area 66m from N to W and between 40m and 50m from E to W. There was originally a low internal bank which is now only visible on parts of the NW and SE sides. Where visible this measures c.2.5m wide and stands up to 0.6m high. This may well have been much more substantial or included a pallsade or wall in its original form. Within the enclosure are several possible building platforms which may represent accommodation and stables. Excluded from the scheduling is the boundary fence, although the ground beneath is included. (5) Not classifiable as a castle for MPP. Classified as a moat despite tenuous reference to castle (6) Interpreted under MPP as Norman earthwork ring work (late A/S to late C12th), which was later reused as dry moated settlement site in later medieval period.
PRN 2610	SP 521 267	Roman	Conservation Area		? Romano British Settlement (W of Ballards Copse). 'Remains' in Gothic script on 1833 map at Chilgrove. Date uncertain, but connection with Aves Ditch suggests possible Roman origin. Site now within precincts of Upper Heyford air base. 3) Mentioned by Beesley as site of 'extensive ancient remains' connected with Portway (sic).
PRN 3335	SP 5365 2571	Roman	Constraint Area		Roman Cremations, Inhumation and Finds; discovered by workmen digging a trench for the North Oxford Water main. 1) Young female skeleton orientated NE-SW, coffin nails, 3 complete pots and hairpins. May comprise part of a cemetery.
PRN D7875	SP 5403 2776	? Bronze Age	Constraint Area	1961	Site name ? Bronze Age Ring Ditch (300m NNW of Ardley House): Single circular cropmark with spot near centre. Identified from 1961 FAS AP. Area now affected by housing, probably destroyed.
PRN 9015	SP 542 275	Medieval, Post-Medieval	Constraint Area, Conservation Area		Medieval/Post Med Shrunken Village; earthworks span 3 adjoining fields amongst surviving buildings. 1a) Outline of large building (?barn) and 2 house platforms, with holloways intervening centred at SP 5405 2755; b) 2 holloways, continuing line of existing roads, centred SP 5417 2754; (c) Further series of platforms and crofts, where 1 cottage has been removed since c.1950, centred at SP 5420 2745.
PRN 11618	SP 5361 2934	Undated	Constraint Area		Undated Circular Cropmark, identified from AP.
PRN 11707	SP 5311 2897	Post-Medieval			Site of Post Medieval Quarry, immediately W of the Fritwell/Ardley road. Quarry dug in the Great Oolitic Limestone. Stone probably used for road repairs.
PRN 11719	SP 5007 2847	Post-Medieval	Constraint Area		Site of Post Medieval Quarry, due S of Somerton and Ardley road; identified from AP.

PRN 12247	SP 5281 2565	Undated	Constraint Area		Undated Rectangular Enclosure (east of Middleton Stoney Heath). Enclosure with several subdivisions visible; its southern boundary appears to intersect a small banjo enclosure (PRN 13483). Two sides of a second rectilinear enclosure in the east end of the field were identified as cropmarks in NMR aerial photos in 2007. 3) Enclosure c.110m x 70m with several subdivisions visible. Southern boundary of this enclosure appears to intersect a small banjo enclosure; one or other of these features must be identical with the 'Earthen Camp' mentioned at this point on the Ardley charter bounds of AD 995.
PRN 12248	SP 5326 2518	Undated	Constraint Area		Undated Small Rectangular Enclosures, identified from AP.
PRN 12329	SP 5362 2865	Iron Age	Constraint Area		Iron Age Banjo Enclosure, Boundary Ditches: recent photo revealed banjo enclosure on clothes-line-like boundary; visible are 3 paddocks adjacent to banjo enclosure, as well as extensive irregular boundary ditch that is almost complete. (1) Part of a sub-rectangular enclosure with several entrance gaps.
PRN 13483	SP 5278 2562	Iron Age	Constraint Area		? Iron Age Banjo Enclosure (East of Middleton Stone Heath): Small banjo enclosure, c.40m in diameter, with possible causeways across ditch to NW and NE, and funnel entrance in middle of south side; large pit in centre of of entrance. Intersected by the southern ditch of a larger rectilinear enclosure (PRN 12247). 1) One or other of these features must be identical with the 'Earthen Camp' mentioned at this point on the Ardley charter bounds of AD 995.
PRN 16826	SP 5427 2751	Medieval	Constraint Area		Sunken Roadway and Boundary Ditches to W of Ardley SMV: possible sunken trackway and 2 boundary ditches observed to W of shrunken medieval village (SMV). 1) Ditch identified in trench 1 is likely to represent a medieval boundary or field ditch associated with the earthworks of the shrunken medieval village visible to the west of the site, the full extent of which is not yet known. Other features appear to be disturbed natural and produced no dating evidence and likely to be tree throws, although they could be earlier features of prehistoric date. 2) Watching Brief (WB) revealed a number of features that probably relate to the medieval earthworks to the W of the site. A large feature, interpreted as possible sunken roadway, was observed running along the E side of the earthworks and then turning W towards it. A number of pottery sherds from C16 were recovered from it, suggesting that the roadway was used up to the Post Med period. Two smaller ditches running from the W into the site from the earthworks were identified as boundary ditches marking plots of land around the village core. WB corroborates the findings from the evaluation Trench 1 (which preceded this work) and indicates that the SMV extended to the line of the present day station, with possible access to the site in the form of a hollow way
PRN 16844	SP 523 267	? Roman	Conservation Area		Earthworks at Ballard's Copse: marked on an Ordnance Survey map of 1833, possibly Roman. No further information in SMR. NMR Monument Report in DRF (1) "Remains" are marked on the 1833 edition of the 1-inch OS map (sheet 45) on the western edge of the parish at Chilgrove, mentioned by Beesley as the site of extensive ancient remains and connected with Portway. Their date is uncertain but they are in line with Aves Ditch which has been proved to be Roman.
PRN 17446	SP 5240 2635	Iron Age	SHINE*		Banjo enclosure at Upper Heyford Airfield: 1) banjo enclosure with bottleneck entrance on east-west alignment identified as a cropmark in NMR aerial photos. The entrance appears to terminate at a former watercourse, also visible in the aerial photos. One corner of a possible rectilinear enclosure is also visible at the northern edge of the field. Other vague cropmarks visible in field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17447	SP 5275 2605	Iron Age, Roman	SHINE*		Rectilinear ?settlement complex at Upper Heyford Airfield: conjoined rectilinear enclosures and associated linear features, possibly indicative of settlement. Extends over an area approximately 20m by 10m. Identified during North Oxon cropmark survey and sketched on cropmark overlay.



PRN 17448	SP 5269 2637	Undated			Vague cropmarked enclosure and linear features at Upper Heyford Airfield: small circular enclosure inbetween two linear features identified near the northern edge of the field. Identified during North Oxon cropmark survey and sketched on cropmark overlay. Features very faint.
PRN 17451	SP 5370 2595	Prehistoric, Iron Age			Linear pit boundary south of Ashgrove Farm. Pit alignment visible as extending north-west/south-east across the entire length of field. Discrete pits visible in detail of original photos. ? Banjo enclosure antennae visible in northern edge of field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17494	SP 53440 25550	Iron Age			Possible IA Enclosure Ditch and undated postholes from Ashgrove Farm: ditch dated probably to the Iron Age and three undated postholes recorded during a watching brief. Ditch dated by two sherds of undiagnostic pottery from the same ditch slot. 1) A watching brief recorded a section of enclosure ditch along with three undated postholes. The ditch was tentatively dated to the Iron Age or possibly Saxon period from two undiagnostic sherds of pottery; these sherds provide a terminus post quen for construction and use of the ditch. Although the feature is thought to be Iron Age, it could be of any later date, including Medieval or Post Medieval times. Due to lack of artefacts, the enclosure has been interpreted as being used for animal management rather than settlement.
					* <b>SHINE</b> (standing for Selected Heritage Inventory for Natural England) is a single, nationally consistent dataset of undesignated historic environment features from across England that could benefit from management within Natural England's Countryside Stewardship scheme. Data about suitable sites is created by local authority Historic Environment Records (HERs) and fed into the national SHINE dataset.

Duns Tew					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 195	SP 450 288	Late Medieval, Post-Medieval		1871	Site of Post Medieval Claypit and Brick Kilns NW of village. 1871 Census: 'Blue Barn Farm, Lower Farm, the brick kiln and Cottages in the Fields' - only known reference from 1871 Census. 'Brickyard Field' recorded in 1948. 2) Old Clay pit on 1880 map. 3) 'Brickyard Field' recorded in 1948 on estate sales particulars.
PRN 5009	SP 4581 2869	Medieval	Constraint Area, Conservation Area		3 Medieval fishponds. Marked on OS map, printed as an antiquity probably medieval with pond to south marked as earthworks
PRN 5430	SP 4635 2815	Prehistoric	Constraint Area	1971	Prehistoric Enclosure: Roughly rectangular double-ditched enclosure visible as a cropmark on AP's taken late summer 1971 by USAF Upper Heyford. (2) Ridge and furrow runs N-S over the site. Entrance to enclosure on east side (3) Linear features, perhaps indicating a smaller double ditched enclosure to the NNW but only a portion showing. Also possibly a small circle at the SE corner. A larger ovoid enclosure to the NE (4) Still visible in recent AP's taken during N Oxford Aerial Survey (6) plotted as part of a DBA. Along with the double ditched enclosure, a curvilinear feature was noted 250m to the east and other features plotted 320m to the southeast.
PRN 9906	SP 456 284	Medieval	Constraint Area, Conservation Area		Site of possible Medieval Manor House in orchard SW of present house. 'In the orchard of the manor house there are foundations of another building, some say it was the original manor house'. 2) The former manor house is traditionally said to have stood at SP 4560 2845, where flagstones were found at a depth of 3' whilst excavating a goose pond 'several years ago'. The large quantity of dressed stone, glass and pottery in adjacent flowerbeds probably substantiated this
PRN 13184	SP 4618 2942	Medieval	Constraint Area		? Medieval Earthworks (pasture field SE of Hill Farm). Earthworks including holloway, 3 embanked platforms, ?mill site with boundary mounds. (1) Earthwork enclosures and possible building remains along the south bank of the stream. Extensive ridge and furrow survives to the north and south. Traces of post medieval agricultural buildings (2) Site plan showing earthworks including holloway, 3 embanked platforms, ?mill site with boundary mounds. Ridge and furrow clearly stops short of earthworks.
PRN 13185	SP 4570 2860	Medieval	Constraint Area, Conservation Area		? Medieval Earthworks (100m N of Manor House). Earthwork enclosures and possible building platforms limited by a ditch and bank on the north side. The track running north from the farm and manor house (SU 4564 2866) is hollowed in places. 2) NMR aerial photos from 1999; photocopied: NMR 18542/11 SP4528/10 SP459 289 and NMR 18542/09 SP4528/8 SP459 286.
PRN 13582	SP 4418 3025	Medieval, Post-Medieval			Ilbury Bridge and Ford. Ilbury Lane recorded in C16th, crossed South Brook by a ford, which was bridged by C19th. 2) Stonework visible in stream bank immediately below present bridge suggests possible medieval predecessor.
PRN 13946	SP 4558 2843	Medieval	Constraint Area, Conservation Area		Medieval archery butts. Two rectangular mounds, 30m x 10m and 2m high, and 16m x 9m and 1.2m high respectively are traditionally said to be archery butts

