



# WOODCOTE NEIGHBOURHOOD PLAN 2013 - 2027

Woodcote, the Future



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## Acknowledgements

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# Foreword

Neighbourhood Development Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The **Woodcote Neighbourhood Development Plan** has been developed to establish a vision for the village and to help deliver the local community's aspirations and needs for the plan period 2013 – 2027. Unlike the Woodcote Parish Plan 2008, upon which it builds, our Neighbourhood Development Plan is a statutory document that will be incorporated into the district planning frameworks and must be used by South Oxfordshire District Council to determine planning applications.

Our Plan has been produced by local residents, with the support of the Parish Council, using the views of the residents of Woodcote. The Advisory Group has consulted and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Woodcote residents.

A Neighbourhood Plan has many benefits. The Woodcote Neighbourhood Plan has been developed by volunteers from the village to:

- protect the village from uncontrolled, large scale, or poorly placed development;
- spread the development required by South Oxfordshire's Core Strategy around the village across several small sites;
- ensure that development is sympathetic to, and improves, the look and feel of the village;
- take steps to give residents preferred access to many of the new homes;
- minimise the loss of greenfield sites by, where possible, using previously developed sites;
- give the village the potential to access Community Infrastructure Levy funding to improve village facilities; and
- identify, in a **Woodcote Parish Action Plan 2013**, additional actions to improve Woodcote's facilities, services and local environment and to address issues beyond the scope of the Neighbourhood Plan.

Woodcote Parish Council received over 200 separate responses to the pre-submission version of the Plan. In total the responses contained over 600 distinct comments from residents, businesses, and landowners. Each comment was reviewed by the Advisory Group working with the Parish Council and considered individually. Overall, the Plan was well received, with four out of five respondents recording their support, and the bulk of the comments required no change to the Plan. Others clarified policies or produced minor changes to the Plan. A full list of these comments and the response of the Parish Council can be found in the Woodcote Neighbourhood Plan Consultation Report.

An electronic copy of this Plan, together with the Basic Conditions Statement and the Consultation Report can be found online at [www.woodcotendp.org.uk](http://www.woodcotendp.org.uk).

The Parish Council would like to thank the members of the Advisory Group and pay tribute to their work since September 2011. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this Neighbourhood Plan.

Robin Peirce  
Chair, Woodcote Parish Council

Geoff Botting  
Chair, Neighbourhood Plan Advisory Group

# Section 1: Introduction and Background

## 1.1 Purpose

In April 2012 the *Localism Act 2011*<sup>1</sup> amended the Town and Country Planning Act 1990 (the Act) introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined in the Act.

## 1.2 Submitting Body

This Neighbourhood Development Plan (the Plan) is submitted by Woodcote Parish Council, which is a qualifying body as defined by the Localism Act 2011.

## 1.3 Neighbourhood Area

The Plan applies to the Parish of Woodcote in South Oxfordshire.

In accordance with part 2 of the Regulations South Oxfordshire District Council (SODC)<sup>2</sup>, the local planning authority, publicised the application from Woodcote Parish Council and advertised a consultation period beginning on 9<sup>th</sup> December 2011 and ending on 27<sup>th</sup> January 2012<sup>3</sup>. The application was approved by the Cabinet of SODC on 12 April 2012 and the Woodcote Parish designated as the Neighbourhood Area.

Woodcote Parish Council confirms that this:

- i. Neighbourhood Development Plan relates only to the Parish of Woodcote and to no other Neighbourhood Areas.
- ii. is the only Neighbourhood Development Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.

## 1.4 The Context

The Woodcote Neighbourhood Development Plan must:

- a. have appropriate regard to national planning policy;
- b. contribute to sustainable development;
- c. be in general conformity with strategic policies in the development plan for the local area; and
- d. be compatible with EU obligations and human rights requirements.

The Parish of Woodcote is part of the District of South Oxfordshire. The local strategic context (condition (c) above) is, therefore, set by the South Oxfordshire Core Strategy (the Core Strategy) which was adopted on 13<sup>th</sup> December 2012.

## 1.5 Plan Period, Monitoring and Review

The Woodcote Neighbourhood Development Plan will run concurrently with the South Oxfordshire Core Strategy and apply until the 31<sup>st</sup> March 2027. It is, however, a response to the needs and aspirations of the local community as understood today and it is recognised that current challenges and concerns are likely to change over the plan period.

Woodcote Parish Council, as the Neighbourhood Plan authority, will be responsible for maintaining and periodically revisiting the Plan to ensure relevance and to monitor delivery.

<sup>1</sup> Which received Royal Assent on 15<sup>th</sup> November 2011

<sup>2</sup> Appendix A contains a list of abbreviations used in this Plan

<sup>3</sup> Woodcote Neighbourhood Planning Area Consultation Statement, SODC, February 2012

# Section 2: Process Summary

## 2.1 Plan Development Process

Woodcote Parish Council resolved to develop a Neighbourhood Plan for Woodcote on 15<sup>th</sup> June 2011 and on the 31<sup>st</sup> August 2011 was granted Front-runner status by the Department of Communities & Local Government. On 5<sup>th</sup> September 2011, at an extraordinary Parish meeting attended by over 200 residents, the Parish Council asked for volunteers to form an Advisory Group. This request was repeated in local village media and a group of 15 village residents met for the first time on 22nd September 2011. Since then a total of 23 residents have served on the Advisory Group.

During October 2011 the Advisory Group considered the output of three Village Appraisals (1984, 1991 and 2000) and the Woodcote Parish Plan (2008) to identify the issues that could be addressed by a Neighbourhood Plan.

Six such issues were identified:

1. What is the housing need in Woodcote?
2. Where might new housing be located?
3. What is important to residents when considering new sites for housing?
4. What design requirements are there for new developments and homes?
5. What other aspects of living in the village should be considered?
6. How do we ensure that we meet the sustainability requirements?

Six sub-groups were formed to answer these questions and a seventh added to manage the communication between the Advisory Group, the residents of the village and other interested parties.

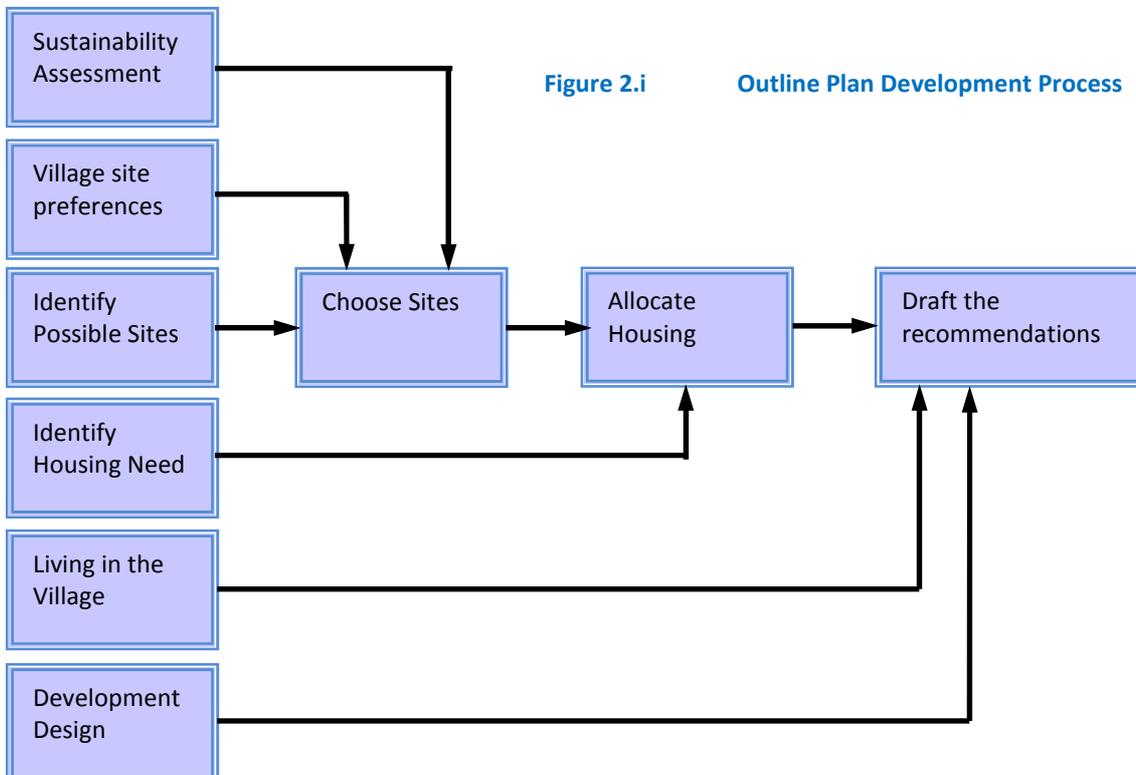


Figure 2.i outlines the Plan development process. In this:

The **Housing Need** was established by:

- considering:
  - trends in the population of the Parish, household size and residents' age;
  - information from the 2008 Parish Plan; and
  - the views of the residents who attended the consultation in March 2012
- conducting an independent housing needs survey across the whole village;
- considering data from SODC Housing Department;
- considering the views of estate agents;
- hearing the views of owners and interested developers of potential sites; and
- noting the housing numbers proposed for Woodcote in the Core Strategy.

The proposed housing mix was approved by 90% of residents who completed the questionnaire at two public exhibitions in February 2013.

**Potential Sites** were identified by:

- including all sites in the SODC Strategic Housing Land Availability Assessment (SHLAA);
- removing any SHLAA sites that were no longer available for development;
- requesting, through local media, that anyone who wished to submit their site to the Advisory Group for consideration do so before the end of July 2012. Seven submissions were received; and
- printing reminders in the Woodcote Correspondent.

**The Choice of the Sites** was guided by:

- the views expressed by the village in completed questionnaires returned following the public consultation in March 2012;
- the views expressed in the Parish Plan;
- publishing a summary of these initial conclusions on the Woodcote Neighbourhood Plan website for comment;
- the outcome of two open workshops in July 2012, which focused on the factors considered important by residents when selecting sites for new homes;
- the sustainability objectives; and
- the response of residents at two public consultations in February 2013.

Nearly 70% of those returning questionnaires from the February consultation agreed that the sites suggested did best match the factors they believed important when selecting development sites.

A picture of **Life in the Village** was drawn by:

- using the results of previous community endeavours including the three Village Appraisals (1984, 1991, 2000) and the 2008 Parish Plan;
- using information gathered at the March 2012 and February 2013 consultations;
- holding meetings with groups such as the Women's Institute, the village schools and the Goring & Woodcote medical practice; and
- using the results of a survey that went to all homes in the village in January 2013.

The conclusions were presented at the February 2013 exhibition and were confirmed by 85% of those attending, with only 10% believing that the Advisory Group had not identified the key aspects of living in the village.

The **Design of Development and Housing** was determined by:

- the views expressed by the community at the public consultation in March 2012;
- the design requirements of the Core Strategy and SODC Local Plan 2011;
- consideration of the Chilterns Conservation Board Buildings Design Guide (2010); and
- consideration of the Building for Life Partnership guide for the design of homes and neighbourhoods (2012).

## 2.2 Community Engagement

A Neighbourhood Plan is a community plan and must derive its objectives, actions and authority from the community. From the outset the Advisory Group were determined that the residents should be kept informed and given every opportunity to tell the Advisory Group what they wanted. Communication and consultation, in various forms, played a major role in formulating the Plan.

A communication programme was established to:

- i. promote a high degree of awareness of the project;
- ii. invite residents to join the team advising the Parish Council;
- iii. encourage everyone to contribute to the development of the Plan;
- iv. promote consultation events;
- v. provide regular updates on the status of the Plan and its development.

Key to this programme was publicity, public events and the use of local print and electronic media to provide regular updates, together with the construction and promotion of a Woodcote Neighbourhood Planning website ([www.woodcotendp.org.uk](http://www.woodcotendp.org.uk)) to provide easily accessible, extensive information to the whole village and to encourage the village to participate.

### Publicity

The Woodcote Correspondent is delivered to all homes in the village and read by 97% of adults and nearly three-quarters of young people in the village<sup>4</sup>. It is published monthly and since September 2011 has carried monthly articles on the Plan.

The Henley Standard, the local newspaper covering Woodcote, has been following the work and has published regular articles on the development of the Plan.

The SODC publication *Outlook* which goes to every household in the district published two articles<sup>5</sup> about the Woodcote Neighbourhood Plan as a Front-runner.

### Surveys, Consultations and Workshops

Village opinion has been sought by:

- surveying every house in the Parish to support the formulation of the housing need (June 2012) and to identify what aspects of life in the village are important to residents (January 2013);
- running public consultations in March 2012 and February 2013 (each attracting over 400 people) to solicit village views on the purpose, content and proposals in the Plan;
- running two open workshops (July 2012) to identify the factors residents see as important when considering possible development sites.



<sup>4</sup> Source: The Woodcote Parish Plan 2008, page 14.

<sup>5</sup> November 2011 and Autumn 2012

All events were publicised by leaflet drop to every house, banners and local posters, and announcements in the Woodcote Correspondent, on the Parish website and the Woodcote Neighbourhood Planning website.



## Updates

Regular updates on the plan development process, opportunities to contribute and comment, and outcomes of surveys and events were provided:

- monthly in the Woodcote Correspondent; and
- at other times by:
  - the Neighbourhood Planning website [www.woodcotendp.org.uk](http://www.woodcotendp.org.uk);
  - the Woodcote Parish website [www.woodcote-online.co.uk](http://www.woodcote-online.co.uk);
  - electronic mail announcements to over 400 people who asked to be included on the Neighbourhood Plan distribution list.

## 2.3 Evidence Base Overview

The analysis, objectives and proposals in this Neighbourhood Plan have drawn on a variety of sources. Data on:

- **population, employment, housing, deprivation, car ownership** was obtained largely from the Office of National Statistics;
- the **housing need** was obtained from an independent survey run by ORCC<sup>6</sup>, the SODC housing register, local estate agents, and the views of residents at the public consultations;
- **life in the village** was obtained from three Village Appraisals (1984, 1991, 2000) and the 2008 Woodcote Parish Plan, the views of residents at the public consultations and workshops, meetings with key service providers including the schools in the village, and the responses to the Living in the Village survey;
- **landscape** was obtained from the SOLA<sup>7</sup> and from professional landscape assessment;
- **flood risk** was obtained from the Department of the Environment.

More detailed information on this extensive evidence base, including reports on the village consultations and workshops, can be found in the Woodcote Neighbourhood Plan supplementary documents on the Woodcote Neighbourhood Plan website ([www.woodcotendp.org.uk](http://www.woodcotendp.org.uk))

<sup>6</sup> The Oxfordshire Rural Communities Council

<sup>7</sup> South Oxfordshire Landscape Assessment (SODC)

## Section 3: Goals and Objectives

### 3.1 Goals

The Neighbourhood Plan needs to work to achieve the goals identified by the local community; these goals reflect their needs, views and priorities. Everyone in the Neighbourhood Area was given the opportunity to contribute to identifying the goals for the neighbourhood plan. Accordingly in March 2012 those living in the Neighbourhood Area were asked to comment on suggested goals for the Plan derived from the Woodcote Village Appraisals conducted in 1984, 1991 and 2000 and the Woodcote Parish Plan produced in 2008. Over 90% of those who replied supported the suggestions<sup>8</sup> which led to the goals listed in Table 3.i.

**Table 3.i**

#### **Woodcote Neighbourhood Plan Goals**

- **To provide existing and future residents with the opportunity to live in a decent home.**
- **To minimise the impact of new development on the surrounding countryside, landscape, and ecosystems.**
- **To reduce harm to the environment by seeking to minimise pollution.**
- **To reduce the need for travel by car and shorten the length and duration of journeys.**
- **To reduce road traffic congestion.**
- **To enhance the prospects for local employment.**
- **To maintain the character and vitality of the village.**

### 3.2 Plan Objectives

A set of objectives was derived for each of the agreed goals. These objectives:

- a. gave additional precision to the goals and hence the challenges facing the Advisory Group;
- b. directed the attention of the Advisory Group to the requirements of the community which has contributed significantly to both the content of the Plan and to the design of an appropriate plan development procedure;
- c. provided the context for the development of planning options and their evaluation;
- d. identified the key areas for policy development; and
- e. helped the Advisory Group communicate the benefits and limitations of a Woodcote Neighbourhood Plan.