PRN 16164	SP 4507 2813	Prehistoric or Medieval	Constraint Area		Undated Square Enclosure: There appears to be a square enclosure visible with an opening to the south. There may be other vague cropmarks in the adjacent area. 2) Aerial Photo interpretation records a sub-rectangular enclosure and four linear features aligned northwest-southeast. This is aligned with the modern field boundaries and the ridge and furrow nearby so it is possible that it is medieval. However the author also adds that it could be prehistoric.
PRN 17169	SP 45280 26780	Iron Age			A banjo enclosure plotted from aerial photographs. Sub rectangular in shape 43m long by 38m wide. Entrance faces to the west. 1) A Banjo enclosure noted from Aps plotted as part of a DBA. Probably associated with 15966 to the east. 2) Lasercopy of AP 15460/14 SP4526/38 taken 15/7/96 shows most of banjo in centre of picture.
PRN 17170	SP 44680 26890	Undated			A C shaped enclosure aligned northeast-southwest. Two parallel linear features are also noted to the north of this enclosure which might represent a trackway. 1) A C shaped enclosure located from aerial photography. The cropmark is in an area of dark staining that probably represents a geological feature. The enclosure is aligned north east-south west and measures 76m long by 38m wide. Two other cropmarks 350m to the north of the site (SP4489 2816) appear as two parallel linear cropmarks, 92m long and spaced 15m apart. These form a possible east-west trackway.
PRN 17171	SP 45350 28470	Medieval	Constraint Area		Medieval Settlement W of Duns Tew Village. 1) Possible remains of deserted medieval settlement recorded by AP interpretation. Surviving in fields immediately to the west and the north west of the current village. To the North of these are two areas of surviving ridge and furrow.
PRN 17175	SP 46653 28119	Prehistoric	Constraint Area		Curvilinear Enclosure: AP evidence of a curvilinear enclosure to the east of Oxford Road. 1) A curvilinear enclosure noted from aerial photographs. Long axis is aligned north south and measures approximately 100m, short axis is approximately 70m. Located 250m to East of a double ditched enclosure 5430. Along with the linear features to the south these three features occupy some of the highest ground in the area up to 155m Above Ordnance Datum)



Fritwell					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 174	SP 528 289	Post-Medieval	Constraint Area, Conservation Area		Post Medieval Mansion (site of): The old mansion formerly existing at Ormond Farm had disappeared when Plot wrote his history of Oxfordshire (c.1672-7) but it existed in James I's time. (1) A pond, a substantially built stable with carved doorway, and a dove house, now remain on the site (1889) (2) OS map has Dovehouse Farm with rectangular fishpond to south, probably marking the site.
PRN 2969	SP 5281 2887	Medieval, Post-Medieval	Constraint Area, Conservation Area		Site name ? Medieval/Post Medieval Fishpond (South of Dovehouse Farm). Pond remains near site of former mansion at Ormond Farm, demolished before end of C17th, and site of present Dovehouse Farm.
PRN 4829	SP 5265 3112	Anglo-Saxon	Constraint Area		? Saxon Hlaew (Ploughley Hill): Site lies on Ploughley Hill, a hundred meeting place. (1) Printed as Antiquity on OS map. Barrow lies just inside the county and the hundred, beside the Portway. (3) Bloomfield apparently refers to the discovery in 1845 of 3 fairly large skeletons, and associated them with an A/S cemetery (5) Reported by Stukeley 1724 as "small" and "high" and levelled in 1845 when human bones were found. No field visit by A Mudd. Seen in 1961 FAS AP's (6) Site falls in an old quarry, long since disused and now ploughed over.
PRN 5400	SP 5280 2901	Post-Medieval	Constraint Area, Conservation Area		Post Medieval Dovecote, Dovehouse Farm (site of): Existed adjacent to former manor site (PRN 174). Probably built 1702 and still standing in 1897 but gone by 1955. Appears to be same site as PRN 13456.
PRN 8926	SP 5070 2506	Prehistoric, Roman	Conservation Area		LINEAR MONUMENT: Margary 161a. Prehistoric trackway and Roman road (Portway).(1) M40 Investigations did not reveal northern extension of Port Way 2) Minor road that leads off Akeman Street at NW corner of Kirtlington Park. Trends toward NW, pointing toward Kings Sutton. 7) In the course of a survey on Roman roads throughout Oxfordshire, investigation has been made of the Port Way, which runs northwards from Akeman Street near Kirtlington. The form of this ancient way is not typical of Roman work, there being no topographical reason for its frequent change of line. The results of the fieldwork and study of AP's and documents indicate that the straight southern section of this Port Way is part of a Roman road directed south from the Blacklands settlement near Kings Sutton on carefully planned alignments, terminating close to the ancient ford at Osney which gave Oxford its name, and not on the gravel terrace where it has hitherto been supposed all early Oxford settlement sites are situated
PRN 11707	SP 5311 2897	Post-Medieval			Site of Post Medieval Quarry, immediately W of the Fritwell/Ardley road. Quarry dug in the Great Oolitic Limestone. Stone probably used for road repairs.
PRN 11708	SP 5318 2982	Post-Medieval			Site of Post Medieval Quarry, just N of the road that joins Bicester/Aynho road. Quarry dug into the Great Oolitic Limestone.
PRN 12166	SP 5260 2770	Iron Age	Constraint Area		? Iron Age Banjo Enclosure. Clear cropmark showing banjo enclosure; interior and exterior enclosures visible on AP only faintly visible. (1) Possible banjo enclosure with internal marks possibly representing a round hut (2) Classified as possible banjo enclosure for MPP (3) Clear cropmark showing banjo enclosure; interior and exterior enclosures visible on AP only faintly visible.
PRN 16021	SP 5276 2913	Undated	Constraint Area, Conservation Area		Undated Field Boundaries and Features. (1) Field walking and planning of stripped surfaces yielded a number of undated features, including ditches. Pottery was post medieval or undateable. Trackway found parallel to East Road; post medieval pottery found in overlying levels possibly resulting from disturbance. Trackway is on same alignment as Aves Ditch (PRN 8925) a tribal boundary (2) Ditches probably relate to field boundaries. Greater numbers of features located along northwestern stretch of pipeline, and probably represent outliers of settlement activity. Road mentioned in (1) probably of late/post medieval date.
PRN 17449	SP 5240 2750	Undated	Constraint Area		Rectilinear enclosure at Upper Heyford Airfield: two sides of a rectilinear enclosure visible in same field as banjo enclosure (PRN 12166). Located at the edge of Upper Heyford Airfield. Identified during North Oxon cropmark survey and sketched on cropmark overlay.

PRN 17450	SP 5262 2790	Prehistoric	Constraint Area		Ring ditch west of Cross Roads Farm; possible ring ditch in east of field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
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Kirtlington					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 544	SP 514 201	Post-Medieval	Constraint Area, Conservation Area		Quarry and Limekiln (site of): shown on OS map.
PRN 959	SP 4982 2035	Undated	Constraint Area		Extended inhumation orientated E-W and found somewhere between 90m and 120m west of the east boundary of the field lying along the length of the trench at PRN 958.
PRN 960	SP 4995 2044	Iron Age	Constraint Area		Iron Age Settlement: extensive area of burnt clay and charcoal with ash 50cms below ground level, a rim sherd, part of a kiln or oven and various other pottery fragments found.
PRN 1762	SP 4970 2010	Roman		1936	Roman Skeletons, with other material; Roman coins and George III farthing found on allotment grounds by side of Crowcastle Lane. 1) Sherds of native and imported R/B coarse ware were found in 1936 with two skeletons near the allotments south of Akeman Street and west of Portway.
PRN 1763	SP 4997 2037	Anglo-Saxon	Constraint Area	1931	? Two Saxon Burials found in 1931.
PRN 2565	SP 4948 2205	Medieval	Constraint Area		Medieval Earthworks and Enclosures: there are several small enclosures here with platforms and other banks. Possibly remains of a shrunken medieval village of Northbrook.
PRN 4221	SP 494 199	Post-Medieval, Modern			Old Quarry with Concrete Buildings (site of): large deep quarry worked back into hill at E. Foundations of many buildings of brick and concrete. (2) Oxford Portland Cement Co Ltd was founded in 1905 when 36 acres were leased, and sold to the company in
PRN 4225	SP 498 199	Post-Medieval			Old Quarries: old grave quarries each side of trackway. The south quarry has a building in it and a new access way cut through. North quarry is largely rounded.
PRN5126	SP 5120 2022	Medieval, Post-Medieval	Constraint Area, Conservation Area		? Medieval/Post Medieval Fishpond: there are medieval fishponds in the grounds of Kirtlington House. This is more likely one of them than PRN 5231. Landscaping under Capability Brown in 1755 and 1762 may have altered or created the ponds
PRN 5231	SP 5150 1915	Undated	Constraint Area, Conservation Area		Undated Fishpond identified from 1955 6" OS map.
PRN 8921		Roman	Scheduled Monument, Constraint Area		LINEAR MONUMENT Akeman Street (west section): Margary Road 16b; section of road from Alchester to Cirencester. See also PRN 8920.
PRN 8926	SP 5070 2506	Prehistoric, Roman	Conservation Area		LINEAR MONUMENT: Margary 161a. Prehistoric trackway and Roman road (Portway).(1) M40 Investigations did not reveal northern extension of Port Way 2) Minor road that leads off Akeman Street at NW corner of Kirtlington Park. Trends toward NW, pointing toward Kings Sutton. 7) In the course of a survey on Roman roads throughout Oxfordshire, investigation has been made of the Port Way, which runs northwards from Akeman Street near Kirtlington. The form of this ancient way is not typical of Roman work, there being no topographical reason for its frequent change of line. The results of the fieldwork and study of AP's and documents indicate that the straight southern section of this Port Way is part of a Roman road directed south from the Blacklands settlement near Kings Sutton on carefully planned alignments, terminating close to the ancient ford at Osney which gave Oxford its name, and not on the gravel terrace where it has hitherto been supposed all early Oxford settlement sites are situated
PRN 10228	SP 497 194	Post-Medieval			Site of Kirtlington Toll House: Site of Kirtlington Tollgate. Shown on 1880 25" OS map.
PRN 13284	SP 4980 1930	Medieval	Constraint Area		? Medieval Shrunken Village (Immediately West of South Farm): old earthwork reported to the Director of the OAU by the owner of South Farm who intends to retain it and is not therefore threatened for the time being (1983).
PRN 16604	SP 4924 2200	Medieval	Constraint Area		Probable medieval fish pond in area of Northbrook Farm.
PRN 16605	SP 4917 2199	Medieval	Constraint Area		Medieval Fish Pond: probable medieval fishpond at Northbrook Farm.
PRN 16606	SP 4936 2203	Medieval	Constraint Area		Medieval Fish Pond: probable medieval fishpond at Northbrook Farm.