These objectives are listed in Tables 3.ii to 3.vi and have been used to help steer the choices made in the neighbourhood plan. In many cases they result in a specific policy which will help to ensure that the identified goal can be achieved as far as possible.

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<sup>8</sup> Woodcote Neighbourhood Plan Consultation Report: March 2012

**Table 3.ii  
Housing**

| Goal  | Aim/Objective   |
|---|---|
| To provide existing and future residents with the opportunity to live in a decent home. | <ul style="list-style-type: none"> <li>To provide a limited amount of new housing to meet local needs; including a greater range of affordable housing for Woodcote residents.</li> <li>To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home.</li> <li>To ensure that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness.</li> <li>To keep all new developments smaller than 25 homes.</li> <li>To give preferential access to some new homes for people with a strong local connection.</li> <li>To ensure that the design and location of new development is resilient to the effects of climate change and flooding.</li> </ul> |

**Table 3.iii  
Environment**

| Goal   | Aims/Objectives  |
|--|--|
| To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development. | <ul style="list-style-type: none"> <li>To protect and enhance the village's open spaces.</li> <li>To protect, enhance and conserve the AONB, landscape and views.</li> <li>To protect and enhance the historic environment of the village and District.</li> <li>To conserve and enhance biodiversity.</li> <li>To use land efficiently and to preserve high quality agricultural land.</li> </ul> |
| To reduce harm to the environment by seeking to minimise pollution.  | <ul style="list-style-type: none"> <li>To position development in order to avoid increasing pollution from traffic congestion.</li> </ul>  |

**Table 3.iv  
Pedestrians,  
Traffic and  
Transport**

| Goal  | Aims/Objectives  |
|---|--|
| To reduce the need for travel by car and shorten the length and duration of journeys. | <ul style="list-style-type: none"> <li>To position development within easy walking distance of bus stops, the schools, the health centre, a shop and other village facilities.</li> <li>To link all developments to the village centre with footpaths, where appropriate.</li> </ul> |
| To reduce road traffic congestion   | <ul style="list-style-type: none"> <li>To position new development such that current problems with congestion, parking and road safety are not exacerbated and, if possible, reduced.</li> </ul>   |

**Table 3.v  
Economy**

| Goal   | Aims/Objectives  |
|--|--|
| To enhance the prospects for local employment. | <ul style="list-style-type: none"> <li>To encourage and support home working.</li> <li>To provide local affordable housing for local employees.</li> </ul> |

**Table 3.vi  
Community**

| Goal  | Aims/Objectives  |
|---|--|
| To maintain the character and vitality of the village | <ul style="list-style-type: none"> <li>To integrate new housing into Woodcote such that today's rural look and feel is maintained.</li> <li>To provide homes for younger people and young families and so counter the growing demographic imbalance.</li> <li>To preserve important village assets.</li> </ul> |



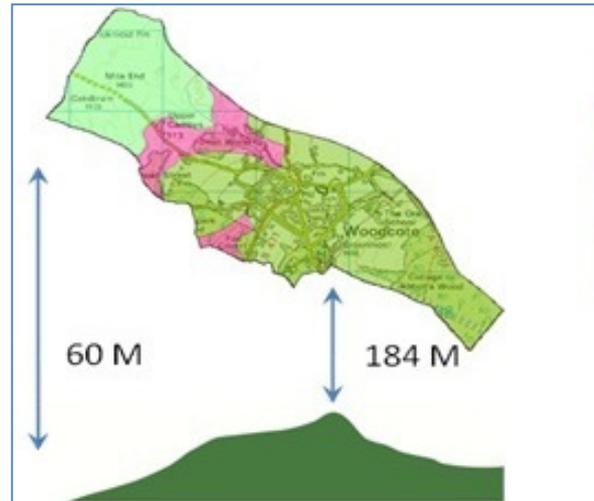
## Landscape

At its highest point the Neighbourhood Area is 184 metres above sea level; at its lowest some 60 metres (Figure 4.iii).

### Landscape Types

-  Estate Farmlands
-  Wooded Estate Slopes and Valley Sides
-  Wooded Farmland

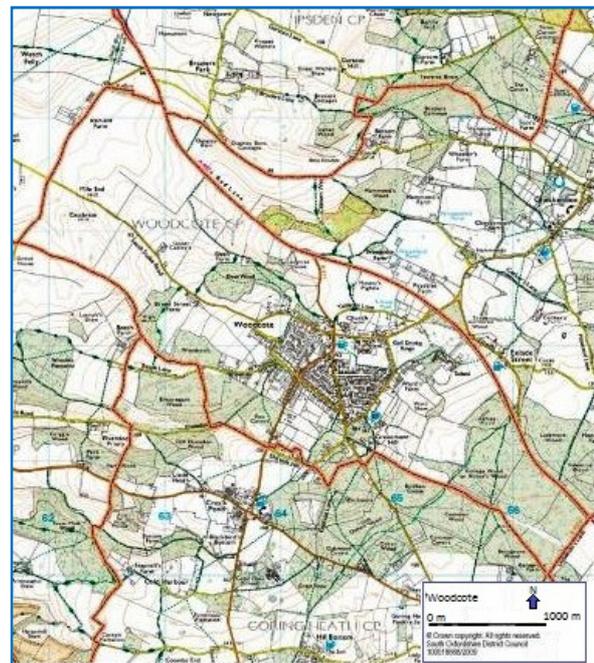
Figure 4.iii Parish Elevation



## Boundaries

The Parish and thus the Neighbourhood Area boundary is shown by the orange line on the map shown in Figure 4.iv.

Figure 4.iv Parish Boundary



## Heritage

There are 12 listed buildings and 18 recorded archaeological monuments or findspots within the Neighbourhood Area.

## Connections

Woodcote is 3.5 miles from the nearest railway station (Goring & Streatley) and eight miles from the centre of Reading, the nearest major town. To the north the nearest town is Wallingford some seven miles distant.

Woodcote is linked to Oxford, Wallingford and Reading by hourly bus services. In addition there are three buses a day to Henley.

## Population

The population of the Neighbourhood Area has expanded rapidly from 600 in the 1950's to 2500 in 1981. Today the population is falling with the 2010 number of 2604 representing a decrease of some 4% since 2001 despite an increase in the number of dwellings. The population is also aging with the share of residents above 60 years of age moving from 17% in 2001 to 26% in 2011<sup>10</sup>.

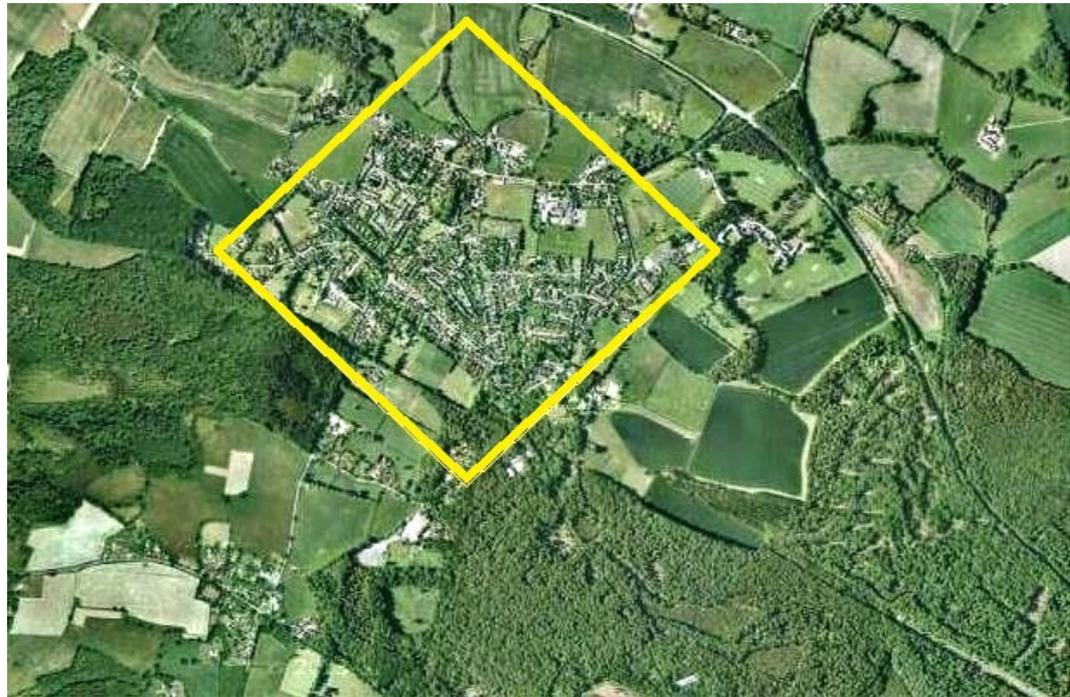
<sup>10</sup> ONS 2011 Census

## The Natural Environment

The Chilterns AONB surrounds and flows through the entire Neighbourhood Area (Figure 4.v).

Figure 4.v

### Woodcote and the local environment



There are no Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within, or likely to be affected by development in, the Neighbourhood Area.

There are no local level designations, although the ancient Greenmoor ponds (Figure 4.vi) have been assessed as having high conservation value.

The Neighbourhood Area has no water courses and contains no Zone 2 or 3 flood risk areas.

## Housing

In March 2011 the Neighbourhood Area had 1012 dwellings<sup>11</sup>, an increase of 6.5% on the 950 in 2001. As the population has fallen the average number of people resident in each dwelling has dropped by 10% from the 2001 figure of 2.8/household.

Housing in the Neighbourhood Area is expensive and less affordable than across England as a whole. In 2010 the Affordable Housing Ratio for South Oxfordshire was assessed to be 16.8. The national figure was 10.9<sup>12</sup>.

The Neighbourhood Area has more than twice as many detached houses as the national average and 70% more than Oxfordshire<sup>13</sup>. The share of terraced housing is less than one-third the national average.

5% of the homes (less than half the national average) have one bedroom; 38% (twice the national average) have 4 or more bedrooms<sup>14</sup>.

Owner occupation rates are higher in the Neighbourhood Area (77%) than across England (63%) with social renting accounting for 12% of home tenure compared to 18% for the rest of the country<sup>15</sup>. The housing styles reflect the rapid development of Woodcote in the 1960's and 1970's

<sup>11</sup> ONS 2011 Census

<sup>12</sup> Rural Community Profile for Woodcote ACRE, OCSI and ORCC, 2012

<sup>13</sup> Source: Rural Community Profile for Woodcote,

<sup>14</sup> ONS 2011 Census



### Living in the Neighbourhood Area

The 2008 Parish Plan observed that people liked living in Woodcote. Residents are relatively prosperous; enjoy good health, good housing, and an exceptional environment. Educational standards are high; unemployment and crime are low and deprivation is exceptionally low.

A strong sense of community is supported by over 40 clubs and societies<sup>16</sup>, the social facilities offered by the village hall, the Community Centre and coffee shop, the library, and the youth club, the Correspondent (the monthly village magazine) and major community events such as the annual Woodcote Rally which celebrated its 50<sup>th</sup> anniversary in July 2013.

All residents live within easy walking distance of the pre-schools, the primary and secondary schools, the health centre, churches, post office, and other retail outlets.

Despite these advantages no community is perfect and, as identified in the Parish Plan, Woodcote faces challenges. These challenges were evident in the consultations undertaken during the development of the Neighbourhood Plan and are explored in succeeding sections.



Community Centre



The Red Lion



Village Hall

<sup>15</sup> ONS 2011 Census

<sup>16</sup> Woodcote Parish Plan, 2008, page 20

## Section 5: Neighbourhood Plan Policies

The following sections contain policies derived from the goals and objectives set out in section 3. As explained in that section the goals were arrived at by looking at the views expressed by residents in both Village Appraisals and the Parish Plan and the consultations and surveys held as part of the evidence gathering for the Plan. To aid identification, policies have been coded as indicated in Table 5.i

**Table 5.i Policy Coding**

| <b>Code</b> | <b>Policy Area</b>                   | <b>Plan Section</b> |
|-------------|--------------------------------------|---------------------|
| <b>C</b>    | Community Well-Being Policies        | 6                   |
| <b>T</b>    | Traffic and Transport Policies       | 7                   |
| <b>EM</b>   | Employment and Skills Policies       | 8                   |
| <b>E</b>    | Countryside and Environment Policies | 9                   |
| <b>H</b>    | Housing Policies                     | 10                  |
| <b>D</b>    | Design Policies                      | 11                  |
| <b>HS</b>   | Housing Sites Policies               | 12                  |

## Section 6: Community Well-Being Policies

### 6.1 Community and Recreational Facilities

- There is strong community support for the safeguarding of important village assets.

For a community of 2600 residents Woodcote is well endowed with community and recreational facilities. The village has:

- a substantial Village Hall with a kitchen, a large Main Hall, a smaller Pavilion Hall, a Committee Room, a Youth Centre and Function Room, and showers and changing rooms;
- a Community Centre with two meeting rooms which hosts a Saturday coffee shop, the local police office and a monthly Citizens Advice Bureau service;
- a Community Library, shared with Langtree Academy, which opens two mornings and three afternoons a week and provides internet access and e-mail; and
- nearly 60 centrally located allotments all within 10 - 15 minutes walking distance.

The Woodcote Community Centre is located in the old school house on Reading Road and is currently subject to a short-term lease to the village by Oxfordshire County Council. It is a long-term aim for the village to gain ownership of the property if ever the County Council should want to dispose of the building.

#### **Policy C1: Assets of Community Value**

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will be strongly resisted.

The Parish Council will seek the designation of the Community Centre and Library buildings on Reading Road, as Assets of Community Value. The Community Centre and Woodcote Community Library buildings, which enjoy a frontage onto Reading Road, are important facilities which contribute to the enjoyment of life in the village and the sustainability of the community. The inclusion of these sites on the local planning authority's register of Assets of Community Value will provide the Parish Council or other community organisations within Woodcote with an opportunity to bid to acquire the asset on behalf of the local community, if it is placed for sale on the open market, under the Community Right to Buy Regulations.

Additional community facilities are provided by:

- a large village green which includes a cricket square and football pitches;
- two LEAP<sup>17</sup> standard playgrounds;
- badminton, yoga and other indoor activities in the village hall;

Local sports provision is enhanced for the local community by:

- the generosity of the Oratory School (golf, swimming pool and squash courts) and Langtree Academy (particularly the sports hall and tennis courts); and
- the village's proximity to Reading, Henley, Goring and Wallingford (athletics tracks, multi-purpose sports halls, outdoor bowling greens, golf courses, hockey, rugby and mini soccer pitches)

#### **Policy C2: Sports Facilities at the Schools**

Proposals which provide for additional sports facilities, open in character and over and above those which already exist, on the Langtree Academy and Woodcote Primary School sites, and which meet the requirements of the school and the wider community, will be encouraged.

The rural surroundings are an important leisure asset and Woodcote's position within the Chilterns AONB provides many opportunities for walking, cycling, horse riding and other outdoor pursuits.

<sup>17</sup> LEAP = local equipped area for play. A minimum area of 400m<sup>2</sup> with at least five activities

## 6.2 Health and Health Care

- The dispensary attached to the Woodcote Surgery is highly valued.
- There is no local optician or NHS dentist.
- The ageing of the village will seriously strain the local medical practice.
- Road safety is a major concern.

Residents of South Oxfordshire enjoy better health than the average across the country. The only area where residents of the district are at significantly greater risk than others in England is that of being killed or seriously injured on the road.

The Goring and Woodcote Medical Practice has a surgery and dispensary in Woodcote which provides a valued service to patients from Woodcote and the surrounding rural area. The village is concerned that a separate chemist with a dispensary could prejudice the viability of the village surgery and dispensary and would, therefore, have the undesirable consequence of the loss of this essential service.