PRN 16607	SP 4914 2199	Post-Medieval	Constraint Area		Sheep wash at Northbrook Farm: probable post medieval sheep wash at Northbrook farm. Brick lined sheep wash consisting of a c. 2-3m diameter 'well' with a c. 1m wide brick 'ramp' leading from the north of the 'well' to ground level.
PRN 16989	SP 49962 19207	Roman, Anglo-Saxon			Roman stone building, Saxon settlement and Roman field system at Gossway Fields: Portion of Saxon settlement as well as Roman field system were recorded during an evaluation. Excavation recorded stone foundations of a Roman building with associated well. Roman cremation found in pit. 1) A series of Roman field boundaries and 2 Saxon Sunken Floor Buildings were recorded during an evaluation.
PRN 17214	SP 485 225	Undated	Constraint Area		Rectilinear enclosure SW of Dashwood Canal Lock. Identified during routine AP trawl; consists of single feature; 3 singles clearly visible, 4th side is faint.
PRN 17216	SP 492 222	Undated			Fragmentary circular and rectilinear cropmarks N of Northbrook. Cropmarks identified during NMR trawl by student.
PRN 17440	SP 5025 2095	Undated			Curvilinear enclosure and trackway north of Akeman Street: large curvilinear enclosure and trackway ending in a macula visible as cropmarks in NMR aerial photos; other vague cropmarks visible. Identified during North Oxfordshire cropmark survey and sketched on cropmark overlay.
PRN 17441	SP 5106 2147	Iron Age	SHINE*		Banjo enclosure with possible annex: banjo enclosure surrounded by incomplete exterior ditch, creating annex to the E. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
					*SHINE (standing for Selected Heritage Inventory for Natural England) is a single, nationally consistent dataset of undesignated historic environment features from across England that could benefit from management within Natural England's Countryside Stewardship scheme. Data about suitable sites is created by local authority Historic Environment Records (HERs) and fed into the national SHINE dataset.

Lower Heyford					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 535	SP 517 246	Post-Medieval			Post Medieval Lime kiln: stone built structure with a corrugated iron roof, open to west and built into the bank on the east. 2) On the rear wall is an arched recess containing two small arched recesses at ground level, to the south is a partition, the inner part being at present possibly used as a small byre. Brick has been used to finish the partition wall. On the other side of the field a house called Lime Hollow occupies the rest of the lime kiln site.
PRN 1764	SP 4886 2444	Anglo-Saxon	Constraint Area, Conservation Area	1801	Anglo Saxon Inhumation Cemetery at Lower Heyford: a large number of burials, adults and children, were discovered in 1801 at site of henge monument in which A/S burials were secondary, when Hanborough Bank was levelled at the time of enclosure. 5) Reference in DRF from Blomfield's "Upper and Lower Heyford", from copy in L.H. [Lower Heyford?] War Memorial Library annotated by Professor Leonard (notes in pencil by John Rhodes, 20/09/76).
PRN 5608	SP 4936 2437	Iron Age	Constraint Area, Conservation Area, SHINE*		Harborough Bank ?Hillfort: restudy of the 1930 photos in 1990 and comparison with those of 1947 and 1961 revealed that outer bank clearly lies inside the ditch. Also visible is straight length (60m) of outer bank. These conclusions, along with absence of an entrance, can be taken to contradict the original interpretation of a henge and later that of a ? Fort. Finds of A/S burials from same field do nothing to clarify the status of this enclosure, which is anomalous. Much discussion about this site (1) Heborowe Bank. Henge monument seen from air. The inner circle was only discovered on 6th June 1930. The other west portion was not seen at all (2) Earthwork completely levelled soon after inclosure in 1802. As known in recent times, the embankment was about 6' high formed in the shape of a horseshoe (3) Bank clearly marked on 1606 map of Heyford published in Bloomfield , 1892, probably made for Corpus Christi as cartography identical to that made of Whitehill, Tackley of 1605 (4) Crawford, who in 1930 could see no sign of a western half, considers this to be the Herborowe Bank, shown on a map of 1606 which shows an unusual and perhaps significant curvilinear furlong boundary around the bank and from which A/S burials (PRN 1764) were discovered in 1801 (5) AP's show banks inside the ditches, possibly a late I/A concentric-ditched enclosure similar to Cassington (6) Alternative suggestion that site could an I/A hillfort (7) Insufficient information, but unlikely to be henge-related. (10) Receipt of recent photos from APU revealed double ditched circular enclosure with complex entrance, as well as smaller interior enclosure. More likely to be a hillfort.
PRN 5954	SP 48 24	Medieval	Constraint Area		Site of Dovecote: Probably near to manor house site at SP 4845 2486. Dovecote mentioned in 1292 and 1308.
PRN 5955	SP 4845 2487	Medieval	Constraint Area, Conservation Area		Medieval Manor House (site of): shown on Langdon's map of 1606 on same site as house built in 1669.
PRN 5960	SP 5076 2424	Medieval	Constraint Area		Caulcott Medieval Village Settlement: village possibly founded in C12th. 2) 1606 estate plan clearly shows allocation of regular plots, continuing well to the south of the existing settlement, vacant, and either had never been taken up or already deserted by that date. Not many plots seem to be occupied in the north (surviving) part the settlement either.
PRN 5967	SP 45 25	Medieval			Site of Medieval Watermills; until about 1545 when the mills were moved.
PRN 8926	SP 5070 2506	Prehistoric, Roman	Conservation Area		LINEAR MONUMENT: Margary 161a. Prehistoric trackway and Roman road (Portway).(1) M40 Investigations did not reveal northern extension of Port Way 2) Minor road that leads off Akeman Street at NW corner of Kirtlington Park. Trends toward NW, pointing toward Kings Sutton. 7) In the course of a survey on Roman roads throughout Oxfordshire, investigation has been made of the Port Way, which runs northwards from Akeman Street near Kirtlington. The form of this ancient way is not typical of Roman work, there being no topographical reason for its frequent change of line. The results of the fieldwork and study of AP's and documents indicate that the straight southern section of this Port Way is part of a Roman road directed south from the Blacklands settlement near Kings Sutton on carefully planned alignments, terminating close to the ancient ford at Osney which gave Oxford its name, and not on the gravel terrace where it has hitherto been supposed all early Oxford settlement sites are situated

PRN 9410	SP 4980 2514	Undated	Constraint Area, Conservation Area		Undated Rectangular Enclosure and other features: rectangular enclosure, single-ditched, entrance on SE. Identified from AP; other linear features in area.
PRN 9411	SP 497 246	Undated	Constraint Area, Conservation Area		Undated Regular Aggregate Field System: field system with 2 possible enclosures on the south edge of the field adjacent to the road observed from AP's.
PRN 11553	SP 5165 2440	Mid to Late Iron Age	Constraint Area	1976	Undated ? Enclosures: irregular cropmarks on each side of Aves Ditch, showing on APs, noticeable on ground in 1976. 2) The drought affected the turnip crop and the weed 'fat hen' invaded the area reflecting the distribution of cropmarks. Cropmarks in Lower Heyford appear to be natural; other enclosures in Middleton Stoney are probably cultural. Area subject to geophysical survey and excavation during a pipeline. Magnetometry carried out ahead of a pipeline on the western side of Aves Ditch recorded two enclosures and a number of discrete anomalies. The southern enclosure was visible as differential growing height in the crop which allowed for the survey area to be extended to examine the whole enclosure. Geophysical results correlate closely with cropmarks. 6) Excavation ahead of the pipeline revealed a series of mid to late Iron Age features including two enclosure ditches and a number of discrete pits. The pits were clustered together into two pit groups. The one towards the northern side of the excavation were cut by the enclosure ditches (A). Another pit group was located towards the southern end of the excavated area. A small segment of another enclosure seen on both the aerial photographs and geophysical survey was also excavated. Pottery finds dated the features to the Mid to Late Iron Age.
PRN 15418	SP 488 240	Neolithic	Constraint Area, Conservation Area		Neolithic Lithic Scatter: surface collection by R Reiss in the 1970s/80s; material in possession of his widow. 1) Late Neolithic and possible Early Neolithic material represented by 1200+ artefacts (900+ flakes, 90 cores, 22 scrapers, 4 arrowheads and other implements).
PRN 17442	SP 5188 2461	Iron Age	Constraint Area		Possible Banjo enclosure SE of The Gorse: banjo enclosure and associated antenna visible as cropmarks on NMR aerial photos. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17443	SP 5220 2475	Iron Age	Constraint Area		Banjo enclosure N of Timberyard Clump: banjo enclosure with small curvilinear annexe visible as a cropmark in NMR aerial photos; double antennae visible. Identified during North Oxon cropmark survey and sketched on cropmark overlay.



Middle Aston					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 4200	SP 4754 2677	Post Medieval?	Constraint Area		? Post Med Fishpond; By Middle Aston House boat house. Ice taken from this pond was stored in the icehouse at Middle AstonHouse
PRN 5912	SP 4805 2785	Medieval	Constraint Area		Nethercote Deserted Medieval Village. Earthworks of house platforms and holloways to west of Grange Farm in field called "Sheep Field". Possible pond site also. May have been depopulated by Notley Abbey which had a grange here.
PRN 17135	SP 46660 28050	Iron Age	Constraint Area		Irregular banjo enclosure visible as cropmark; internal pits as well as E-W track also visible. 1) Identified by recent NMR aerial photographs; description gives overall measurements of 40m by 60m. Southern end of approach stops just short of E-W ditched feature. May be related to PRN 5430.
PRN 26390	SP 47541 27390	Roman			Roman building at Grange Farm. 1) The building is on a small terrace near the hilltop facing east, 100m from a spring. The pottery scatter covered about 1.5ha, the intense core in an area 150 x 150m.