The nearest dental surgery is in Checkendon, some two miles away with the nearest dental practice taking NHS patients some seven miles distant in Wallingford. This has created a demand for an NHS dentist in Woodcote.

To see an optician requires that residents travel to Wallingford or Reading which has led to a demand for an optician in the village.

## 6.3 Communications Infrastructure

- Residents consider broadband service to be poor

The provision of good telecommunications is particularly important in rural areas and for the support of rural enterprise and home-working. Currently fibre optic connections are the most robust and future-proof method of delivering high performance connectivity and this should be the aim for all new developments.

### Policy C3: Communications Infrastructure

Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB.

Applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

A connectivity statement should demonstrate how the proposal takes communications connectivity into account.

## 6.4 Shopping

Woodcote currently has a range of shops, including a Co-operative store, a smaller general store, hairdressers, a small garden centre and a Post Office which provides a variety of general supplies and stationery. In addition there is a restaurant and two public houses.

Many residents also shop in Wallingford, Reading or, increasingly, on the internet.

#### **Policy C4: Community Facilities and Services**

Proposals for additional services and facilities within the village will be supported subject to the following criteria being met: (i) the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to neighbouring residential properties; (ii) the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and (iii) access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.

## **6.5 Education**

- **Woodcote Primary School may be unable to cope with increased pupil numbers.**
- **Langtree School may be unable to accommodate all pupils from the village and local feeder primary schools**
- **School buses and cars, taking and collecting pupils to and from school, add to the congestion on Reading Road.**

There is a state primary and a state secondary school in Woodcote together with **The Oratory**, an independent Catholic boarding and day school.

### **Woodcote Primary School**

The school is an Oxfordshire County Council coeducational school for children aged 4+ to 11 years mostly from the Parish. Woodcote Primary School has a current enrolment of around 180 and an overall capacity of 210 pupils. Should any expansion be required and/or possible then new development would be expected to contribute to new school places.

The School is currently housed on a cramped site, immediately adjacent to Langtree Academy, with limited provision for staff to park their cars. If faced with an increase in demand for places, resulting from the planned housing growth, the School may struggle to meet the future needs of the village. The school has recently had to seek planning permission for a further classroom to be sited in their very limited playground area in order to meet current demand.

### **Langtree Academy**

Langtree is a coeducational comprehensive school for 560 students aged from 11 to 16 years. The School became an Academy in 2012. Children come from Woodcote and neighbouring villages including Goring, Stoke Row, South Stoke and Nettlebed, with a few pupils admitted from the northern fringes of Reading and from West Berkshire. There is currently a serious shortfall in spaces for staff and visitor parking on the Langtree site. Langtree Academy buildings are also used to capacity. Any significant increase in numbers will put pressure on both the school site and buildings.

The **Cabin Pre-school** is currently located on the boundary between Langtree Academy and the Primary School. A lack of parking spaces on the Langtree site means that staff working at the Cabin have to park on the Reading Road or in the Village Hall car park preventing users of the Village Hall, such as the pre-school, using the Village Hall car park and thus adding to existing congestion.

During the course of the consultation process issues arose concerning:

- the ability of the schools to grow and provide for the additional children from the new family homes, both in Woodcote and the surrounding villages;
- the ability of the schools to respond both to rising local demand and to the rising birth rate;
- the poor quality, piece-meal design and deterioration of some of the school buildings; and
- the serious impact of action taken to expand one or both schools on the already unacceptable traffic congestion and parking on the Reading Road, between the War Memorial Crossroads and the junction with Greenmore.

The Plan cannot propose land-use policies at this time to resolve these important local issues but it does recognise the urgent need to support the schools and plan for their future. Woodcote Parish Council will begin this consultation at the earliest possible opportunity with a view to formally advancing proposals relating to the educational use of land in the village, particularly land in the vicinity of the Reading Road, to the appropriate authorities as additions to the Woodcote Neighbourhood Plan.

Whilst Woodcote Parish Council wishes to support the local schools to enable them to provide the best opportunities for young people it has no policies for the school sites in this plan. Therefore, the parish council:

- i. will welcome the opportunity to work with Oxfordshire County Council and other relevant authorities to address the issues outlined above; and
- recognises that any proposed new policies regarding the educational use of land in the village will be subjected to the full Neighbourhood Plan consultation process and scrutiny.

There is no post-16 education provision in the Parish and most post-16 students travel to Henley College, the designated post-16 centre, by special bus or travel to schools or colleges some distance from the village by car or extra buses.

In addition to the primary and secondary schools, the Parish includes the Oratory School, an independent Catholic senior boarding and day school which admits 420 boys from across the United Kingdom and beyond. One of the accesses to the Oratory site is from the Reading Road. Nearly all the day pupils at the Oratory School are brought and collected by car.

## 6.6 Community Facilities

Additional residents in Woodcote will generate a need to improve facilities at, for example, the library, health centre, schools, village hall, Community Centre and village greens.

Communities with a Neighbourhood Plan will receive 25% of the Community Infrastructure Levy (CIL). This is a new charge that Local Authorities can levy on new developments in their area. The charges are set by the local council and are based upon the size and type of development.

The money raised from development in Woodcote might, for example, be spent on updating the village hall, improving the Community Centre, adding to the village green facilities, extending parking, or any other local community improvement. SODC have yet to confirm that they will be using CIL or to announce their CIL rates<sup>18</sup> so a more precise description of what might be done cannot yet be provided. The Parish Council will, however, use the Community Infrastructure Levy contribution generated by new homes in Woodcote to improve the village facilities. In the absence of CIL the Parish Council will seek developer contributions for nominated projects by agreement with SODC and developers.

### **Policy C5: Developer Contribution**

Where the need is identified, new development must provide appropriate new facilities and infrastructure onsite and fund or directly deliver offsite facilities as required by the South Oxfordshire core strategy policy CSI1 and those identified by Oxfordshire County Council. Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.

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<sup>18</sup> August 2013

## Section 7: Traffic and Transport Policies

### 7.1 Traffic in the Village

- **Congestion in the Reading Road and at the War Memorial crossroads**
- **Pedestrian safety; speeding and parking**

The primary and secondary schools, two Pre-schools, Woodcote Garden Centre, the businesses located at Church Farm, a shop, a car maintenance business, the Village Library, Village Hall and Community Centre are all sited in a cluster, on the Reading Road. This is also a through road for the bus services and for traffic from the existing housing developments and from local villages west of Woodcote onto the A4074. With parents, users of the library and Community Centre, pre-school and some school staff parking on the Reading Road and with public service and school buses delivering children to Langtree Academy the road becomes very congested, particularly at the beginning and end of each school day.

Residents of the village including those dropping off/collecting children from the Langtree Academy, Woodcote Primary and Cabin Pre-School have identified three traffic hotspots within the village. The public consultation exercises concerning the WNP have highlighted concerns over traffic generation; access difficulties; speeding; unneighbourly parking and conflicts between private cars, buses and HGVs in three specific areas of the village, namely (i) in the vicinity of these educational establishments along Reading Road; (ii) at the War Memorial crossroads where Reading Road, Oxford Road, South Stoke Road and Goring Road meet; and (iii) the junction of Beech Lane/Bridle Path and Goring Road.

In addition to the schools, the village shops and services also attract traffic from the smaller villages surrounding Woodcote, leading to congestion and parking problems. Woodcote is also used as a short cut by drivers moving between the M4 and the A4074 to the Midlands. Many, as evidenced by Parish Council sponsored speed checks, exceed the speed limit particularly along the Goring Road and Greenmore. Traffic congestion, road safety, speeding and parking are all major concerns to residents.

As noted, three areas are of particular note:

- a) **The Reading Road, particularly near the schools.** There is concern, verging on anger, about the impact of day-long parking along one side of the Reading Road, the serious congestion that results and the hazard to school children from the associated chaos. As noted previously Langtree Academy serves a wide area and many children arrive by school bus or in private cars. In addition post-16 children have to travel out of the village by bus or car adding further to the congestion.
- b) **The junction of Goring, Oxford and South Stoke Roads at the War Memorial** crossroads where visibility is poor and pedestrians are at risk from cars exceeding the speed limit.
- c) The **junction of Beech Lane, Bridle Path and the Goring Road** where buses, customers' cars, delivery vehicles using the Co-operative store all meet speeding traffic and cause serious congestion on a corner where poor visibility creates a danger to motorist and pedestrian alike.

#### **Policy T1: Traffic Congestion**

Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas: (i) that section of Reading Road between the War Memorial crossroads and its junction with Greenmore; (ii) the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and (iii) within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.

**Policy T2: Parking for the Library and Community Centre**

Proposals to relocate the bus stop with a lay-by on the south side of Reading Road outside the Library together with the provision of a limited number of off-street parking spaces will be supported.

**Policy T3: Safe Travel to School**

Proposals to improve the safe delivery of pupils to the Langtree Academy and Woodcote Primary School sites on foot, by bicycle, school buses or by car which would involve changes to the existing site entrances will be supported.

**Policy T4: Parking at the Co-operative Store**

Proposals to provide a limited increase in parking spaces at the Co-operative store will be strongly supported.

The Co-operative store attracts many customers from the surrounding villages and is located on Bridle Path at a point where it meets the Goring Road and Beech Lane. Traffic on the Goring Road frequently exceeds the speed limit at this point which, together with poor visibility, the nearby bus stops and a lack of off-street parking outside the store which forces cars to park on Bridle Path, creates a substantial hazard to the safety of road users and pedestrians.

**Policy T5: Junction of Beech and Wood Lane**

Developer contributions will be sought to improve safety, road markings and visibility at the junction of Beech Lane and Wood Lane from any proposed developments accessing onto these roads

This is a junction with severely limited visibility and any extra traffic will require an improvement to this junction.

**Policy T6: Traffic Calming along Goring Road**

Proposals for development which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.

Residents have continuously expressed a strong view in all consultations since 1984 that measures are needed to control the speed of traffic travelling through the village along the Goring Road. The traffic calming provided on the B4009 Watlington Road on the edge of Benson, by contribution from new development on the edge of the village has proved to be effective. The Parish Council is actively working to address the issue of speeding traffic along the Goring Road.

**Policy T7: Pedestrian Footways**

All new housing developments must when appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.

The developers of the allocated housing sites in Greenmore and Long Toll will be required to provide pedestrian footways along the full length of their site frontages to Greenmore and Long Toll. In order to contribute to the provision of continuous safe pedestrian access to the junction of Greenmore, Long Toll and Whitehouse Road the Parish Council will consider undertaking negotiations with the adjacent landowner to acquire the roadside land needed to reach the Greenmoor Ponds, a site managed by the Woodcote Conservation Group, on behalf of the Parish Council.

Inadequate provision for cars has led to high levels of on-street parking on narrow estate roads. Future development in Woodcote must provide adequate off-street parking for both residents and employees.

**Policy T8: Residential Car Parking Spaces**

Proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.

**7.2 Local Travel**

- **Additional traffic from new homes will add to existing congestion and road safety problems.**
- **Promotion of bus travel for all.**

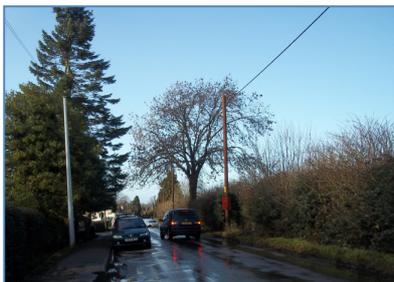
The bus services are regular but only 3% of those employed currently use the bus to travel to work<sup>19</sup>. 10% walk and 70% use a car or van. The Parish Council is actively working to improve the hourly bus service to both Reading and Wallingford by requesting that the X39 buses, in both directions, stop once in the village at the bus stops on Reading Road outside Langtree and the Woodcote Garden Centre entrance.

**Policy T9: Bus Lay-bys**

In order to improve traffic flow and reduce congestion along the Reading Road, proposals to develop the land at Chiltern Rise Cottage must include appropriate road layout changes to ensure that bus stopping areas are provided which do not impede general traffic flow.

Car ownership in Woodcote is 50% higher than the national average and nearly twice the national average share of homes in Woodcote own 3 or more cars<sup>20</sup>.

The limited bus service only provides inconvenient and time consuming access to the railway stations at Reading, Pangbourne and Goring.



Traffic on the Reading Road showing roadside and Langtree Academy parking

<sup>19</sup> ONS 2011 Census

<sup>20</sup> ONS 2011 Census

## Section 8: Employment and Skills Policies

### 8.1 Employment and Skills

- **Development must not cause a loss of employment**
- **Income and deprivation**

Woodcote residents proportionately have more qualifications than those in England as a whole and the proportion with no qualifications is less than half the national average. Most (80%) work outside the Parish and local unemployment is about 25% of the national figure. Within the Parish the largest employment is in education with an increasingly significant number now working from home, although relatively slow broadband speeds are a concern. Employment is also provided in local shops and on sites at Church Farm, Hatt's Yard, Ward's Farm and at premises in Long Toll.

Income levels are relatively high and deprivation is very low. Net household incomes exceed those of South East England by 20% and the Office of National Statistics' index of multiple deprivation puts Woodcote among the 5% of least deprived communities in the country.

The future economic well being of Woodcote requires consideration of non-housing development. Surveys have produced some requests to improve the prospects for local employment but these do not appear to be a priority. The number of home workers continues to increase which puts pressure on the speed and consistency of the broadband service.

Feedback from the consultations<sup>21</sup> reveals that there is no appetite for additional business or industrial development, but the community gives support to maintaining existing commercial enterprises and some support to adding to these, especially small independent businesses.

#### **Policy EM1: Land for non-residential Use**

The site of the Old Coal Yard enjoying a frontage on Greenmore has a former planning use for open storage of coal. Future proposals involving the use of this site for alternative non-residential purposes will be supported.

#### **Policy EM2: Heavy Goods Traffic**

Any proposal requiring planning permission to change the use of land in the Parish to General Industrial Use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable traffic impact within the village.

<sup>21</sup> The Woodcote Parish Plan 2008 and the Woodcote Neighbourhood Plan Consultation March 2011.

## Section 9: Countryside and Environment Policies

### 9.1 Rural Look and Feel

- The openness of the village and its location in the Chilterns AONB are greatly valued by all who live in Woodcote and residents wish to preserve the rural look and feel of the village.

#### Policy E1: Green space and Landscaping

For the allocations in this Plan, and for other proposals of a similar size, or any major applications as defined by District-wide policies, a landscape strategy shall be submitted which will incorporate the following details: (i) existing and proposed hard and soft landscaping; (ii) a condition survey of all existing trees and hedgerows; (iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction; (iv) consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and (v) details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future.

### 9.2 Countryside and Environment

- Development might damage Greenmoor Ponds or the aquifer feeding them.
- Development will damage the AONB and landscape and could lead to a loss of valued views across open countryside from within, and into the village.
- Development could lead to a loss of greenfield sites and open up the AONB to further development.
- Development might damage the local ecology.

Conservation is a high priority and protection of the countryside and the environment are major considerations when assessing potential sites and weighed heavily in the selection process.

There are no local level designations but Woodcote residents place a high value on the environment at Greenmoor Ponds and on the continued protection of the surrounding Area of Outstanding Natural Beauty. The 2008 Parish Plan notes that *'99% of villagers want to protect the countryside around Woodcote and the natural features in the village'* and we expect the Core Strategy policies CSEN1 (Landscape), CSG1 (Green Infrastructure), and CSB1(Biodiversity) to apply.

### 9.3 The Historic Environment

#### Policy E2: Historic Environment

Any designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that may be created will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.

# Section 10: Housing Policies

## 10.1 Background

- There is a need to provide a more balanced housing stock with more smaller houses.
- More affordable housing should be provided.
- Housing suitable for older people should be provided.
- The remaining part of the former Bus Depot is both derelict and dangerous.
- Housing should be provided at a scale which is appropriate to the character of the village and will enable new residents to integrate easily into village life.
- There should be provision for those with a strong local connection to have preferential access to housing.
- New development must be integrated into the community rather than creating communities within the community.

The population is ageing. The number aged over 60 has increased by one-half and the number under 40 has decreased by nearly one-sixth since 2001. This threatens the vitality of the community and places extra, and different, demands on local health, transport and housing.

The average price of a home in Woodcote is £365, 000<sup>22</sup>. The housing stock has twice the national proportion of detached houses and less than one third of the proportion of terraced houses when compared to England as a whole. When asked what type of housing was needed in Woodcote one third of respondents wanted semi-detached houses<sup>23</sup> while one in eight wanted a flat, maisonette, or bed-sit

Woodcote needs more young people and families for the community to retain its age balance but the current shortage of affordable housing denies young people and families the opportunity to live in the village where they grew up. The village needs smaller homes for elderly villagers wishing to downsize and remain in Woodcote and for young singles or couples<sup>24</sup>.

If there is going to be limited housing development then most residents want priority to be given to using redundant brown field sites and, in particular, the old bus depot on Long Toll and the former reservoir site on Greenmore, rather than building on green field sites.

## 10.2 Housing Strategy

This housing strategy is directed towards improving the sustainability of Woodcote as a demographically mixed and balanced community. It therefore targets:

- (i) priority for smaller dwellings to address the imbalances identified. This includes:
  - starter and smaller homes for private purchase;
  - affordable housing for rent or shared ownership;
  - smaller dwellings for residents to downsize.
- (ii) low priority for larger dwellings. It is accepted that a small number of larger homes may be necessary in order to secure viability of allocated sites and deliver a minimum of 40% affordable housing.

## 10.3 Housing Number, Mix and Tenancy

The goals and objectives of the Plan are realised by a set of policies that:

- i. conform to and develop the relevant policies in the South Oxfordshire Core Strategy;
- ii. address those issues of life in the village that are related to land use; and
- iii. address the particular sustainability or any other requirements that arise from a specific site proposal.

This section provides those policies that fall into (i) and (ii) above. Site specific policies are addressed in Section 6.

<sup>22</sup> Zoopla: February 2013.

<sup>23</sup> Source: Woodcote ORCC Neighbourhood Plan Housing Survey Report, 2013

<sup>24</sup> Source: Village consultation March 2012

## The Number of New Homes

A large majority of residents do not wish to see major new housing developments in Woodcote which would inevitably lead to a significant change in the character of the village. The South Oxfordshire Core Strategy allocates 1154 homes to be split between the twelve larger villages in the district and Bayswater Farm a site on the edge of Oxford. The twelve larger villages have been identified as the most sustainable settlements outside the four towns and the core strategy seeks to boost housing in these villages to provide a network of sustainable villages providing services to the rural areas of the district.

The Core Strategy provides a methodology<sup>25</sup> to calculate the number of new homes that are required to be built in Woodcote by 2027. This states that

*The general starting point for allocation will be proportionality in relation to their existing number of dwellings.... but that this will be modified by consideration of such factors as the individual vision for each village, the existence of designations such as Green Belt and the AONB, the individual sustainability credentials of villages in relation to local facilities and transport links and the existence of particular local needs and opportunities.*

Using the methodology detailed in the Core Strategy and the information provided by SODC at their meetings with representatives of the Parish Councils of the 12 largest villages in the District in September 2012 and April 2013, a proportional allocation of the 1154 houses produces a requirement for between 68 and 73 new homes to be built-in Woodcote by 2027.

Consideration of:

- a. Woodcote as one of only two of the twelve larger villages that are entirely within the AONB; and
- b. SODC's Settlement Assessment<sup>26</sup> for the 12 largest villages which showed Woodcote to have a relatively poor level of services compared to some of the other villages,

indicates that the allocation by the Core Strategy to Woodcote should be reduced to below 70 homes.

The Woodcote Neighbourhood Plan identifies and allocates sites for 76 new homes to be built in the village by 2027, this being the number of new homes allocated to Woodcote by SODC in their presentation at the meeting in September 2012.

### Policy H1: Number of New Homes

Planning permission will be granted for a minimum of 73 new homes to be built in Woodcote in the period to 31<sup>st</sup> March 2027 on the sites specifically allocated in the Woodcote Neighbourhood Plan.

### Policy H2: Tenancy Mix

Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared-ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.

The Plan supports the development of affordable housing in Woodcote for rent, shared-ownership and for sale to **local** people. Residents have consistently expressed an overwhelming desire that affordable housing should meet the needs of local people with strong **local** connection to Woodcote. The sustainability and balance of the community is threatened because young people brought up in Woodcote are forced to move away because the village is unable to meet their housing needs in the open market. Starter homes and family homes with adequate gardens or shared green space are priorities for a community that needs to retain its young families.

The Woodcote Neighbourhood Plan delivers the requirement for Affordable housing while maintaining the flexibility necessary to meet the specific **local** requirements needed within our proposed housing developments.

The full integration of Affordable and open market housing is a requirement of the SODC Core Strategy CSH3.

<sup>25</sup> SODC Core Strategy, section 7.20 and Table 7.3,

<sup>26</sup> SODC Settlement Assessment Background Paper, March 2011

When those attending the public consultation in March 2012 were asked *what was most important to them when thinking about development in Woodcote* nearly one-third of respondents placed *preferential access to new housing for villager families* in their top three considerations. Policies H3, H5 and H6 are a response to this.

Woodcote Parish Council would welcome proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market.

This will not be a condition of granting planning permission but could give some initial priority to young people who have grown up, and want to set up home in Woodcote and older residents in under-occupied properties to downsize whilst remaining in their community. Discussions with landowners and potential developers have shown support for this aim.

## 10.4 Affordable Homes for Local People

Affordable homes comprise social rented and intermediate housing (shared ownership) provided to eligible households whose needs are not met by the open market.

### Policy H3: Affordable Housing

Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.

In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.

### Policy H4: Allocation of Affordable Housing

20% of all new affordable housing in Woodcote provided by the Plan will initially be subject to a local connection, meaning that people with a strong local connection to the Parish and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s):

- (i) who has lived in the Parish for 5 of the last 8 years and is currently resident there, or
- (ii) who has lived in the Parish for at least 5 years and whose parents or children are currently living in the Parish and have at least 10 years continuous residency there.

## 10.5 Exception Site Affordable Housing

The Core Strategy provides for rural exception sites for affordable housing where the development meets an identified local need and is supported or initiated by the Parish Council. Subject to proven local need, a limited amount of affordable housing could be provided within the Parish 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.

### Policy H5: Affordable Housing on Exception Sites

Proposals for the development of small-scale affordable housing schemes on rural exception sites on the very edge of the village where housing would not normally be permitted by other policies, and submitted in accordance with policy H10 of the South Oxfordshire Local Plan 2011, will be supported, particularly where they can demonstrate the redevelopment of brownfield land.

## 10.6 New Home Type and Size

Woodcote has 2.5 times the share of detached homes compared to the national average and less than one-third the share of terraced homes. This reduces the supply of less expensive homes in a village where housing is very expensive.

### Policy H6: Type of Homes

Approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix.

This requirement:

- provides more relatively affordable open market homes;
- reflects the wish of over 60% of residents<sup>27</sup> for flats, terraced and semi-detached housing; and
- complies with SODC's requirement for a mix of dwelling types and sizes (Policy CSH4).

Overall, the Neighbourhood Plan delivers the requirement for Affordable housing while maintaining the flexibility needed to meet the specific requirements within our housing developments.

### Policy H7: Size of Homes

This policy directs that new development should favour smaller dwellings. Overall up to 10% of new homes on developments of 9 or more new homes should have 1-bedroom, a minimum of 40% should have 2, a minimum of 40% should have 3, and up to 10% can have 4 or more bedrooms unless viability or other material considerations show a robust justification for a different mix.

This requirement:

- reflects the response to Question 31 of the Woodcote Housing Survey which showed 42% requiring a two-bedroom home and one, two and three bedroom homes meeting the need of 79% of the village<sup>28</sup>.
- redresses a housing imbalance in the village in which 45% of homes have 4 or more bedrooms;
- produces smaller, and therefore, more affordable family homes; and
- provides home for elderly residents wishing to downsize.

## 10.7 Retirement Housing Provision

Demographics indicate that there will be an increasing need for housing provision for the elderly in Woodcote. Many residents are content to continue into retirement in their current homes; others seek alternative housing in the village with needs falling into three general categories:

- i. homes for those who wish to downsize and for surviving partners. The stock of smaller houses has been much reduced over the last thirty years as many have been extended. There is a need for two-bedroom, high specification dwellings, mainly single storey and with modest gardens;
- ii. sheltered housing, for those capable of independent living with limited support. The existing provision in Woodcote is at the newly built Mowforth House and the Folly Orchard bungalows;
- iii. care home provision for those no longer capable of independent living. Woodcote does not have a Care Home and residents must move to Goring, Henley or Wallingford for specialist care.

For older residents to be able to downsize then, in addition to the encouragement of smaller homes in Policy H8 there is a need to limit the extension of new smaller homes to keep them available to both older residents and younger people.

Consideration will be given to the removal of permitted development rights when a Planning Application is considered in order to protect the stock of smaller and therefore relatively more affordable, homes in Woodcote.

<sup>27</sup> ORCC, Woodcote Neighbourhood Plan Housing Survey Report, July 2012 Question 29

<sup>28</sup> ORCC, Woodcote Neighbourhood Plan Housing Survey Report, July 2012 Question 31

**Policy H8: Lifetime home standards**

A minimum of 10 per cent of housing on sites of 9 dwellings or more must meet current Lifetime Home standards. On sites of less than 9 new homes at least one home must meet these standards. Proposals should also meet the remaining requirements of the South Oxfordshire Core Strategy policy CSH4 bullets 2,3 and 4.

This requirement complies with Core Strategy policy CSH4 and supports homes for occupants as their needs change.

## 10.8 Scale of new development

Large scale development is not acceptable to the community and if new housing is needed in Woodcote the consensus is that it should be delivered through several smaller sites.

**Policy H9: Scale of New Development**

Planning permission will be granted for a maximum of 24 new homes on any allocated site.

In consultations Woodcote residents have consistently expressed their strong opposition to large developments. Most<sup>29</sup> (more than 80%) would prefer sites of no more than 10 houses with support for larger developments falling away rapidly – only 30% favour developments of up to 25 houses. This requirement reflects the desire for smaller developments whilst recognising that sites for new homes must be viable for developers.

## 10.9 Infill

SODC's Policy on housing in villages (CSR1) allows applications for infill development within the built-up area of Woodcote, as a larger village, to be considered. The Woodcote Neighbourhood Plan, through the allocated sites, provides adequate provision for new housing to meet identified **local** need up to 2027. From the information currently available additional housing is not required to contribute to the present and future economic, environmental and social sustainability of the village.

Woodcote is one of only two larger villages in South Oxfordshire to be situated wholly within the Chilterns AONB. Residents have indicated strongly that they expect this national designation to be a material consideration with regard to both the amount and scale of any new housing development in Woodcote. The Core Strategy allows for unlimited infill in all the larger villages but does specify that development should conserve and enhance the natural beauty of the Areas of Outstanding Natural Beauty. It suggests that only suitably designed and located development at an appropriate scale that facilitates the economic and social well-being of the area will be supported. The Woodcote Neighbourhood Plan draws attention to this part of the policy in order to reflect the strong views of local residents. Woodcote has an open, rural character with many wooded areas and open spaces that make an important contribution to this loose knit character. It is important that infill development does not destroy this essentially open character and does not adversely affect the natural beauty and landscape of the AONB.

A small infill site could provide an opportunity for a small number of self-build homes to be constructed in Woodcote.

**Policy H10: Infill Housing in the AONB**

Applications for small residential developments on infill and redevelopment sites within Woodcote will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:

- a. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.
- b. will not involve the outward extension of the built-up area of the village;
- c. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and
- d. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms.

<sup>29</sup> Woodcote Neighbourhood Plan Consultation, March 2012

# Section 11: Design Policies

## 11.1 Design

- **Much of the newer housing in Woodcote is architecturally undistinguished and not in keeping with the south Chilterns locality and does not reflect the character of many villages within the Chilterns AONB.**

The construction of several large, dense, housing estates in the 30 years since 1960 was in sharp contrast to the open nature of the village. There is an opportunity to enhance the built environment and improve the quality of the design aesthetic within the village

### Policy D1: Good Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies, landscape and biodiversity considerations will be refused.

### Design and Access Statements

All proposals for new development should, where required, be accompanied by a design and access statement to show how they have responded to the policies in the Core Strategy, Local Plan and other guidance and include a clear vision for the type of place that could be created by building on the character and needs of Woodcote.

In addition, proposals for development of allocated sites will be expected to show that they:

- have adopted, to the fullest extent practicable, the guidance produced by the **Chilterns Buildings Design Guide** and the **Supplementary Technical Notes** on local building material and use locally sourced building materials;
- promote waste water management both in respect of sustainable drainage and water capture (for use in activities such as gardening, car washing);
- maximise the use of renewable energy opportunities offered by a particular site;
- adopt the guidance produced by the Building for Life Partnership and, in particular, that proposals for development:
  - integrate the new homes into the existing neighbourhood and support a more pedestrian and cycle friendly neighbourhood;
  - provide access to local facilities and public transport links via convenient, direct paths suitable for those pushing a pushchair, in a wheelchair, walking with a stick or walking frame or using a mobility scooter;
  - have designed streets in a way that encourages low vehicle speeds and allows them to function as social spaces;
  - have designed streets to accommodate on-street parking, to prevent anti-social parking and to allow for plenty of trees and planting to balance the visual impact of parked cars;
  - have not met the parking need only with large rear parking courts; and
  - have provided adequate storage space for bins and recycling, as well as vehicles and cycles.

### Light Pollution and Urbanisation

Woodcote is located within the AONB and many residents want to maintain the rural nature of the village and prevent light pollution and increasing urbanisation

### Policy D2: Light Pollution

Proposals for any necessary street and external lighting should comply with the current guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers<sup>30</sup>

<sup>30</sup> Guidance Notes for the Reduction of Obtrusive Light, the Institution of Lighting Engineers, 2005.

### Crime Prevention and Reduction

The Core Strategy states that *'Planning permission will only be granted for new development that is of a high quality and inclusive design that..... is designed to create safe communities and reduce the likelihood and fear of crime.'*

#### **Policy D3: Secure by Design**

New developments should incorporate the principles of 'Secured by Design' (SBD<sup>31</sup>) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained..