Middleton Stoney					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 1088	SP 532 234	Roman, Medieval, Post-Medieval	Constraint Area		Village demolished on old site in 1824-5 near church and site of castle, new village built outside park which still remains intact. (2) Houses seem to have stretched from almshouses (PRN 538) round past the farm to the church, in a loop, and also from the school along the existing right of way to the church. There are few earthworks and these give no clue to the plan. Probably they were all flattened in the landscaping for the park (3) Holloway still visible. Ridge and furrow stops short of former village (4) A C2nd agricultural building 7.80m wide and more than 12m long was revealed during excavation in the castle bailey (5) Excavation of eastern bailey of castle revealed traces of early Roman timber structure overlying an apparent Belgic ditch
PRN 1148		Medieval	Scheduled Monument, Constraint Area		Site of Middleton Stoney Castle: the monument includes a motte and bailey castle set within an earlier enclosure bank which also includes a Roman building (1148.01), relocated base of a medieval cross (1148.02), Post Medl rabbit warren (1148.04) and part of the surrounding medieval field system (1148.03). The site lies within parkland adjacent to All Saint Church c.250m SW of the present village of Middleton Stoney.
PRN 1148.01	SP 5320 2328	Roman, Anglo-Saxon	Scheduled Monument, Constraint Area		Roman building at Middleton Stoney Castle: rectangular Roman building identified during 1970 excavations; ?farmhouse or villa. Found under small rectangular enclosure earthwork surrounded by ditch (PRN 14106). 2 phases of construction; building abandoned in C3. Other Romano-British structures and wall sections were found. (2) 2nd phase of building abandoned early C13th when it appeared to have been systematically levelled. 7) Enclosure bank and ditch which form three sides of a square on the SE side of the medieval castle is of two periods. Survey and excavation between 1970-82 suggested that the mid Saxon pottery found under the eastern boundary bank indicated occupation in the area. This part of the bank and ditch may be late Saxon, or at least pre-castle. Part of a wall found beneath the castle may have been part of a Saxon building .
PRN 1148.04	SP 5320 2326	Post-Medieval	Scheduled Monument, Constraint Area		Post Medieval Rabbit Warren at Middleton Stoney Castle: remains of Post Medieval rabbit warren.
PRN D3537	SP 5177 2363	Post-Medieval			Probable site of Post Medieval Icehouse in Middleton Park: located on W side of Old Nursery. No trace remains today as the wood has long since been replanted. 1)1st edition OS map of 1875 shows an oblong mound, facing E-NE at the west end of the central ride in the wood. It is similar in size and shape to the later icehouse in Home Wood. 2) Park accounts of mid C18 and C19 show that earlier ice houses existed. Mound not shown on revised OS map of 1899.
PRN 5123	SP 5183 2327	Undated	Constraint Area		Undated Fishpond: not printed as an antiquity on OS map. Creation of modern park was work of 5th Earl of Jersey in early C19th. 2) 1814 land transferred, 1816 confirmed by Act of Parliament. 3) In 1710 Grantham's map shows the stream which was later widened to form the lake. Wilson's map of 1737 shows a 'pond' and 'New Pond'. By 1767 the lake had assumed its present shape
PRN 11553	SP 5165 2440	Mid to Late Iron Age	Constraint Area	1976	Undated ? Enclosures: irregular cropmarks on each side of Aves Ditch, showing on APs, noticeable on ground in 1976. 2) The drought affected the turnip crop and the weed 'fat hen' invaded the area reflecting the distribution of cropmarks. Cropmarks in Lower Heyford appear to be natural; other enclosures in Middleton Stoney are probably cultural. Area subject to geophysical survey and excavation during a pipeline. Magnetometry carried out ahead of a pipeline on the western side of Aves Ditch recorded two enclosures and a number of discrete anomalies. The southern enclosure was visible as differential growing height in the crop which allowed for the survey area to be extended to examine the whole enclosure. Geophysical results correlate closely with cropmarks. 6) Excavation ahead of the pipeline revealed a series of mid to late Iron Age features including two enclosure ditches and a number of discrete pits. The pits were clustered together into two pit groups. The one towards the northern side of the excavation were cut by the enclosure ditches (A). Another pit group was located towards the southern end of the excavated area. A small segment of another enclosure seen on both the aerial photographs and geophysical survey was also excavated. Pottery finds dated the features to the Mid to Late Iron Age.
PRN 11683	SP 524 236	Medieval			Medieval Deer Park, Home Wood:

PRN D12470	SP 521 235	Post-Medieval			Site of Post Medieval Icehouse. An icehouse is marked on the Tithe Award of 1842 in Sainfoin Clump. (1) The clump is now much extended to the field boundary on the north. On the site of the icehouse there is a pit approximately 3m deep, and 5m x 6m in size. The sides are deeply cut on the north, west and south; more sloping on the east. There is no stone work visible the pit being partly filled with old wood. No sign of a mound (2) In view of the classical nature of the subsequent icehouse in Home Wood (PRN 537), it seems possible that when this structure fell into disuse, the masonry of its facade and perhaps the entrance porch were re-used on the newer building.
PRN 12646	SP 5305 2355	Undated	Constraint Area		Undated Circular Cropmark (in parkland between School Lane and Farmhouse): identified from AP. The area in which it appears is on the edge of the old village. There are irregularities on the ground surface.
PRN 13078	SP 5266 2334	Post-Medieval			Post Medieval Horse Wheel and Well: both structures are situated on a low mound. This system may have been contemporary with the previous mansion (destroyed c.1937) and replaced by the pump house to the south when the new mansion (1938) was built. 1) The horizontal cast iron wheel is housed at the base of a circular brick chamber, with a vertical shaft connected at the top to a wooden arm. The horse was harnessed to a hook at the end of this arm. Square well now filled in.
PRN 14106	SP 5335 2325	Anglo-Saxon, Medieval	Scheduled Monument, Constraint Area		Anglo Saxon/Medieval Enclosure Bank and Ditch: the enclosure bank and ditch which form three sides of a square on the south east side of the medieval castle is of two periods. 1) Survey and excavation between 1970-82 suggested that the mid-Saxon pottery found under the eastern boundary bank indicated occupation in the area. This part of the bank and ditch may be late Saxon or at least pre-castle. Part of a wall found beneath the castle may have been part of a Saxon building.
PRN 17442	SP 5188 2461	Iron Age	Constraint Area		Possible Banjo enclosure SE of The Gorse: banjo enclosure and associated antenna visible as cropmarks on NMR aerial photos. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17443	SP 5220 2475	Iron Age	Constraint Area		Banjo enclosure N of Timberyard Clump: banjo enclosure with small curvilinear annexe visible as a cropmark in NMR aerial photos; double antennae visible. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 26106	SP 5181 2457	Iron Age			Section across Aves Ditch during Pipeline Watching Brief, NE of Caulcot: the watching brief across the road on a Thames Water pipeline encountered a ditch on the line of Aves Ditch. No dateable finds were located. 1) Ditch was 5.3m wide and 1.8m deep, steep sided with a rounded base. Appears to have been filled by natural erosion. Part of Aves Ditch, a late Iron Age boundary which exists as an earthwork bank parallel to the pipe route.
PRN 26107	SP 5195 2457	Mid to Late Iron Age	Constraint Area		Mid to late Iron Age Features and burials on Angelinos to Ardley Reservoir Pipeline. Excavation recorded a large NW/SE aligned late IA boundary ditch with two groups of mid to late IA pits to the west side of it and another perpendicular ditch to the east.
PRN 26420	SP 51822 24233	Mid to Late Iron Age			Late Iron Age settlement, Park Farm, Heyford Road: settlement activity of very Late Iron Age and early Roman period was found, consisting of an enclosure, other ditches, and occasional pits. 1) The excavated enclosure, dated to c.AD 60-80, did not tally with cropmark evidence but given this discrepancy, the southern part of the west boundary and most of the southern boundary are the same. It is probable that the enclosure extends further north as seen on AP with the northern ditch seen in the investigation being an internal division.



North Aston					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 208	SP 4902 2945	Medieval, Post-Medieval			Gravel pits shown on 1881 edition 1:2500 OS map
PRN 5006	SP 4683 2913	Medieval, Post-Medieval			Lime kilns shown on first edition 25" OS map.
PRN 5653	SP 481 287	Medieval	Constraint Area		In a field due south of North Aston Hall are several vague surface irregularities, and some more definite platforms and associated slight linear banks, and holloways. 1) They are all very much ploughed down but probably represent parts of the medieval village of North Aston. At SP 4807 2870 medieval pottery was found in the top of a partly-filled-in trench recently dug for a field water pipe. Further pottery and an iron ?knife came from the same trench at SP 4817 2868.
PRN 12065	SP 4855 3030	Undated	Constraint Area		Rectangular enclosure with internal circle (hut circle?) and rectangle identified from AP's
PRN 17215	SP 487 302	Undated	Constraint Area		Rectangular enclosure with internal hut circles; second rectangular enclosure with ?hut circles within.

Somerton					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 210	SP 4960 2889	Post-Medieval	Conservation Area	1881	Site of railway station: Shown on 1881 1:2500 edition OS map.
PRN 211	SP 496 290	Post-Medieval		1881	Canal Wharf: Shown on 1881 edition 1:2500 OS map.
PRN 212	SP 4889 2776	Post-Medieval			Site of Watermill: Somerton Corn Mill buildings clearly shown on 1885 OS map. No visible remains of mill in 1968. Somerton Corn Mill buildings clearly shown on 1885 OS map. No visible remains of mill in 1968. 1) The mill is linked by a causeway across the river valley to the west to Grange Farm. Causeway has bridges, some now collapsed. Excavated 1996.
PRN 1705	SP 4968 2884	Anglo-Saxon	Constraint Area, Conservation Area	1952	Anglo Saxon Inhumation Cemetery at Somerton. Eight extended inhumation burials were found during digging operations in the grounds of the Elementary School in 1952. There is a tradition that the school stands on the site of the inner court of a castle (2) 5 more uncovered in August 1969 when sewer trench being dug across the school house garden. A sixth skeleton under the kitchen floor in school house (C19th addition). Adult skeletons. No coffins but rough slabs 9" across over the skull (3) Inhumations with slabs covering represent A/S to early medieval practice which but imperfectly understood at present
PRN 2455	SP 497 289	Medieval?	Constraint Area, Conservation Area		Medieval ? Castle, Chapel and Dovecote (site of). There is a traditon that the school stands on the site of the inner court of a castle. 8 inhumations found in grounds of elementary school. (2) Site of medieval castle of the De Greys field NE of church has mounds and fishponds. In 1295 an extent mentions its court, dovecote, fishponds, curtilages and gardens. Presumably uninhabited in C16th but chapel in castle yard may be still standing in 1580. Field work indicated that the western part of the site was obscured by construction of the railway in 1850 but there could have been a motte and bailey with the motte buried under the railway embankment, or it could have been a simple moated enclosure with the lower western moat lying parallel to the river Cherwell
PRN 2610	SP 521 267	Roman	Conservation Area		? Romano British Settlement (W of Ballards Copse). 'Remains' in Gothic script on 1833 map at Chilgrove. Date uncertain, but connection with Aves Ditch suggests possible Roman origin. Site now within precincts of Upper Heyford air base. 3) Mentioned by Beesley as site of 'extensive ancient remains' connected with Portway (sic).
PRN 4313	SP 518 279	Post-Medieval	Constraint Area		Post Medieval Maze, Troy Farm. Turf-cut maze at Troy Farm. 1) Photograph by George Powell shows low ridges of grass (taken 1960) 2) Low turf cut maze in garden opposite Troy Farm.
PRN 4476	SP 4956 2866	Medieval	Constraint Area, Conservation Area		Medieval Earthworks in field at W end of Church Street. Remains of stone foundations beneath bank of holloway. Some medieval coarse ware pottery present. 1) Part of PRN 5614. This shows that of the earthworks present from the deserted area of the village, the holloway which travels SW approximately was banked up on the village side at least at this end during the later medieval period.
PRN 5080	SP 4962 2879	Medieval			Medieval Fishponds. Printed as an antiquity on OS maps. Shown as dry ponds - earthworks - probably medieval. 2) Series of earthworks which resemble old pits and hollows. One is probably a fishpond. The north ditch could probably be associated with the castle nearby.

PRN 5614	SP 4949 2869	Medieval	Constraint Area, Conservation Area		Somerton Village Earthworks: Earthworks and buried archaeological remains on the west side of the village of Somerton. Clearly visible is a holloway and a group of fishponds. Features identified during Watching Brief. 1) Earthworks and buried archaeological remains on the west side of the village. The monument lies between the postulated castle site to the north and the church to the SW. The clearest features to be seen from the ground are the curving holloway of a former village street which joined Church Street and a group of fishponds. Pottery recovered from features to the east of the holloway ranged from the C11th to early C13th.
PRN 5968	SP 4989 2735	Medieval	Constraint Area		Medieval Fishpond (site of): dam of now dry fishpond across small west facing valley - dam at west end of former pool.
PRN 8926	SP 5070 2506	Prehistoric, Roman	Conservation Area		LINEAR MONUMENT: Margary 161a. Prehistoric trackway and Roman road (Portway).(1) M40 Investigations did not reveal northern extension of Port Way 2) Minor road that leads off Akeman Street at NW corner of Kirtlington Park. Trends toward NW, pointing toward Kings Sutton. 7) In the course of a survey on Roman roads throughout Oxfordshire, investigation has been made of the Port Way, which runs northwards from Akeman Street near Kirtlington. The form of this ancient way is not typical of Roman work, there being no topographical reason for its frequent change of line. The results of the fieldwork and study of AP's and documents indicate that the straight southern section of this Port Way is part of a Roman road directed south from the Blacklands settlement near Kings Sutton on carefully planned alignments, terminating close to the ancient ford at Osney which gave Oxford its name, and not on the gravel terrace where it has hitherto been supposed all early Oxford settlement sites are situated
PRN 11179	SP 5007 2847	Post-Medieval	Constraint Area		Site of Post Medieval Quarry, due S of <b>Somerton</b> and Ardley road, identified from AP.
PRN 11723	SP 5264 2736	Undated			Undated Crowfoot Pond (SE corner of Kennel Copse); identified from AP.
PRN 12166	SP 5260 2770	Iron Age	Constraint Area		? Iron Age Banjo Enclosure: Clear cropmark showing banjo enclosure; interior and exterior enclosures visible on AP only faintly visible. 1) Possible banjo enclosure with internal marks possibly representing a round hut. (2) Classified as possible banjo enclosure for MPP (3) Clear cropmark showing banjo enclosure; interior and exterior enclosures visible on AP only faintly visible.
PRN 12327	SP 515 279	Iron Age	Constraint Area	2007	Possible Banjo Enclosure with curving antennae. Cropmarks revealed in recent APU photo reveal large banjo enclosure with annexes to the N and a pronounced pit. Adjacent to another banjo enclosure (PRN 17491). (1) Complex of linear ditches, trackways and small sub-rectangular enclosures (2) The westernmost of the two fields in which cropmarks are plotted is called Blacklands (3) Cropmarks revealed in recent APU photo reveal large subrectangular enclosure with adjoining enclosures. This photo shows considerably more detail than seen on cropmarks overlay
PRN 12328	SP 5165 2814	Undated			Undated Hexagonal Enclosure: Small cropmark of hexagonal shape. Identified from AP.
PRN D12573	SP 490 277	Post-Medieval			Brickyard (site of) by Oxford Canal, near <b>Somerton</b> Mill. Brickyard shown in 1824 on Bryant map. No record of brickmakers in Somerton after 1841; site obliterated by railway. No signs remaining on site by 1875.
PRN 15815	SP 4970 2822	Iron Age			Iron Age Linear Features and Pottery, Manor Farm: Watching brief carried out during construction of bungalow revealed E-W ditches from which MIA pottery was recovered. 1) Large size of 1 sherd and presence of preserved bone in another ditch suggest some form of MIA settlement nearby.



PRN 16118	SP 4993 2866	Medieval, Post-Medieval	Constraint Area, Conservation Area		Med/Post Med Features and Finds: 1) Probable medieval pit on west edge of site represents medieval occupation within or adjacent to study area. No medieval features or finds found anywhere else on site, but this may be due to extensive disturbance/truncation evident at site. Most features were post medieval cobbled surfaces and wall footings related to a farm complex of unknown date.
PRN 16635	SP 4931 2866	Medieval	Constraint Area		? Medieval Earthworks: Possible droveway or holloway, perhaps associated with adjacent DMV and holloway at Somerton. Identified from APs (Geonex 1991: 35 91 085). Apparent continuation of earthworks in scheduled area at Somerton on the other side of the railway line.
PRN 17445	SP 5165 2775	Undated	Constraint Area		Conjoined rectilinear enclosures north of Upper Heyford Airfield. Two conjoined rectilinear enclosure identified as cropmarks in NMR aerial photos; one quite large with irregular edge; the other partial. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17449	SP 5240 2750	Undated	Constraint Area		Rectilinear enclosure at Upper Heyford Airfield: two sides of a rectilinear enclosure visible in same field as banjo enclosure (PRN 12166). Located at the edge of Upper Heyford Airfield. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17450	SP 5262 2790	Prehistoric	Constraint Area		Ring ditch west of Cross Roads Farm; possible ring ditch in east of field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17491	SP 5147 2803	Iron Age	Constraint Area		Banjo Enclosure in Cropmarked complex N of Upper Heyford Airbase. Banjo enclosure with exterior ditch creating annex; immediately adjacent to PRN 12327. 1) Identified during trawl of North Oxon aerial photos taken in 1996; a photo taken in 2000 reveals good detail of this site (SP 5127/38; SP514279; 19-Jul-2000; NMR 18848/09).

Steeple Aston					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 214	SP 4772 2577	Medieval, Post-Medieval		1881	Brick Yard, Kiln and Clay Pit 1540-1900 shown on 1881 edition of 1:2500 OS map.
PRN 508	SP 4745 2588	Undated	Constraint Area, Conservation Area	1955	Fish pond shown on 1955 6" OS map
PRN 1709	SP 45 25	Roman		1854	A coin of Tacitus exhibited by William Wing in 1854. "This, which is in fine condition, was found with skeleton, remains of hypocausts etc at Steeple Aston".
PRN 4210	SP 4777 2523	Undated	Constraint Area	28-07-26	skeleton - inhumation
PRN 4211	SP 4797 2530	Iron Age	Constraint Area, Conservation Area	15-02-49	Iron Age Habitation Site
PRN 4212	SP 4819 2540	Medieval, Post-Medieval	Constraint Area, Conservation Area		Quarry 1540 - 1900
PRN 4214	SP 4769 2485	Medieval	Constraint Area		3 Medieval fishponds
PRN 7673	SP 45 25	Undated			1) In about 1870, during digging for gravel in the field immediately E of Hopcrofts Holt Inn, and N of the road from the Inn to Lower Heyford, several human skeletons were found, together with a quantity of very crude pottery of a dark clay, and bones of animals, among which was deer.
PRN 12223	SP 4635 2592	Undated	Constraint Area	1961 FAS AP	Undated Rectangular Enclosure; 2) Southern annexe still visible in 1974. There is the possibility of a further enclosure in an adjacent field 100m to the east, two sides visible, truncated by roads
PRN 13756	SP 4582 2653	Undated	Constraint Area		A trackway which seems to divide into two. Appears to join up with a system of lanes which are in part delineated by the parish boundary, 660m NE of Whistlow Farm
PRN 15966	SP 4585 2673	Iron Age	Constraint Area		Iron Age Banjo Enclosures and Curvilinear Enclosures; 3) Three circular features and a north-south trackway were plotted from various aerial photos. Other small linear and curvilinear features are shown as partial marks. 4) NMR aerial photo shows additional features at top of lasercopy. 5) NOT scored for MPP because not identified during project; SVL, 09/10/08.
PRN 16311	SP 466 252	Roman	Constraint Area		Roman Farmstead at Hopcrofts Holt; 1) Archaeological evaluation with grounds of Hopcrofts Holt Hotel revealed evidence for concentrated area of early Romano British activity in NW corner of site. Possibly linked to low status farmstead.