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<sup>31</sup> [www.securedbydesign.com](http://www.securedbydesign.com)

# Section 12: Housing Sites Policies

## 12.1 Site Allocation

### Policy HS1: Site Allocations

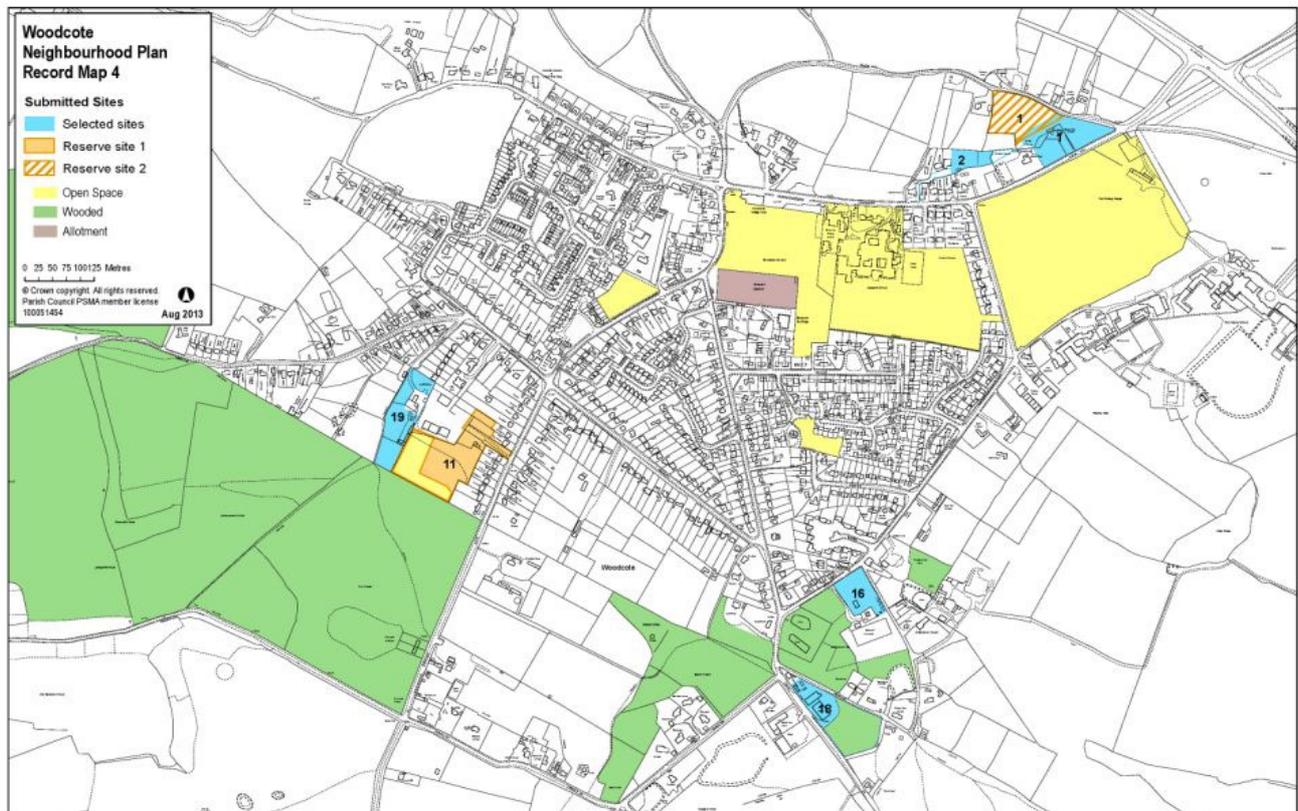
Residential allocations are provided in Table 12.i. The development of, up to and including, the number of houses set out in the Table for each development will be supported.

This policy delivers the new homes requirement of the South Oxfordshire Core Strategy while (i) protecting the Area of Outstanding Natural Beauty, (ii) meeting the strongly held wishes of Woodcote residents that open spaces and surrounding countryside be protected and that the developments are small, and spread around the village, and (iii) the need for viability.

The position of each site can be located on the map in Figure 12.i.

**Table 12.i**  
Sites for which Planning Permission will be granted

| WNP Ref | SHLAA <sup>32</sup> Reference | Site Name Address  | Maximum Number of Homes |
|---------|-------------------------------|--|-------------------------|
| 01      | WOO01                         | Chiltern Rise Cottage and surrounding land, Reading Road | 24                      |
| 02      | WOO02                         | Woodcote Garden Centre, Reading Road                     | 9                       |
| 16      | WOO15                         | Former Reservoir site, Greenmore                         | 20                      |
| 18      | n/a                           | Former Bus Depot, Long Toll                              | 14                      |
| 19      | n/a                           | The Smallholding, Land at the end of Wood Lane           | 9                       |



**Figure 12.i** Location of Allocated and Reserve Sites

<sup>32</sup> SODC, Strategic Housing Land Availability Assessment, Appendix 17: Woodcote, 2011

## 12.2 Delivery and Contingency

Developments will be delivered during the period of the Neighbourhood Plan. It is expected that the majority of the new homes will be provided within the first ten years of the plan period.

If, before 31<sup>st</sup> March 2023:

- i. planning permission has not been granted; or
  - ii. development has not started on an allocated site in accordance with the Woodcote Neighbourhood Plan policies; or
  - iii. the site has been withdrawn from the Plan by the landowner giving written notice to Woodcote Parish Council and SODC,
- then policy HS2 will apply.

This policy seeks to ensure that the number of new homes required by the Core Strategy will be delivered before 31<sup>st</sup> March 2027.

### Policy HS2: Contingency sites

If construction of the required number of houses on any of the sites listed in Table 12.i has not begun before 31<sup>st</sup> March 2023 then the Plan allocation for that site, or sites, will lapse and the Parish Council will invite the owner of the land adjacent to Bouchier Fencing (Woodcote Neighbourhood Plan site 11, SHLAA site WOO09) to develop the number of new homes required to meet the shortfall in the WNP and Core Strategy allocation of 76 dwellings, in accordance with the policies within the Plan.

If site 11 is no longer available or cannot meet the number required to achieve the maximum of 76 overall then the Parish Council will invite the owners of the additional land to the north of Chiltern Rise Cottage (Woodcote Neighbourhood Plan site 01, SHLAA site WOO01) to provide the number of new homes required to meet the planned allocation of 76 new homes in accordance with the policies within the Plan.

**Table 12.ii**  
Contingency Sites

| WNP Ref | SHLAA Reference | Site Name Address  | Maximum Number of Homes |
|---------|-----------------|--|-------------------------|
| 11      | WOO09           | Land adjacent to Bouchier Fencing, Goring Road               | 20                      |
| 01      | WOO01           | Land to the north of Chiltern Rise and Chiltern Rise Cottage | 16                      |

## 12.3 Site Specific Requirements

In addition to the policies in the preceding sections there are policies that apply to each of the allocated and contingency sites. These policies, which are the subject of detailed Memoranda of Understanding signed by the landowners and Parish Council, respond to the particular characteristics or sensitivities of a development site and are listed below.

|                    |   |                             |              |
|--------------------|---|-----------------------------|--------------|
| <b>Policy HS3:</b> | <b>Chiltern Rise Cottage and surrounding Land</b> | <b>Site Reference</b>       | <b>WNP01</b> |
|                    |   | <b>Area to be developed</b> | 1 hectare    |
|                    |   | <b>Number of Homes</b>      | 24           |
|                    |   | <b>Affordable homes</b>     | 9            |

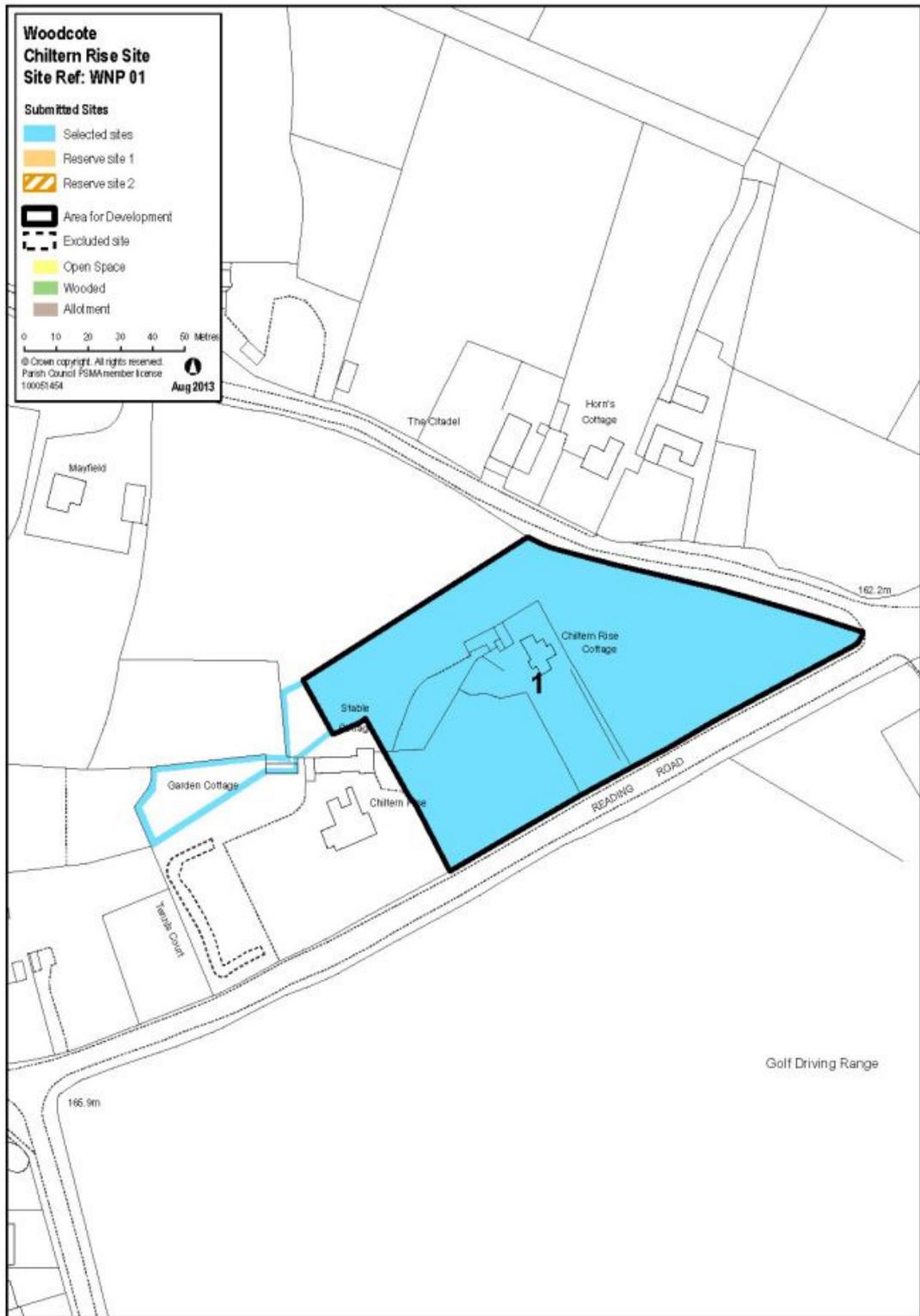
Site WNP01 (southern section) is allocated for 24 dwellings, subject to:

- (i) the proposed development conforming to the policies contained in the Woodcote Neighbourhood Plan and the South Oxfordshire Core Strategy; and
- (ii) the following site specific requirements:
  - a. The development will occupy the blue shaded area edged in black shown on Map 12.i;
  - b. The development will be away from the rear of the site bordering Tidmore Lane;
  - c. Chiltern Rise and the adjacent woodland are excluded from the application area;
  - d. No vehicular access for the development to be taken through Chiltern Rise;
  - e. Access to the site will be taken from the end of Tidmore Lane from an improved junction with Reading Road and with provision of a lay-by for the bus stop;
  - f. Provision of a lay-by for the other bus stop to be provided on the south side of Reading Road on land in the ownership of the developer.
  - g. Access to the site for nine homes at Woodcote Garden Centre will be provided from the Tidmore Lane/Reading Road junction passing to the north of Chiltern Rise;
  - h. If possible, but not essential, Chiltern Rise Cottage should be retained but with future access to be taken from the new development and not from the Reading Road;
  - i. The existing hedges and trees to the north of the site be retained to provide some screening from adjacent open fields;
  - j. The existing hedge along the full length of the site adjacent to Reading Road will be retained with no new vehicle access provided from Reading Road;
  - k. A pedestrian footpath to be provided through the site behind the existing hedge from the Tidmore Lane access to meet the boundary of the site with Woodcote Garden Centre; and
  - l. The results of a tree and ecological survey will be provided and all significant trees and habitats will be retained or replanted.
- (iii) The landowner and any proposed developer notes that the allocation of the site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2023.

Although this site is in a reasonably prominent location on the main road into Woodcote, the surrounding trees and native hedge screen the site from long distance views and allow only glimpses into the site from Reading Road & Tidmore Lane. The existing buildings are set well back and also screened from the road. The trees and scrub that form the perimeter of the site and the woodland within the site make an important contribution to the rural landscape character. As shown the density on this site appears to be slightly less than the Core Strategy requirement of 25homes/hectare. Planning applications are expected to meet the required density but as delineated the site provides flexibility to preserve important trees and retains the option to preserve Chiltern Edge Cottage.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.i



|                    |   |                             |              |
|--------------------|---|-----------------------------|--------------|
| <b>Policy HS4:</b> | <b>Woodcote Garden Centre, Reading Road</b> | <b>Site Reference</b>       | <b>WNP02</b> |
|                    |   | <b>Area to be developed</b> | 0.3 hectares |
|                    |   | <b>Number of Homes</b>      | 9            |
|                    |   | <b>Affordable homes</b>     | 4            |

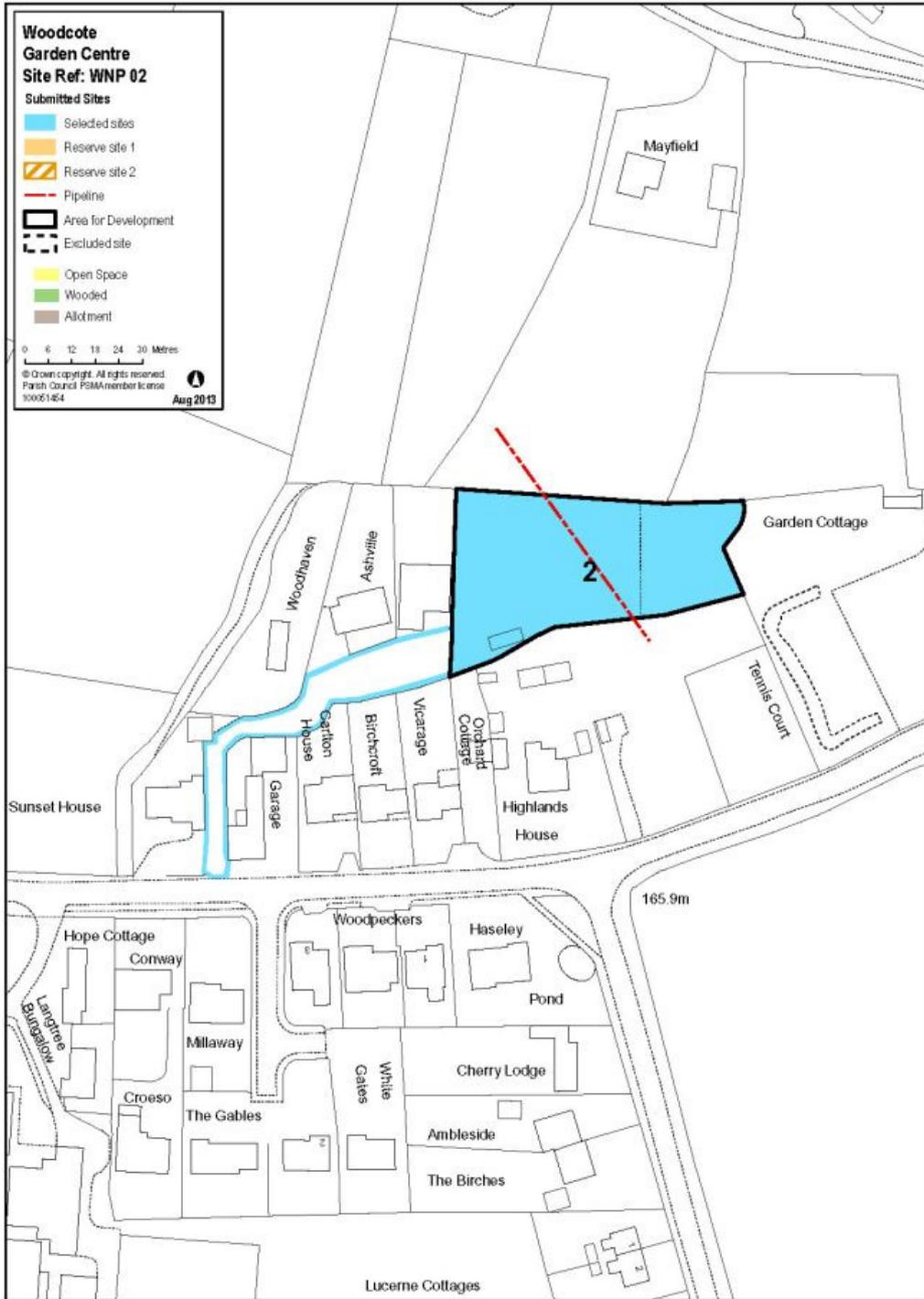
Site WNP02 is allocated for 9 dwellings, subject to:

- i. the proposed development conforming to the policies contained in the Woodcote Neighbourhood Plan and the South Oxfordshire Core Strategy; and
- ii. the following site specific requirements;
  - a. the development will occupy the blue shaded area edged in black shown on Map 12.ii;
  - b. vehicular access to the site will only be from the Chiltern Rise site (WNP01);
  - c. vehicular access to the site from the Reading Road will only be permitted for existing housing;
  - d. the provision of pedestrian access to the Reading Road at, or near, the current entrance to Woodcote Garden Centre for the new homes on the site and the adjoining Chiltern Rise site;
  - e. development will take place outside the safeguarding area for the gas pipeline; and
  - f. retention of the existing vegetation to the north of the site to provide some screening from adjacent open fields.
- iii. The landowner and any proposed developer notes that the allocation of the site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2023.

The site comprises a collection of low key buildings and greenhouses associated with the current garden centre use. This brownfield site is available for redevelopment as the existing business use as a garden centre is not viable. The site is very well screened by houses fronting the Reading Road and by trees and hedges to the north. This existing vegetation should be retained to provide some screening from adjacent open fields.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.ii



|                    |   |                             |              |
|--------------------|---|-----------------------------|--------------|
| <b>Policy HS5:</b> | <b>Former Reservoir Site, Greenmore</b> | <b>Site Reference</b>       | <b>WNP16</b> |
|                    |   | <b>Area to be developed</b> | 0.5 hectares |
|                    |   | <b>Number of Homes</b>      | 20           |
|                    |   | <b>Affordable homes</b>     | 8            |

Site WNP16 is allocated for 20 dwellings, subject to:

- (i). the proposed development conforming to the policies contained in the Woodcote Neighbourhood Plan and the South Oxfordshire Core Strategy; and
- (ii). the following site specific requirements:
  - a. the development will occupy the blue shaded area edged in black shown on Map 12.iii;
  - b. the developer will conduct a hydro-geological survey to identify the profile of the underlying aquifer that feeds the Greenmore Ponds;
  - c. the developer will be required to demonstrate how the planned development will protect the underlying aquifer and any infiltration points into the aquifer that are highlighted by the hydro-geological survey of the site;
  - d. the conversion of the Pump House building on this site to housing use as part of the provision for 20 homes;
  - e. the construction of a footpath along the full length of the site adjacent to Greenmore; and
  - f. a landscaping scheme showing trees and native hedging to screen the site.
- (iii). The landowner and any proposed developer notes that the allocation of the site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2023.

This is a brownfield site that has been cleared of all vegetation, covered with hardcore and fenced off with unsightly hoardings which are visible from nearby houses, the highway and passing traffic.

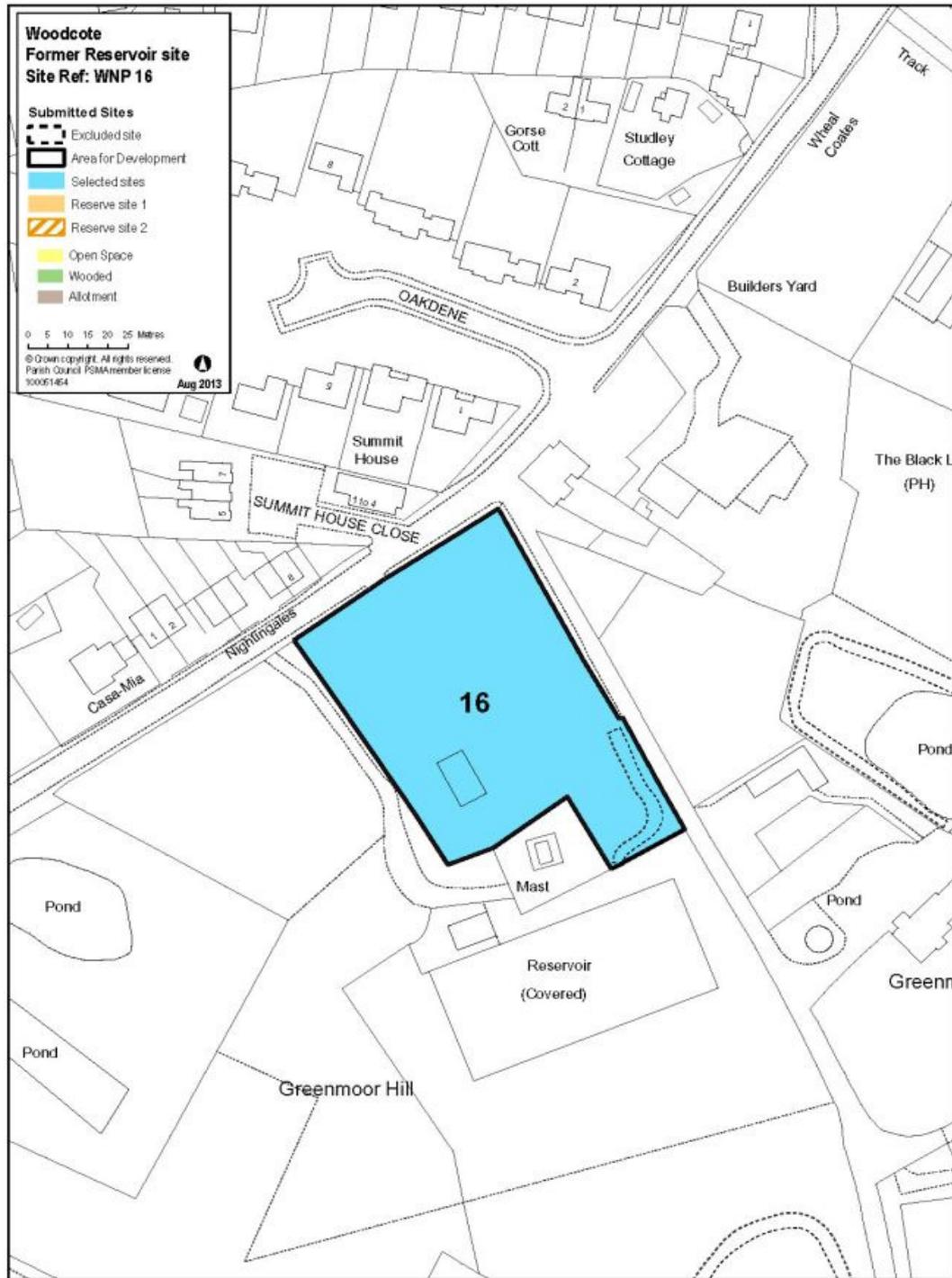
The geology of this site is extremely critical to the local environment and, in particular, the environmentally sensitive and ancient Woodcote ponds which rely on water from a confined aquifer beneath the site. For this reason a planning application will require a survey to establish the depth of the aquifer and the clay capping layer and details to demonstrate that the proposed development will not damage the aquifer or its capping layer.

In particular the results of the survey will be required to determine:

1. the depth and thickness of the clay cap beneath the site;
2. the location of any infiltration points within the site boundaries; and
3. the type of development required to reduce to an absolute minimum any risk to the water supply to the ponds, including the recommendation for any covenants or restrictions that should be placed on properties built on the site to prevent a post-development threat to the aquifer.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.iii



|                    |                                     |                             |              |
|--------------------|-------------------------------------|-----------------------------|--------------|
| <b>Policy HS6:</b> | <b>Former Bus Depot, Long Toll</b>  | <b>Site Reference</b>       | <b>WNP18</b> |
|                    | <b>- site of derelict buildings</b> | <b>Area to be developed</b> | 0.5 hectares |
|                    |                                     | <b>Number of Homes</b>      | 14           |
|                    |                                     | <b>Affordable homes</b>     | 7            |

Site WNP18 is allocated for 14 dwellings, subject to:

- (i). The proposed development conforming to the policies contained in the Woodcote Neighbourhood Plan and the South Oxfordshire Core Strategy; and
- (ii). the following site specific requirements:
  - a. the development will occupy the blue shaded area edged in black shown on Map 12.iv;
  - b. the removal of all existing buildings and restoration of all contaminated areas;
  - c. the provision a footpath along the full length of the site frontage as far as the junction with Green Lane;
  - d. the preservation of the undeveloped woodland on the site (shaded green on the attached site plan) and the gifting of this land to Woodcote Parish Council; and
  - e. the developer will provide a landscaping scheme showing trees and native hedging to screen the site.
- (iii). The landowner and any proposed developer notes that the allocation of the site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2023.

This site can be viewed in two parts. One-third of the site to the north contains a derelict bus garage and underground fuel tanks immediately surrounded by land contaminated with oil products. The buildings are dangerous, an eyesore, and fenced off by roadside hoardings. The site is very enclosed by woodland so there are no long distance views into the site, but there is a long site frontage to Long Toll and thus, without screening, development will have a significant visual impact.

The southern two-thirds of the site is natural woodland (shaded green on the site plan) which the landowner has agreed to gift to Woodcote Parish Council This land will be managed and maintained for the future enjoyment of local residents.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.iv



|                    |   |                             |               |
|--------------------|---|-----------------------------|---------------|
| <b>Policy HS7:</b> | <b>The Smallholding,<br/>land at the end of Wood Lane</b> | <b>Site Reference</b>       | <b>WNP19</b>  |
|                    |   | <b>Area to be developed</b> | 0.65 hectares |
|                    |   | <b>Number of Homes</b>      | 9             |
|                    |   | <b>Affordable homes</b>     | 4             |

Site WNP19 is allocated for 9 dwellings, subject to

- (i) the proposed development conforming to the policies contained in the Woodcote Neighbourhood Plan and the South Oxfordshire Core Strategy; and
- (ii) the following site specific requirements:
  - a. the development will occupy the blue shaded area edged in black shown on Map 12.v;
  - b. the developer will provide a footpath to link the new homes to the existing footpath in Wood Lane;
  - c. if possible, but not essential, the existing dwelling, The Smallholding should be retained;
  - d. the developer will provide a landscaping scheme showing trees and native hedging to screen the site; and
  - e. a development contribution will be made to improve safety, road markings and visibility at the junction of Wood Lane and Beech Lane;
- (iii) The landowner and any proposed developer notes that the allocation of the site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2023.

The site is at the end of a short lane with no through traffic. It is enclosed on two sides by buildings and on the third, by dense woodland. A footpath runs south west alongside the fourth side. Views into the site from the footpath are limited to less than 50 metres as the land slopes up to the south east from the path.

Approximately one-third of the site is occupied by a house and outbuildings.

We expect development to progress from the access with Wood Lane and move southwards along the site. Thus development will not occupy the entire site and:

- the density will not be as low as a simple calculation suggests. Part of the site slopes steeply upwards away from the footpath and flexibility will be required when planning applications are being discussed to ensure that a satisfactory solution to the density requirement will be obtained.
- although the site abuts the reserve site WNP11 on its south-eastern corner if WNP11 needs to be developed then the two sites will be separated by open space and landscaping and linked only by footpath. Any proposals for a road link between the sites will be strongly resisted.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.v



|                    |   |                             |               |
|--------------------|---|-----------------------------|---------------|
| <b>Policy HS8:</b> | <b>Land adjacent to Bouchier Fencing Reserve Site</b> | <b>Site Reference</b>       | <b>WNP11</b>  |
|                    |   | <b>Area to be developed</b> | 0.85 hectares |
|                    |   | <b>Number of Homes</b>      | Maximum 20    |
|                    |   | <b>Affordable homes</b>     | 40%           |

Site WNP11 is allocated as a **contingency** site for up to 20 dwellings, subject to Woodcote Neighbourhood Plan Policy HS2 and all other policies in the WNP and the South Oxfordshire Core Strategy; and

- (i) the following site specific requirements:
  - a. the development will be within the orange shaded area edged in black shown on Map 12.vi;
  - b. development will take place outside the safeguarding area for the oil pipeline;
  - c. the provision of separate entrances to the development for pedestrians and road traffic together with the remodelling of the existing vehicular access to Bouchier Fencing to serve both the new residential development and Bouchier Fencing;
  - d. the developer will provide a landscaping scheme showing trees and native hedging to screen the site; and
  - e. a development contribution sufficient to remodel the site junction with the Goring Road and provide agreed traffic calming measures on the Goring Road in the vicinity of the site entrance will be required.
- (ii) The landowner and any proposed developer notes that the allocation as a contingency site in the Woodcote Neighbourhood Plan is subject to the grant of planning permission and the start of work on site not later than 31<sup>st</sup> March 2026.

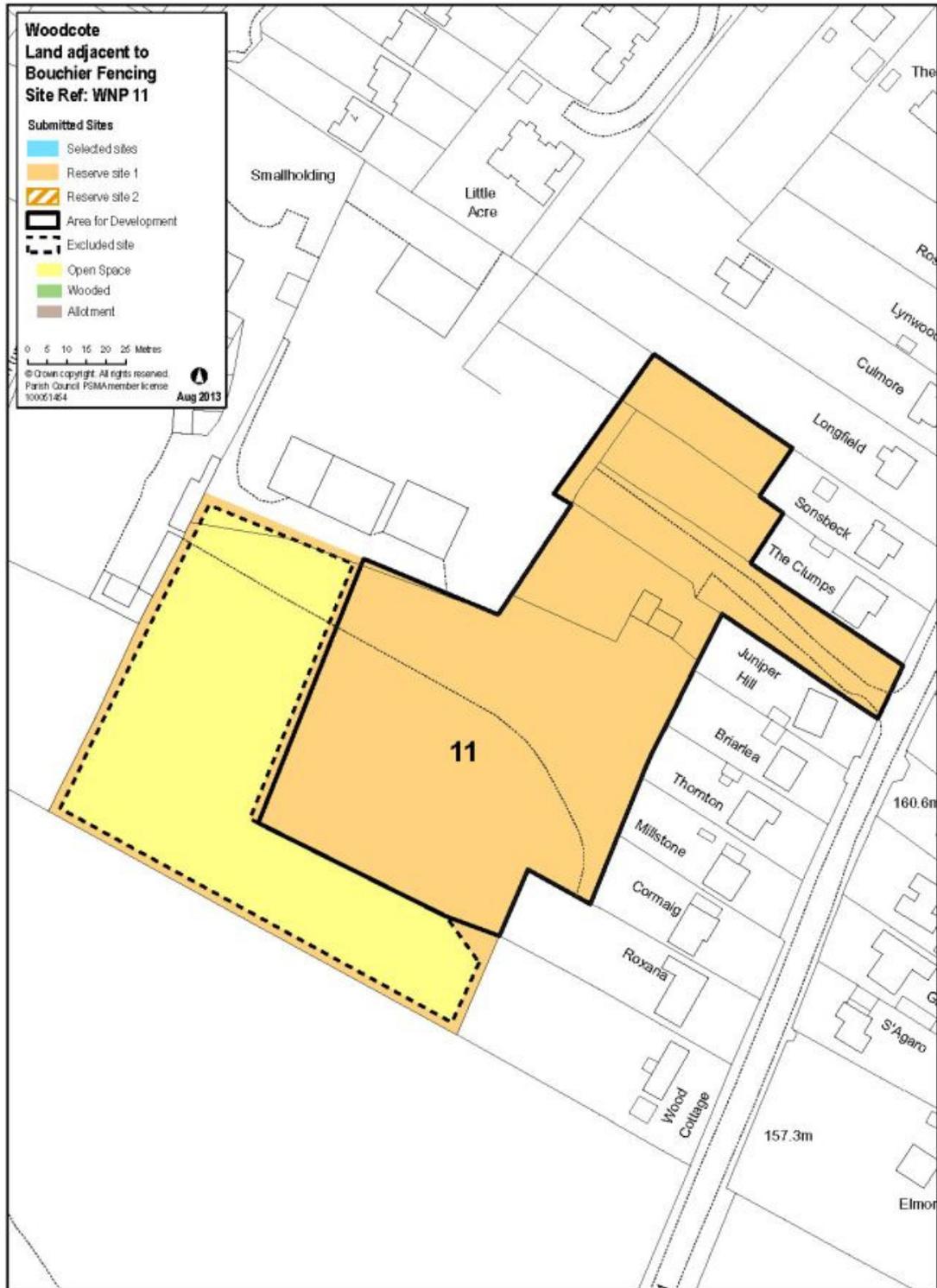
If one or more of the sites allocated in Table 12.i are not developed then the number of new homes required by the Woodcote Neighbourhood Plan (76) will not have been delivered and a planning application will then be sought for the number of new homes, to a maximum of 20, required to meet the planned requirement of 76.