PRN 16346	SP 4782 2532	Roman	Constraint Area, Conservation Area		Roman pottery scatter from allotment south of village. 5) Field walking by North Oxon Field Archaeology Group in 2000 produced mainly C2nd-3rd pottery with some early C4th sherds, suggesting that a farmstead flourished in the former period but that there was some later activity in the vicinity. Though the site examined was not the villa found in the C17th, Paul Booth (OA) confirmed that the red tiles were from a hypocaust, so the villa must be nearby, though further examination of the historic records now show that it may well lie under an adjoining cul-de-sac.
PRN 17204	SP 454 269	Iron Age			Rectilinear enclosures ?associated with banjo enclosure complex; Located in adjacent field to one containing two complete banjo enclosures and possibly several partial ones; thought to be possibly associated as single complex.
PRN 17212	SP 466 265	Undated	Constraint Area		Rectangular enclosures NE of Brasenose Farm. 1) Cropmarks of two enclosures in adjacent fields visible on AP; area inbetween too dark to determine whether other features present.
PRN 26108	SP 4713 2578	Roman?			Part of Roman ? Inhumation at Burlands; Lower part of torso exposed, but left in situ. Presumed upper part of torso not examined. Inhumation consists of lower half of body (part of pelvis, one leg, and one foot), exposed during removal of large flat stones during works to build a new patio. Further stones possibly cover the rest of the skeleton to the south west. Skeleton was approx 0.4m below current ground surface and orientated NE - SW.



Upper Heyford					
HER Ref #	Location	Period	Protection	Find Date	Description
PRN 213	SP 487 268	Modern	Conservation Area		Heyford Common Canal lock: shown on 1881 edition 1:2500 OS map.
PRN 215	SP 4932 2612	Modern	Conservation Area		Allen's Lock: shown on 1881 edition 1:2500 OS map.
PRN D216	SP 4929 2610	Late Medieval, Post-Medieval			Watermill (site of): shown on 1881 edition 1:2500 OS map. 3) Part of the mill was pulled down and rebuilt to make way for the canal, 1790.
PRN 2610	SP 521 267	Roman	Conservation Area		? Romano British Settlement (W of Ballards Copse). 'Remains' in Gothic script on 1833 map at Chilgrove. Date uncertain, but connection with Aves Ditch suggests possible Roman origin. Site now within precincts of Upper Heyford air base. 3) Mentioned by Beesley as site of 'extensive ancient remains' connected with Portway (sic).
PRN 5915	SP 521 268	Anglo-Saxon	Conservation Area	1865	Possible Anglo Saxon Inhumations at Upper Heyford: c.1865 some human skeletons with 'stirrup irons' and 'pieces of armour' were found close to Aves Ditch; see also PRN 17003. 1) Site location probably at SP 521 268 because VCH location corroborated by 1860's OS map found in COS files. Site labelled "Remains" on this map. 6) Map from OS (MPC 760, 784); shows "remains" where the Leys are.
PRN 5940	SP 4932 2611	Post-Medieval	Conservation Area		Allen's Lock Canal Bridge: brick built canal bridge over Allen's Lock - leading to water mill. Must have been built before 1790 when canal was opened. 2) This bridge has no towpath, suggesting that a pre-canal structure may have been adapted for canal use in the 1730's. However, there are 3 waterways (river, canal and mill stream) and the multiplicity of levels makes it difficult to determine which part of the structure, if any, is pre-1790.
PRN 5943	SP 4935 2610	Modern	Conservation Area		Canal Wharf (site of): shown on 1842 map. Now all overgrown with buildings destroyed.
PRN 5944	SP 45 24	Modern			Workhouse (site of): Mentioned in 1867 - probably a parish workhouse which many villages had before C19th.
PRN 5945	SP 4943 2586	Medieval	Constraint Area, Conservation Area		Manor House (site of): Medieval manor house extended and improved by New College in C14th. Buckler drawing of 1823 shows some medieval windows.
PRN D5947	SP 4955 2585	Medieval	Constraint Area, Conservation Area		Medieval Shrunken Village Earthworks: several platforms and banks in and around the village indicate sites of former farmsteads, especially east of church.

PRN 8926	SP 5070 2506	Prehistoric, Roman	Conservation Area		LINEAR MONUMENT: Margary 161a. Prehistoric trackway and Roman road (Portway).(1) M40 Investigations did not reveal northern extension of Port Way 2) Minor road that leads off Akeman Street at NW corner of Kirtlington Park. Trends toward NW, pointing toward Kings Sutton. 7) In the course of a survey on Roman roads throughout Oxfordshire, investigation has been made of the Port Way, which runs northwards from Akeman Street near Kirtlington. The form of this ancient way is not typical of Roman work, there being no topographical reason for its frequent change of line. The results of the fieldwork and study of AP's and documents indicate that the straight southern section of this Port Way is part of a Roman road directed south from the Blacklands settlement near Kings Sutton on carefully planned alignments, terminating close to the ancient ford at Osney which gave Oxford its name, and not on the gravel terrace where it has hitherto been supposed all early Oxford settlement sites are situated
PRN 11729	SP 5023 2535	Post-Medieval	Conservation Area		Site of Post Medieval Quarry, c.130m E of Port Way, N of parish boundary; identified from AP.
PRN 15872	SP 5223 2504	Iron Age	Constraint Area		Iron Age Banjo Enclosure: banjo enclosure with a bottle-neck entrance on a north-south alignment clearly visible as a cropmark in NMR aerial photos.
PRN 15970	SP 5020 2695	Undated	Conservation Area		Undated Rectilinear Enclosures: identified by APU staff at RCHME as conjoined rectilinear enclosures.
PRN 16187	SP 5022 2344	Undated	Constraint Area		Undated Cropmark Complex: two parallel features are visible as a cropmark with a possible curvilinear feature between them. To the north west, there is a ring ditch. Identified from AP's.
PRN 16781	SP 515 268	Modern	Conservation Area		Upper Heyford USAF Airfield: Cold War USAF airfield. 1) RAF Heyford est. as bomber station as part of Home Defence Expansion Scheme begun in 1923. June 1950 began work to remodel airfield for USAF Strategic Air Command bombers and refuelling aircraft. Airfield handed back to RAF in 1994 who declared it to be surplus to military needs 2) DBA revealed that any surviving archaeology must be treated by preservation by record; 3 new AP sites identified. 3) Excavation with 14 targetted trenches revealed variable results: considerable disturbance over most of the site, especially in trenches 10-15. Line of Aves Ditch not found. Evidence to suggest that some survival of archaeological remains in W end of former airfield.
PRN 17003	SP 52100 25600	Anglo-Saxon	Constraint Area	1865	Possible Anglo Saxon Inhumations/Cemetery near Upper Heyford: alternative location to A/S cemetery near Upper Heyford; see also PRN 5915. (1) "c.1865 some human skeletons with 'stirrup irons' and 'pieces of armour' were found close to Aves Ditch, which here forms the boundary...on a piece of ground called The Leas"; this NGR given by Meany.

PRN 17403	SP 50688 26980	Modern	Scheduled Monument		1) Group of Cold War structures at the former Upper Heyford Airbase comprising 5 distinct area of protection. These are, firstly, the QRA (quick reaction alert) or Victoria Alert Hardened Aircraft Shelter complex, including aircraft shelters, security fence, watch tower, fuel supply point and hardened crew buildings; and secondly, to the north-east, the Northern Bomb Stores and Special Weapons Area contained within a security fence; thirdly, the Avionics Maintenance Facility; the fourth area of protection is the hardened Telephone Exchange, and fifth, the Battle Command Centre. Upper Heyford Airfield has a long history of military aviation activity which spans the C20. It retains a number of buildings and elements of its earlier World War II phases but its most important and unusual structures relate to its Cold War phase.
PRN 17444	SP 5150 2510	Undated			Partial Rectilinear and curvilinear enclosures S of Upper Heyford Airfield: incomplete rectilinear enclosure identified as a cropmark in NMR aerial photos. Identified during North Oxon cropmark survey and sketched on cropmark overlay. Adjacent to this enclosure are irregular markings of large curvilinear feature, with possible entrance.
PRN 17445	SP 5165 2775	Undated	Constraint Area		Conjoined rectilinear enclosures north of Upper Heyford Airfield. Two conjoined rectilinear enclosure identified as cropmarks in NMR aerial photos; one quite large with irregular edge; the other partial. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17446	SP 5240 2635	Iron Age	SHINE*		Banjo enclosure at Upper Heyford Airfield: 1) banjo enclosure with bottleneck entrance on east-west alignment identified as a cropmark in NMR aerial photos. The entrance appears to terminate at a former watercourse, also visible in the aerial photos. One corner of a possible rectilinear enclosure is also visible at the northern edge of the field. Other vague cropmarks visible in field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17447	SP 5275 2605	Iron Age, Roman	SHINE*		Rectilinear ?settlement complex at Upper Heyford Airfield: conjoined rectilinear enclosures and associated linear features, possibly indicative of settlement. Extends over an area approximately 20m by 10m. Identified during North Oxon cropmark survey and sketched on cropmark overlay.
PRN 17448	SP 5269 2637	Undated			Vague cropmarked enclosure and linear features at Upper Heyford Airfield: small circular enclosure inbetween two linear features identified near the northern edge of the field. Identified during North Oxon cropmark survey and sketched on cropmark overlay. Features very faint.
PRN 17451	SP 5370 2595	Prehistoric, Iron Age			Linear pit boundary south of Ashgrove Farm. Pit alignment visible as extending north-west/south-east across the entire length of field. Discrete pits visible in detail of original photos. ? Banjo enclosure antennae visible in northern edge of field. Identified during North Oxon cropmark survey and sketched on cropmark overlay.



PRN 17490	SP 50430 27066	Iron Age	Conservation Area		Possible Iron Age Ring Gullies at Heyford Park: evaluation revealed two possible ring gullies, one containing a single sherd of Iron Age pottery. Remainder of trenches were subject to truncation from modern services. 1) Basic site summary and proposed works; contains some basic SMR information and plots of the non extant field boundaries that were removed during the construction of the original airbase. 2) Geophysical survey on areas at either end of the runway as part of the predetermination evaluation highlighted a number of areas of archaeological potential as well as areas of high magnetic disturbance that might represent truncation of archaeological features. 3) Evaluation to examine areas of archaeological potential located 2 possible hut circles as well as linear features. One hut circle was located in an area of magnetic disturbance which therefore do not necessarily truncate the archaeological layers.
					* <b>SHINE</b> (standing for Selected Heritage Inventory for Natural England) is a single, nationally consistent dataset of undesignated historic environment features from across England that could benefit from management within Natural England's Countryside Stewardship scheme. Data about suitable sites is created by local authority Historic Environment Records (HERs) and fed into the national SHINE dataset.