Development of this site will put additional traffic onto the Goring Road. This road is a popular link between the M4, the A4074, the M40 and the Midlands and, as evidenced by Parish Council funded speed checks and police radar checks, a substantial proportion of traffic on this road exceeds the speed limit along this road.

This reserve site abuts the allocated site WNP19 on its north-eastern boundary. If this reserve site needs to be developed then the two sites will be separated by open space and landscaping and linked only by footpath. Any proposals for a road link between the sites will be strongly resisted.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map 12.vi



|                    |   |                             |              |
|--------------------|---|-----------------------------|--------------|
| <b>Policy HS9:</b> | <b>Land to the north of Chiltern Rise Cottage, adjacent to site WNP01 (southern section) Reserve Site</b> | <b>Site Reference</b>       | <b>WNP01</b> |
|                    |   | <b>Area to be developed</b> | 1 hectare    |
|                    |   | <b>Number of Homes</b>      | Maximum 16   |
|                    |   | <b>Affordable homes</b>     | 40%          |

Site WNP01 (northern section) is allocated as a contingency site for up to 16 dwellings, subject to Woodcote Neighbourhood Plan Policy HS2 and all other policies in the WNP and the South Oxfordshire Core Strategy; and

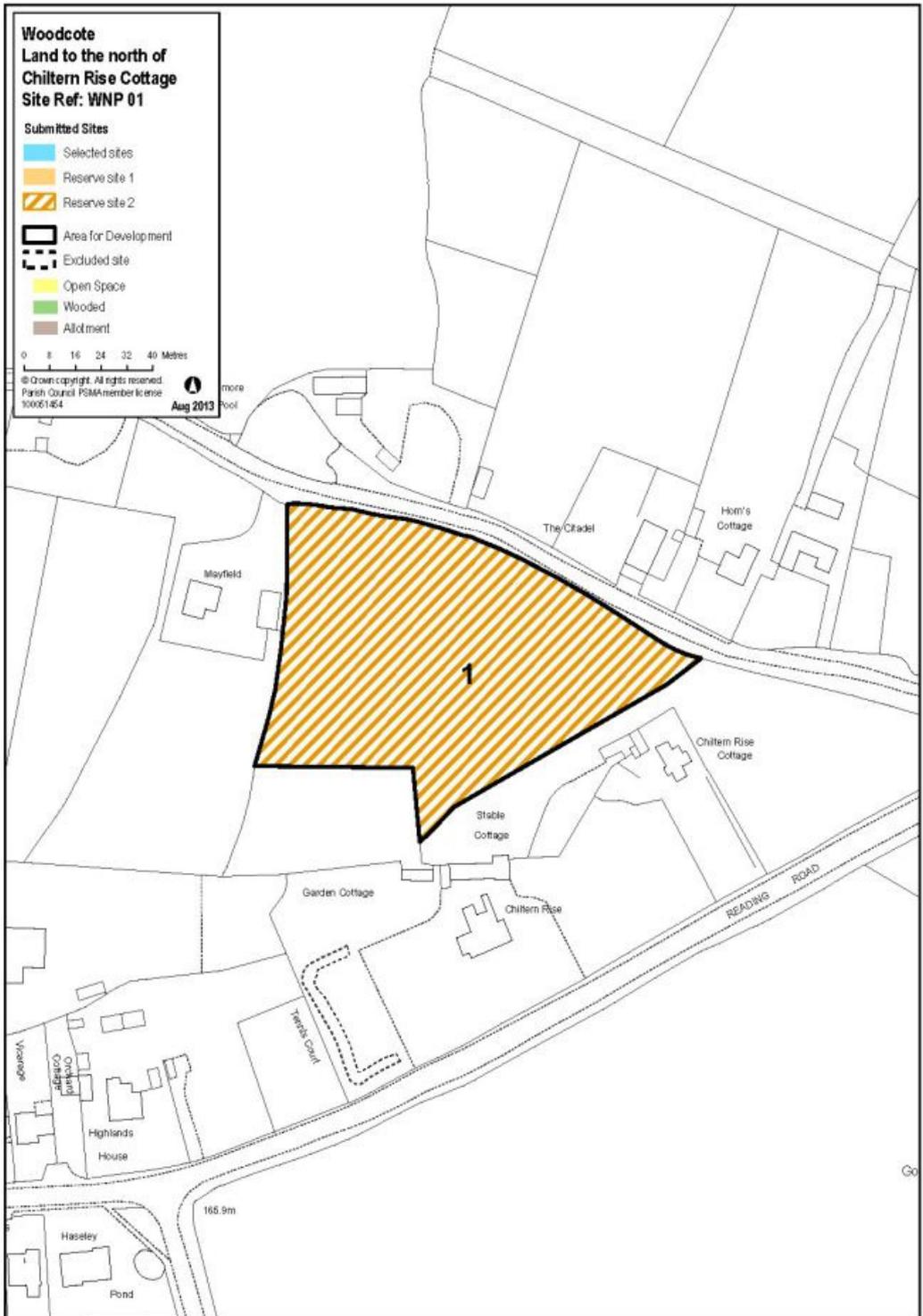
- (i) the following site specific requirements:
- a. the development will be within the area in Map 12.vii defined by the land identified by the orange hashing;
  - b. vehicular access to the dwellings will be provided from the new improved junction of Tidmore Lane and Reading Road provided by the development of site WNP01 (southern section) in accordance WNP policy HS5;
  - c. no vehicular access to the development to be taken through Chiltern Rise;
  - d. the existing hedges and trees to the north of the site be retained to provide some screening from adjacent open fields;
  - e. a pedestrian footpath to be provided through the site linking to the footpath constructed by the development of WNP01 (southern section) providing safe pedestrian access to the bus stops on Reading Road; and
  - f. the results of a tree and ecological survey will be provided and all significant trees and habitats will be retained or replanted.

(ii) The landowner and any proposed developer notes that in the event that proposals for development of the site are sought by Woodcote Parish Council and permission granted by the local planning authority, work on the site to implement the planning permission must commence before 31<sup>st</sup> March 2023.

Planning applications are expected to meet the density required by the Core Strategy. The apparent density of 16 homes/hectare provides the flexibility needed to; (i) ensure protected trees on the site are preserved and (ii) maintain the character of the area which is wooded with relatively low density housing.

The Parish Council would wish to see that proposals for housing make provision for local residents to be given the sole opportunity to purchase the open market housing for a period of three months.

Map  
12.vii



## Section 13: Our Village – Our Future

### 13.1 The Woodcote Parish Action Plan 2013

An important investigation into life in Woodcote was carried out as part of the preparation of the Woodcote Parish Plan (2008). In conclusion, the Parish Plan made recommendations on eight aspects of Woodcote life and facilities: the Natural Environment, the Built Environment, Business and Employment, Communications, Health, Services and Utilities, Social Activities and Sports, Youth and Education.

Many of these issues re-emerged during the preparation of this Neighbourhood Plan. The Advisory Group received many comments touching on each of these eight aspects, and it is clearly evident that work remains to be done to follow up the recommendations made in the Parish Plan. Some of these, such as housing, are taken forward and specifically addressed in this Neighbourhood Plan but others, such as the volume and speed of traffic on the village roads, with the associated concerns about safety and congestion, particularly on the Goring and Reading Roads, are only partially addressed. Although important, some recommendations in the Parish Plan are not sufficiently about land use to be pursued in this Neighbourhood Plan.

### 13.2 Stronger Local Access to Affordable Housing

#### Woodcote Community Land Trust

Consultation has consistently shown a desire for local people to be given priority in the allocation of affordable housing in the village. The absence of a local connection requirement for existing affordable housing is both divisive and instrumental in reinforcing opposition to new affordable housing in the village.

One approach to ensuring that new affordable housing provided on the allocated sites in the Plan is subject to a local connection requirement would be a Community Land Trust (CLT). A CLT is a non-profit entity that develops and manages affordable housing on behalf of the community. Partnerships between CLTs and housing associations can attract funding to improve the viability of affordable housing projects and Woodcote Parish Council will be consulting with interested affordable housing providers regarding the feasibility of establishing a Woodcote Community Land Trust.

### 13.3 The Schools

Section 4 noted the concerns about:

- the need to expand the schools to respond to both local demand and the expected growth in the number of children needing places;
- the condition, design and quality of the school estate;
- the serious impact of any proposed actions by the schools to solve these problems on the Reading Road area;

The three schools on the site are the responsibility of different bodies:

- The Cabin pre-school is a private school run by Trustees;
- Woodcote Primary School is currently the responsibility of Oxfordshire County Council (OCC), the Local Education Authority (LEA); and
- Langtree is an Academy funded directly by the Department for Education and independent of the LEA.

While Woodcote Parish Council expects OCC to make the expansion of Woodcote Primary School a subject of public consultation in the near future, it is evident that this will address only one part of a problem that encompasses all three schools on the site and must include traffic and other issues.

We believe that the future of the schools and the Reading Road area is both urgent and important and that a working group of interested parties should be established immediately to follow up these issues.

This working group will operate in a manner similar to that of the Neighbourhood Plan Advisory Group and:

- i. be commissioned by the Parish Council;
- ii. be composed of interested parties, the relevant responsible bodies, residents and some members of the Parish Council;
- iii. further investigate and consult upon the issues;
- iv. recommend solutions or ameliorating factors;
- v. consult on proposals and policies for the educational use of land in the village to enable the Parish Council to update the Neighbourhood Plan through the Plan preparation procedure, scrutiny and a village referendum.

#### 13.4 Other Enduring Concerns

Two other enduring concerns for the residents of Woodcote are:

- i. traffic congestion, speeding, parking and road safety on the on the village roads especially, as mentioned on the Goring and Reading Roads; and
- ii. Community education and youth services. This might be included in the brief of the schools working group.

We believe that improvements in these two areas would significantly enhance the quality of life for residents of Woodcote, and the surrounding communities, and we propose that two other working groups be established on the same basis as that for the future of the Reading Road area to follow up these issues immediately. These working groups would work in association with the relevant responsible bodies, such as the local councils, the police, or the bus companies, to produce recommendation to the Parish Council.

Thus, a Traffic Working Group could be tasked to:

- i. describe the traffic problems, research solutions, engage with the highways authority and campaign for measures to relieve the congestion;
- ii. identify the road safety threats, to recommend means of reducing these and to campaign for their installation; and
- iii. support the Parish Council in others areas, such as persuading Thames Travel, the service operator, to route the express X39 bus service through Woodcote, stopping at one bus stop in the village.

If the model succeeds then it could be extended to support the Parish Council in monitoring the Woodcote Neighbourhood Plan and in other areas of their work on behalf of the residents of Woodcote.

# APPENDIX

## Appendix A: Glossary

| Acronym | Subject                            | Explanation   |
|---------|------------------------------------|---|
| ACRE    |                                    | Action with Communities in Rural England  |
|         | Affordable Housing                 | Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.<br>It does not include low cost market housing.   |
|         | Affordable Rented Housing          | Rented housing let by registered providers of affordable housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent. |
| AQMA    | Air Quality Management Area        | Areas where the objectives set out in Air Quality Regulations 2000 will not be met by the relevant deadlines.   |
| AONB    | Area of Outstanding Natural Beauty | Nationally designated areas accorded the highest status of protection in relation to landscape and scenic beauty.<br>In this Plan the AONB will be the Chilterns AONB unless specifically stated otherwise.   |
|         | Biodiversity                       | The variety of life in the world or in a particular habitat or ecosystem.   |
| BREEAM  |                                    | Building Research Establishment Environmental Assessment Method. A nationally recognised standard for sustainable design and construction.  |
| CABE    |                                    | Commission for Architecture and the Built Environment (now part of the Design Council).   |
| CHP     | Combined Heat and Power            | Using the heat generated from electricity production for heating purposes   |
| CLT     | Community Land Trust               | A non-profit organisation that develops and manages affordable housing on behalf of the community.  |
|         | Conservation Area                  | An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.                               |
|         | Code for Sustainable Homes         | The code sets out levels (1 to 6) specifying the sustainability performance of a house to reduce the environmental impact of homes  |
| CS      | Core Strategy                      | The Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the district.   |
|         | Ecohomes                           | Quality standard applied to new homes by BREEAM (Building Research Establishment Environmental Assessment Method) and now replaced by the Code for Sustainable Homes.   |
|         | Floodplain/Flood Risk Zones        | Flood risk areas identified by the Environment Agency, as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).   |
|         | Green Belt                         | Designated land around a town or city to be kept permanently open and where there is a strong presumption against inappropriate development.  |
|         | Infilling                          | The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.  |
|         | Infrastructure                     | All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.   |

|       |  |  |
|-------|--|--|
|       | Intermediate Affordable Housing                | Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. Home-Buy), other low cost homes for sale and intermediate rent.                      |
|       | Lifetime Homes                                 | Guidance incorporating 16 design criteria that can be applied to new homes at minimal cost to add to the comfort and convenience of the home and support the different needs of occupants as they age.                       |
|       | Listed Buildings                               | Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation. |
| LEA   | Local Education Authority                      | The term Local Education Authority is no longer in official use, but it is still sometimes used informally to refer to the department of a local authority that deals with education.  |
|       | (Open) Market Housing                          | Private housing for rent or for sale, where the price is set in the open market.   |
| NP    | Neighbourhood Plan                             | A plan forming part of the development plan prepared by Town or Parish Councils.   |
| NPPF  | National Planning Policy Framework             | A document setting out the Government's planning policies for England and how these are expected to be applied.  |
| OCC   |  | Oxfordshire County Council   |
| ORCC  |  | Oxfordshire Rural Communities Council  |
|       | Parish Plan                                    | The Woodcote Parish Plan (2008)  |
|       | (the) Plan                                     | The Woodcote Neighbourhood Plan  |
|       | Renewable Energy                               | Energy generated from the sun, wind, oceans, plants, the fall of water, biomass and deep geothermal heat   |
|       | Social Rented (Affordable) Housing             | Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.   |
| SA    | Sustainability Appraisal                       | A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and Supplementary Planning Documents. See also SEA Directive                  |
| SEA   | Strategic Environmental Assessment             | Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents.   |
| SHLAA | Strategic Housing Land Availability Assessment | A study to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.  |
| SODC  |  | South Oxfordshire District Council   |
| SOLA  |  | South Oxfordshire landscape Assessment (1998)  |
| SUDS  | Sustainable Drainage Systems                   | (Previously Sustainable Urban Drainage Systems) Management practices and control structures designed to drain surface water in a sustainable manner.   |
|       | Woodcote Village Appraisals                    | Reports summarising life in Woodcote in 1984, 1991 and 2000  |

## Appendix B: Summary of Neighbourhood Plan Policies

The Plan has been prepared to be in general conformity with the Core Strategy. This Appendix contains a summary of local policies in the Plan.