## **12. TRAFFIC COUNTS**

**The following data was prepared in January 2017 by consultants on behalf of the Dorchester Group to illustrate the changes in traffic volumes in and around the neighbourhood area over a five year period.**

MAP LOCATING AUTOMATIC TRAFFIC COUNTERS IN NCNP AREA :





## Total average flow in both directions

Site name	Road Location	Description location	Annual Average Daily Traffic by year							% increase 5yrs
			2009	2010	2011	2012	2013	2014	2015	
CP336	N/A	Camp Road (Eastern end)	3,100	3,100	3,400	3,300	3,300	3,800	4,700	52
CP51	B4030	West of B430	4,500	4,200	4,200	4,300	4,200	4,400	4,800	14
CP218	B430	South of M40 Ardley	7,300	7,300	7,500	7,500	6,700	7,300	8,100	11
CP206	B4030	East of A4260	3,700	3,700	4,000	4,000	3,600	3,900	4,100	11
CP405	B4030	West of A4260	2,900	3,000	3,100	3,100	3,000	3,100	3,100	3
CP2	A4260	North of Hopcroft's Holt	8,900	8,800	8,800	8,900	8,500	9,000	9,000	2
CP170	B430	South of B4030	6,600	6,600	7,000	6,500	5,500	6,000	6,200	-6
CP142	A4095	East of B430	2,700	2,500	2,500	2,500	2,500	2,900	3,000	20
CP32	A4095	West of B430	3,900	3,500	3,200	3,400	3,600	3,900	4,300	23

## **13. VILLAGE TRAFFIC MITIGATION REPORT**

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# MID CHERWELL VILLAGES OXFORDSHIRE

Tackling traffic and safety concerns through place-making and lower speeds



For the Mid-Cherwell Neighbourhood Plan Forum

June 2017



hamilton-baillie  
associates



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**Hamilton-Baillie Associates Ltd**

**June 2017**

**For Mid Cherwell Neighbourhood Plan Forum**



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## Introduction

The quality of public space is critical to the economic and social vitality of towns and villages. The streets and spaces between buildings provide the essential connections between the houses, shops, schools, pubs and meeting places, connections that define communities and underpin their identity. For villages to prosper, a coherent public realm is essential to provide the framework for the day-to-day human activity and exchanges that form the basis for village life.

For most villages, especially those close to major traffic arteries, it is the impact of vehicles and traffic that determines the quality of its public space. Every community relies on the connections and movement provided by the network of streets, lanes and roads. Buses, cars and lorries and the transport they provide will continue to be an essential component of towns and villages for many years. But traffic can also isolate and erode village life, and the vitality and economic resilience of a community depends to a great extent on balancing the pressure from traffic and maintaining a coherent and attractive public realm.

For villages close to busy traffic routes and facing major growth and development, such a balance is especially challenging. For the area of Mid-Cherwell, increasing traffic volumes on the M40 and the strategic north-south routes between Banbury and Oxford, along with significant new developments at Heyford Park add to the challenge. Retaining and enhancing the quality of villages in the face of growing traffic has become critical to the community cohesion and quality of life for residents.

The communities of Mid-Cherwell have taken the initiative by forming the Mid-Cherwell Neighbourhood Plan Forum (MCNPF) to bring together a dozen parish councils together with a major developer to prepare a neighbourhood plan. A major theme for the plan is transport, and especially the search for measures capable of restoring and maintaining a balance between traffic and village life. The initiative will contribute to Cherwell District Council's Local Plan, and reflects the strong emphasis placed on the need

to retain strong, distinctive and coherent village communities.

These brief notes do not represent a specific set of proposals for the area. Such an exercise will require a great deal more detailed study and partnership work with public and private bodies, especially Oxfordshire County Council as highway authority, Cherwell District Council as the planning authority, and the Dorchester Group as the main developer for Heyford Park. Instead they are intended to record a number of observations and suggestions arising from an initial one-day visit to Mid-Cherwell. In addition these notes touch on a number of principles for the design, management and maintenance of rural roads, lanes, streets and spaces that have been successful elsewhere in ameliorating and minimising the impact of traffic on the public spaces that define village communities.



## Background

These notes follow on from an initial one-day visit to Mid Cherwell on 6th June 2017. The exercise stemmed from an invitation by the Neighbourhood Forum in response to the growing levels of concern amongst residents about the traffic impact of new development, and increasing volumes, size, and speed of vehicles. The visit by Ben Hamilton-Baillie included an introduction to the work of the Forum and a tour of the its locations and villages. The visit concluded with an evening presentation and discussion at the Heyford Campus. This allowed an introduction to some of the core principles underpinning emerging best practice for traffic in towns and villages, as well as some initial observations and recommendations concerning Mid-Cherwell villages.

The work of MCNPF has highlighted the importance placed by residents on addressing traffic-related issues. The intention of the visit and initial discussions was to work towards a broad consensus concerning the direction of

policies for Mid-Cherwell to reduce the impact of traffic, and to ensure that resources and effort are steered towards small-scale measures that are likely to be most effective.

The villages are not alone in seeking fresh ways to address traffic issues. Across the South of England and the rest of the UK concerns about traffic speeds, safety, pedestrian confidence and the quality of public space in towns and villages increasingly dominate local concerns. The publication of *Manual for Streets (2)*, alongside guidance such as *Traffic in Villages*, has provided renewed impetus to reconciling the realities of traffic with the qualities of streets and spaces that provide the economic and social basis for communities. The increasing limitations and shrinking resources of County and District Councils place more emphasis on finding new means to lower speeds and re-balance the various uses of public space that can engage the energies and enthusiasm parish councils and local residents, and their representative bodies.

The Mid-Cherwell Neighbourhood lies to the north of Oxford along the Cherwell Valley to the west of the M40. A major new development, Heyford Park, is underway at the former military airfield. The older historic settlements include:

- Duns Mew
- North Aston
- Somerton
- Fritwell
- Fewcott
- Ardley
- Middle Aston
- Steeple Aston
- Upper Heyford
- Lower Heyford
- Caulcott
- Middleton Stoney
- Kirtlington





## Mid Cherwell

The group of villages between North Aston and Fritwell in the north, and Kirtlington to the south are home to around 7,000 people, forming 17% of the population of Cherwell District Council. The historic house and garden of Rousham lies on its western edge, where the River Cherwell flows north through the area. The exceptional beauty and tranquility of the Cherwell Valley contrasts with the very busy M40 to the east. Canals and a railway add to the north-south routes through the area. East-west links are more limited by river crossings.



The significance of the former RAF / USAF airbase near Upper Heyford is very apparent from an aerial image of the area. Now the site of a major development of well over 2,500 homes with related employment and facilities, the new community of Heyford Park introduces a signi-



ficant change in the relationship of the existing villages, and brings substantial increases in traffic flows. The challenge to minimise the negative impact of such traffic is therefore critical.



Speed, and the expectations of drivers (particularly of HGV's) is the most damaging aspect of such traffic on the quality and value of the streets and spaces that make up the public realm of rural communities. The gradual retreat of human presence from streets is already evident. Children play in back gardens or in designated playgrounds. There are notably few walkers and cyclists using the roads and lanes. Such a retreat is more evident in the eastern part of the area, especially close to Junction 10.





## The villages - Initial observations

The quiet, understated beauty of this part of Oxfordshire manifests itself from a long-standing relationship between geography and human activity. Houses are scattered along ancient routes between settlements, many of which lack the defined boundaries of more defended towns. Attractive houses sit alongside ancient churches in a landscape shaped by agriculture and local transport. Villages tend to be linear, straddling their spine roads, such as Kirtlington, Fritwell and Somerton. Others, such as Middleton Stoney have developed around crossroads, or as hamlets around farms, such as Caulcott.

Few of the villages have obvious centres, where a public square might be framed by the church, pub and shop. Similarly the edges of the villages are rarely distinct or definitive, except where waterways or railways require bridges, such as at Lower Heyford and Somerton. The absence of clear centres and edges blurs the distinction between village environment and the higher speed roads that link them. This leaves the settlements more vulnerable to higher traffic speeds, and to the highway measures that gradually accrue as a result. The erosion of village life is especially evident in villages such as Upper and Lower Heyford, Middleton Stoney and, most of all, in Ardley, close to Junction 10. Traffic signals, large highway signs designed for speed, wide sweeping junctions and road markings all contribute to a slow, steady extension of the highway into the low speed context of village environments.

This loss of public space represents a threat to the viability and purpose of villages. With their reduced role as centres for markets and economic exchange, villages rely on investment from residents and visitors who value their intrinsic quality. Without such attractions, villages become mere dormitories for urban centres, and lose the shops and pubs that help define their identity. But such erosion remains reversible. An awareness of the fragility and sensitivity of the rural environment to standard highway engineering can ameliorate the impact of growing traffic levels. Traffic volumes are especially significant for Ardley, the Heyfords, Middleton Stoney and Kirtlington, but generally speeds represent a greater threat than traffic volumes.



## Design principles

Retaining and enhancing the quality of Mid-Cherwell’s villages requires a set of combined measures to modify the response of drivers to their surroundings. In particular this means reductions in speeds, whilst maintaining steady vehicle flows to cope with traffic movement. Conventional traffic calming measures such as speed humps and chicanes are unlikely to achieve these objectives. Amendments to the current speed limits are also unlikely to be effective on their own. The appropriate change in speeds and driver expectations can be achieved by introducing more subtle modifications to the streetscape known to slow traffic and improve safety.

The first such change relies on creating a clear point of transition between the faster approaching highways and the context of the village centre. A distinctive change in scale and street characteristics on the boundaries of the village helps alert drivers to the change in circumstances. This particularly relevant for Caulcott, the Heyfords, Middleton Stoney, and in the transition into Ardley from Junction 10 of the M40.

Secondly, lower speeds can be fostered by reducing the apparent widths of carriageways. This can be achieved through modifying verge and kerb details. The use of planted central median strips to divide carriageways, where widths permit, can also help.

Thirdly, reducing the linearity of streets, and emphasising their relationship to adjacent buildings, can reduce speeds. Removing or minimising road markings such as centre lines can also be helpful. Lower speeds result where streets are punctuated by a series of perceived spaces or “events”, which reduce the linear characteristics. Animation and activity alongside the carriageway in drivers’ peripheral vision, sometimes referred to as “edge friction”, is an additional factor in modifying the speed environment.

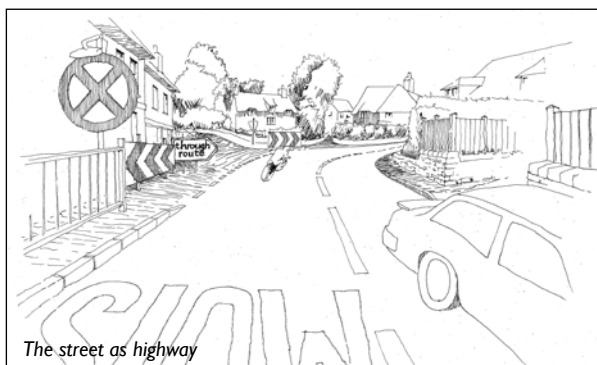
Above all, the extent to which a village is perceived as a place in its own right, rather than a mere stretch of highway, influences drivers’ speed and expectations. Such place-making is key to achieving more balanced, low-speed streetscapes. Lower speeds in turn enhance the potential for establishing places, creating more forgiving road environments better suited to the complex unpredictable context of a village.



Narrow visual widths and edge friction. Poynton, Cheshire



Creating a village centre. Selbourne, Hampshire



The street as highway



The street as place



## Village entry points

The conventional traffic calming measures of road humps and chicanes have limited effectiveness in villages. Neither do formal speed limits, despite cameras and other enforcement techniques. The southern entry into Somerton does not noticeably slow traffic. These elements merely bring highway elements into the village, masking the special human environment to which drivers naturally respond.

By contrast, drivers appear to modify speed and respond to their surroundings where there is a clear gateway or point of transition from the higher-speed highway into the low-speed world of the village. To achieve this it is essential that any signing is consistent with the built environment, so that drivers are aware of the village edge. Placing signs and placenames too far outside a village is a common error. Centre line road markings are not needed for low speeds, and it is important to end these at the village entrance. A change in apparent width and the apparent scale of the road is also helpful in emphasising the transition. Speed limit signs where the form and context of the road remains unchanged are of little value. Lower Heyford has a clear example.



Conventional traffic calming has minimal effect in Somerton



Little to indicate the entry into Lower Heyford from the west



Centre lines and unchanged carriageway widths encourage speeds

Finally, the change to the low-speed context of a village becomes more effective the more evidence of human activity is visible to the driver. Such signs need be no more than a bench, some well-tended planting or visible children's toys. These elements often disappear as traffic increases, and it is essential that communities find creative ways to maintain the presence of village life to counteract the damaging effect of highway infrastructure.



No village visible and the unchanged road form approaching Fewcott



The white lines and chevron on the bend contradict the entry gateway



## Village entry points



The medieval Rousham Bridge serves as entry point to Lower Heyford...



... and the canal bridge serves the same purpose for Somerton



Entry to Somerton marred by road markings



The entry to Fretwell is clearer, with markings gone and widths reduced



Kirtlington southern entry too far outside village. Note chevron and lines



Middleton Stony entry breaks all the advice, and has little effect



The wide sweeping fast approach to Ardley from Junction 10



Excessive junction geometry extends the highway into Ardley's centre



## Place-making

Linked with clear entry points, the concept of place-making is a critical component of the toolkit for improving traffic in villages. Empirical research indicates that driver speeds and behaviour can be modified and improved through awareness of a distinctive set of places or memorable spaces through which routes pass. Such routes punctuate the linear continuity of the driver's perspective, and contribute strongly to emphasizing the unpredictable and multi-purpose context of a village.

Such places need not be formal spaces or village squares, greens or market spaces. Very simple measures to help frame spaces and provide a clear connection between buildings and adjoining space are often sufficient. A line of setts, or a slight change in paving can be enough.

The villages of Mid-Cherwell present many such opportunities. At present there is little to interrupt the linear progression of the driver's experience through some villages, and few cues to draw his or her attention to distinct places. The more such places extend their presence and activities to front the street, the more drivers moderate speed and engage with the realities of the village.

For long, linear villages such as Kirtlington, a sequence of distinctive places will help maintain lower speeds. The space fronting the shops, and two triangular village greens offer such opportunities. Fretwell offers a similar space where the road is too dominant. Elsewhere simple junctions could serve as identifiable places, rather than anonymous points on a road network. Lower Heyford has a fine example, where the simple removal of road markings would be sufficient. A pub at a junction in Upper Heyford could be the focus of a simple square to punctuate an otherwise long straight road, and a farmstead could serve the same purpose on the Somerton to Fewcott road. North Aston has a strong sense of place around its historic drinking trough, and Steeple Aston has such an opportunity at the junction by its shop. Most importantly, the junction at the centre of Middleton Stoney could become a recognizable place through the removal of traffic signals. At low speeds this would also improve flows and reduce congestion.



*The street through North Green could become part of Kirtlington*



*A similar opportunity at the bend on the southern green in Kirtlington*



*A potential village centre square on Lower Heyford*



*The village green in Fretwell could extend to include the road*



## Place-making



*An ancient farmstead could serve to punctuate a long, straight road*



*Steeple Aston's centre could become more of a place and less highway*



*The junction by the pub in Upper Heyford could become a distinct place*



*The Upper Heyford road could become part of the village*



*One of many place-making opportunities outside Somerton*



*The arrangement of trees and drinking trough in North Aston*



*The centre of Middleton Stoney would benefit from place-making*



*At low speeds, this junction could work as an informal space*



## Self-reading roads

If increasing speeds and volumes of traffic are not to erode the identity and coherence of the villages of Mid-Cherwell, it is important that the network of roads and lanes provide clear clues to drivers about the context through which roads pass. The more that highway design ignores buildings, and the activities they generate, the more drivers are isolated from the low-speed civic world of towns and villages.

Mid-Cherwell presents plenty of opportunities for emphasizing the presence of key places and buildings. In Lower Heyford, for example, the entrance to the important canal quayside is all but invisible from the wide, fast B4030. In Somerton, the village hall is an important centre of activity, but its presence is largely ignored by its adjoining street. In Upper Heyford, a well-used children's playground extends no visible presence onto the Somerton road as it enters the village. Similarly a key landmark such as the school in Kirtlington is celebrated only with standard yellow zig-zag markings.

Re-establishing a clearer connection between streets and key buildings does not require major changes. A modest change in the tone or aggregate content of the asphalt, or the insertion of a few lines of cobbles or setts can make a major improvement. Where buildings such as schools or village halls generate on-street parking, differentiating such spaces through contrasting paving can help to raise driver awareness of likely pedestrian activity. Animating the carriageway by simple place-making to reflect a village's morphology helps to punctuate the long, linear stretches of road that otherwise encourage speeds. The B3040 passing Caulcott is an example of a location where the presence of the hamlet could be made apparent through minor changes to the road markings and road surface.



The entrance to Lower Heyford quayside - invisible from the B3040



The well-used village hall in Somerton offers scope for a simple forecourt



A presence of the Upper Heyford playground is ignored by the road



The white lines and road widths provide no clues to the adjoining hamlet



The frontage of Kirtlington School forms no break in the A4095

## Mid-Cherwell - The next steps

This initial visit and brief notes represent merely the first stage in a long journey. A community response to the traffic issues in Mid-Cherwell calls for a thorough programme for local public engagement and participation. The presentation and discussion are intended to assist with a long-term vision for the area as a thriving and attractive set of villages. Much refinement and modifications will be required, especially in partnership with Oxfordshire as highway authority. The interests of local residents and businesses are key to such a scheme to maximise the economic and social benefits that a cohesive village centres can bring.

Although the circumstances for Mid-Cherwell are unique, there are benefits to be gained from learning from precedents. These can range from relatively simple rural schemes that combine speed reduction with place-making. One example is West Meon, where speeds on the A32 were reduced and a village centre re-established. At a more ambitious level, schemes such as the regeneration of Poynton in Cheshire demonstrates the potential for urban regeneration and place-making despite very heavy through traffic. Visits and further analysis to such examples can build up understanding and knowledge, and afford valuable lessons for the area

Changes to the public realm are not easy. Streetscape alterations are disruptive, expensive and almost always controversial. A community has to undergo many months of debate and persuasion in order to establish sufficient consensus to take a project forward, to raise the necessary funds and support, and to withstand the discomfort and inconvenience of any construction works. Such consensus building requires patient engagement at both a local and county level to establish agreements on the key principles behind the approach. It is hoped that this brief visit may form a basis for exploring the vision further, and modifying the details in light of local responses, opportunities, and ever-changing circumstances. We would recommend a programme of events in connection with the emerging Neighbourhood Plan to initiate this critical engagement process, and a more detailed follow-up feasibility study to explore how the necessary funds can be raised.



*Extensive local engagement will be required to develop the scheme*



*Low cost speed reduction and place-making - West Meon*



*Low speed village centre with heavy traffic - Poynton*



## Conclusions and recommendations

An initiative by the Forum to address the long-term future of traffic and the public realm in Mid-Cherwell is well timed. The gradual erosion of the essential qualities and attractiveness of the village as a result of traffic and speeds is very evident. At the same time, new principles and techniques are emerging that can address some of these issues while allowing streets to retain their transport functions. Relying on the Highway Authority alone, with a limited palette of standard traffic calming measures, is unlikely to resolve or ameliorate the issues.

Funding in a time of public sector austerity is clearly a challenge. It is likely that the Parish Councils and their communities will need to be much more directly engaged in fund assembly and packaging together the various potential contributions, particularly those that are increasingly available from development, such as the Community Infrastructure Levy. Over coming years, much maintenance and street replacement will take place, and it essential that such works are informed and guided by a long-term vision.

With limited resources and voluntary leadership, it is essential that the Parish Councils do not waste time and energy on measures that are unlikely to be realistic or beneficial. Heavy engineering or conventional traffic calming are not likely to be successful. Neither would the road closures, one-way systems or speed limits. Such highway steps bring a range of additional highway paraphernalia, and tend to increase the impact of traffic. A focus on a set of small scale, modest enhancements to adapt the streetscape will be the most effective means to address the major concerns.

Traffic will remain a reality for rural communities for many years, especially for those like Mid-Cherwell adapting to major growth and development. Traffic and movement will always be a characteristic of thriving towns and villages. However an approach based on the principles outlined and discussed are likely to be most effective in ameliorating traffic concerns, and helping to retain and enhance the long-term qualities of the villages of Mid-Cherwell.





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