| Code | Policy Area                          |
|------|--------------------------------------|
| C    | Community Well-Being Policies        |
| T    | Traffic and Transport Policies       |
| EM   | Employment and Skills Policies       |
| E    | Countryside and Environment Policies |
| H    | Housing Policies                     |
| D    | Design Policies                      |
| HS   | Housing Site Policies                |

|           |  |
|-----------|--|
| <b>C1</b> | <p><b>Assets of Community Value</b></p> <p>Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of community value will be strongly resisted.</p>   |
| <b>C2</b> | <p><b>Sports facilities at the Schools</b></p> <p>Proposals which provide for additional sports facilities, open in character and over and above those which already exist, on the Langtree Academy and Woodcote Primary School sites, and which meet the requirements of the school as well as the wider community, will be encouraged.</p>   |
| <b>C3</b> | <p><b>Fibre to the Premises</b></p> <p>Proposals which seek the expansion of electronics communication networks and high speed broadband along with improvements to connectivity will be supported where the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures; where the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network; and where the development has been sited and designed to minimise the impacts on the character and appearance of the AONB.</p> <p>Applications for residential development will contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.</p> |
| <b>C4</b> | <p><b>Community Facilities and Services</b></p> <p>Proposals for additional services and facilities within the village will be supported subject to the following criteria being met: (i) the individual proposal will not generate unacceptable noise, fumes, smell or other disturbance to adjoining residential properties; (ii) the particular proposal will not lead to traffic congestion or adversely affect the free-flow of traffic on the adjoining highway; and (iii) access arrangements and off-street parking can be satisfactorily provided without impinging on adjoining residential and non-residential uses.</p>  |
| <b>C5</b> | <p><b>Developer Contribution</b></p> <p>Where the need is identified, new development must provide appropriate new facilities and infrastructure onsite and fund or directly deliver offsite facilities as required by the South Oxfordshire core strategy policy CSI1 and those identified by Oxfordshire County Council. Development should be phased in tandem with the timely provision of infrastructure to help support sustainable growth.</p>  |
| <b>T1</b> | <p><b>Traffic Congestion</b></p> <p>Proposals that accord with the policies in the Plan and result in improvements to the free flow of traffic in the village will be supported. Proposals requiring planning permission and which seek to increase the number of access points or which would involve an increase in traffic generation will need to demonstrate that they do not further inhibit the free flow of traffic or exacerbate conditions of parking stress, including conflict with larger vehicles, in the following areas: (i) that section of Reading Road between the War Memorial crossroads and its junction with Greenmore; (ii) the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and (iii) within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.</p>  |

|            |  |
|------------|--|
| <b>T2</b>  | <b>Parking for the Library and Community Centre</b><br>Proposals to relocate the bus stop with a lay-by on the south side of Reading Road outside the Library together with the provision of a limited number of off-street parking spaces will be supported   |
| <b>T3</b>  | <b>Safe Travel to School</b><br>Proposals to improve the safe delivery of pupils to the Langtree Academy and Woodcote Primary School sites on foot, by bicycle, school buses or by car which would involve changes to the existing site entrances will be supported  |
| <b>T4</b>  | <b>Parking at the Co-operative store</b><br>Proposals to provide a limited increase in parking spaces at the Co-operative store will be strongly supported.  |
| <b>T5</b>  | <b>Junction of Beech and Wood Lane</b><br>Developer contributions will be sought to improve safety, road markings and visibility at the junction of Beech Lane and Wood Lane from any proposed developments accessing onto these roads   |
| <b>T6</b>  | <b>Traffic Calming along Goring Road</b><br>Proposals for development which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.   |
| <b>T7</b>  | <b>Pedestrian footways</b><br>All new housing developments must where appropriate and practical provide safe pedestrian access to link up with existing or proposed footpaths, ensuring that residents can walk safely to bus stops, schools and other village facilities.   |
| <b>T8</b>  | <b>Residential Car parking spaces</b><br>Proposals for all new homes to be built in Woodcote should provide for one off-street parking space for each bedroom, unless otherwise justified having regard to site-specific circumstances and Oxfordshire County Council parking standards.   |
| <b>T9</b>  | <b>Bus lay-bys</b><br>In order to improve traffic flow and reduce congestion along the Reading Road, proposals to develop the land at Chiltern Rise Cottage must include appropriate road layout changes to ensure that bus stopping areas are provided which do not impede general traffic flow.  |
| <b>EM1</b> | <b>Land for non-residential use</b><br>The site of the Old Coal Yard on Greenmore has a former planning use for open storage of coal. Future proposals involving the use of this site for alternative non-residential purposes will be supported.  |
| <b>EM2</b> | <b>Heavy Goods Traffic</b><br>Any proposal requiring planning permission to change the use of land in the Parish to General Industrial Use (B2) or distribution and storage uses (B8), or other uses which would generate heavy goods traffic, must demonstrate with the assistance of a Transport Statement that the proposal will not have an unacceptable traffic impact within the village.  |
| <b>E1</b>  | <b>Green space and Landscaping</b><br>For the allocations in this Plan, and for proposals of a similar size, or any major development as defined by District-wide policies, a landscape strategy shall be submitted which will incorporate the following details: (i) existing and proposed hard and soft landscaping; (ii) a condition survey of all existing trees and hedgerows; (iii) an outline of the measures to be taken to protect existing trees and hedgerows during construction; (iv) consideration of both near and distant views of the development from the principal public vantage points showing existing landscaping and that proposed to be established after 10 years; and (v) details, where appropriate, of how those areas to be retained for open space and/or woodland will be managed in the future. |
| <b>E2</b>  | <b>Historic Environment</b><br>Any designated historic heritage assets in the Parish and their settings, both above and below ground and including listed buildings, and any monuments that may be scheduled or conservation areas that may be created will be conserved and enhanced for their historic significance and their importance to local distinctiveness, character and sense of place.<br>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage assets.   |
| <b>H1</b>  | <b>Number of New Homes</b><br>Planning permission will be granted for a minimum of 73 new homes to be built in Woodcote in the period to 31 <sup>st</sup> March 2023 on the sites specifically allocated in the Woodcote Neighbourhood Plan.   |
| <b>H2</b>  | <b>Tenancy mix</b>   |

|            |   |
|------------|---|
|            | Proposals for development will need to consider local housing need and should normally provide a tenure mix of 25% of the Affordable homes being for shared-ownership (intermediate housing) unless viability or other local factors show a robust justification for a different mix.   |
| <b>H3</b>  | <p><b>Affordable Housing</b></p> <p>Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 40% of affordable housing on the site which will be fully integrated into the development unless a Financial Viability Assessment or other material consideration demonstrates a robust justification for a different percentage.</p> <p>In cases where the 40% calculation provides a part unit then either the number of affordable units must be rounded up to the next whole unit or a financial contribution will be sought equivalent to that part unit.</p>   |
| <b>H4</b>  | <p><b>Allocation of Affordable Housing</b></p> <p>20% all new affordable housing in Woodcote provided by the Plan will initially be subject to a local connection, meaning that people with a strong local connection to the village and whose needs are not met by the open market will be first to be offered the tenancy or shared ownership of the home. In this context a strong local connection means an applicant(s):</p> <ul style="list-style-type: none"> <li>(i) who has lived in the village for 5 of the last 8 years and is currently living there, or</li> <li>(ii) whose parents or children are currently living in the village and have at least 10 years continuous residency there.</li> </ul>   |
| <b>H5</b>  | <p><b>Affordable Housing on Exception Sites</b></p> <p>Proposals for the development of small-scale affordable housing schemes for rural exception sites on the very edge of the village where housing would not normally be permitted by other policies, and submitted in accordance with policy H10 of the South Oxfordshire Local Plan, will be supported, particularly where they can demonstrate the redevelopment of brownfield land.</p>   |
| <b>H6</b>  | <p><b>Type of Homes</b></p> <p>Overall approximately two-thirds of new homes on developments of 9 or more new homes should be terraced or semi-detached and one-third detached properties unless viability or other material considerations show a robust justification for a different mix.</p>  |
| <b>H7</b>  | <p><b>Size of Homes</b></p> <p>This policy directs that new development should favour smaller dwellings. Overall up to 10% of new homes on developments of 9 or more new homes should have 1-bedroom, a minimum of 40% should have 2, a minimum of 40% should have 3, and up to 10% can have 4 or more bedrooms unless viability or other material considerations show a robust justification for a different mix.</p>  |
| <b>H8</b>  | <p><b>Lifetime Home Standards</b></p> <p>A minimum of 10 per cent of housing on sites of 9 dwellings or more must meet current Lifetime Home standards. On sites of less than 9 new homes at least one home must meet these standards. Proposals should also meet the remaining requirements of the South Oxfordshire Core Strategy policy CSH4 bullets 2,3 and 4.</p>  |
| <b>H9</b>  | <p><b>Scale of New Development</b></p> <p>Planning permission will be granted for a maximum of 24 new homes on any allocated site.</p>  |
| <b>H10</b> | <p><b>Infill Housing in the AONB</b></p> <p>Permission will be granted for small residential developments on infill and redevelopment sites within Woodcote subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:</p> <ul style="list-style-type: none"> <li>a. fills a small, restricted gap in the continuity of existing frontage buildings, or on other sites within the built up area of the village where the site is closely surrounded by buildings;</li> <li>b. will not involve the outward extension of the built-up area of the village into the AONB;</li> <li>c. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and</li> <li>d. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms.</li> </ul> |
| <b>D1</b>  | <p><b>Good Design</b></p> <p>Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the Chilterns AONB. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies,</p>   |

|            |  |                |                  |  |                                |
|------------|--|----------------|------------------|--|--------------------------------|
|            | landscape and biodiversity considerations will be refused.   |                |                  |  |                                |
| <b>D2</b>  | <b>Light Pollution</b><br>Proposals for any necessary street and external lighting should comply with the guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers <sup>33</sup>   |                |                  |  |                                |
| <b>D3</b>  | <b>Secure by Design</b><br>New developments should incorporate the principles of ‘Secured by Design’ (SBD <sup>34</sup> ) and, wherever possible, achieve SBD accreditation to ensure that a safe and sustainable community is maintained.   |                |                  |  |                                |
| <b>HS1</b> | <b>Site Allocations</b><br>Residential allocations are provided in Table 12.i. The development of, up to and including the number of houses set out in the Table for each development will be supported.   |                |                  |  |                                |
|            | <b>Table 12.i</b>  | <b>WNP Ref</b> | <b>SHLAA Ref</b> | <b>Site Name Address</b>                                 | <b>Maximum Number of Homes</b> |
|            |  | 01             | WOO01            | Chiltern Rise Cottage and surrounding land, Reading Road | 24                             |
|            |  | 02             | WOO02            | Woodcote Garden Centre, Reading Road                     | 9                              |
|            |  | 16             | WOO15            | Former Reservoir site, Greenmore                         | 20                             |
|            |  | 18             | n/a              | Former Bus Depot, Long Toll                              | 14                             |
|            |  | 19             | n/a              | The Smallholding, Land at the end of Wood Lane           | 9                              |
| <b>HS2</b> | <b>Contingency Sites</b><br>If construction of the required number of houses on any of the sites listed in Table 12.i has not begun before 31 <sup>st</sup> March 2023 then the Plan allocation for that site, or sites, will lapse and the Parish Council will invite the owner of the land adjacent to Bouchier Fencing (Woodcote Neighbourhood Plan site 11, SHLAA site WOO09) to develop the number of new homes required to meet the shortfall in the WNP and Core Strategy allocation of 76 dwellings, in accordance with the policies within the Plan.<br><br>If site 11 is no longer available or cannot meet the number required to achieve the maximum of 76 overall then the Parish Council will invite the owners of the additional land to the north of Chiltern Rise Cottage (Woodcote Neighbourhood Plan site 01, SHLAA site WOO01) to provide the number of new homes required to meet the planned allocation of 76 new homes in accordance with the policies within the Plan. |                |                  |  |                                |
| <b>HS3</b> | <b>Chiltern Rise Cottage, Reading Road</b><br>The full text of this policy may be found in Section 12.3 of this document.  |                |                  |  |                                |
| <b>HS4</b> | <b>Woodcote Garden Centre, Reading Road</b><br>The full text of this policy may be found in Section 12.3 of this document.   |                |                  |  |                                |
| <b>HS5</b> | <b>Former Reservoir Site, Greenmore</b><br>The full text of this policy may be found in Section 12.3 of this document.   |                |                  |  |                                |
| <b>HS6</b> | <b>Former Bus Depot, Long Toll</b><br>The full text of this policy may be found in Section 12.3 of this document.  |                |                  |  |                                |
| <b>HS7</b> | <b>The Smallholding, land at the end of Wood Lane</b><br>The full text of this policy may be found in Section 12.3 of this document.   |                |                  |  |                                |
| <b>HS8</b> | <b>Land adjacent to Bouchier Fencing, Goring Road</b><br>The full text of this policy may be found in Section 12.3 of this document.   |                |                  |  |                                |
| <b>HS9</b> | <b>Chiltern Rise Cottage, Reading Road</b><br>The full text of this policy may be found in Section 12.3 of this document.  |                |                  |  |                                |

<sup>33</sup> Guidance Notes for the Reduction of Obtrusive Light, the Institution of Lighting Engineers, 2005.

<sup>34</sup> [www.securedbydesign.com](http://www.securedbydesign.com)

## Appendix C: The Number of New Homes

### The Core Strategy

Table 7.3 in the Core Strategy, reproduced below as Table C-i, shows the planned housing provision in the Rest of the District (which excludes Didcot).

**Table C-i: Housing Allocation excluding Didcot**

| REST OF THE DISTRICT 2006-2027   |  |             |                               |
|--|--|-------------|-------------------------------|
|  |  | Requirement | Supply                        |
| Requirement  |  |             |                               |
| <ul style="list-style-type: none"> <li>Target 2006-2026 (South East Plan target carried forward)</li> <li>Additional housing requirement 2026-2027</li> </ul>  |  | 4940<br>247 |                               |
| Supply   |  |             | 1493                          |
| Existing strategic sites in Local Plan   |  |             |                               |
| <ul style="list-style-type: none"> <li>Fairmile Hospital</li> <li>Chinnor Cement Works</li> <li>Mongewell Park</li> <li>Former Thame United Football Club</li> <li>Other deliverable sites as at 31.03.12</li> </ul>         |  |             | 270<br>77<br>166<br>12<br>442 |
| New strategic allocations in this core strategy  |  |             |                               |
| <ul style="list-style-type: none"> <li>Wallingford greenfield neighbourhood</li> <li>Site(s) to be allocated in the Thame Neighbourhood Plan</li> <li>Sites to be allocated in the Site Allocations DPD at Henley</li> </ul> |  |             | 555<br>775<br>400             |
| Sites to be allocated in the Site Allocations DPD for the larger villages  |  |             |                               |
| <ul style="list-style-type: none"> <li>Benson, Berinsfield, Cholsey, Crowmarsh Gifford, Wheatley, Chalgrove, Chinnor, Goring, Nettlebed, Sonning Common, Watlington, Woodcote and Bayswater Farm</li> </ul>                  |  |             | 1,154                         |
| Total 2006 to 2027   |  | 5,187       | 5,344                         |

A footnote to this table specifies that:

*'these allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The Larger Villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision will also be met by an appropriate allocation at Bayswater Farm'.*

The Core Strategy also notes (paragraph 7.20) that:

- i. the general starting point for the Site Allocations DPD in distributing housing allocations among the larger villages and Bayswater Farm will be proportionality in relation to their existing number of dwellings, or in the case of Bayswater Farm constraints and design,
- ii. this will be modified by consideration of factors such as the individual vision for each village, the existence of designations such as Green Belt and AONB, the individual sustainability credentials of villages in relation to local facilities and transport links, and the existence of particular local needs and opportunities.

Thus the allocation to the seven larger villages is 654. Table C-ii allocates this number in accordance with the formula in paragraph 7.20.

With the specific allocation in the Core Strategy of a minimum of 500 homes to the five Central Oxfordshire villages and a further allocation of at least 40 homes to Bayswater Farm in the Central Oxfordshire area, the number of homes which must be provided in the remaining larger villages is 614. Should the total Central Oxfordshire provision be reduced to the minimum of 500 homes, then the allocation to the seven larger villages is 654. Table C-ii allocates these numbers in accordance with the formula in paragraph 7.20.

**Table C-ii: Proportional Allocation to the Seven Larger Villages outside the Central Oxfordshire Region.**

| Settlement     | Dwellings at March 2011 | Proportional size as at 2011/2012 | Allocation of 614 homes | Allocation of 654 homes |
|----------------|-------------------------|-----------------------------------|-------------------------|-------------------------|
| Sonning Common | 1916                    | 21 %                              | 129                     | 148                     |
| Goring         | 1456                    | 16 %                              | 98                      | 106                     |
| Watlington     | 1103                    | 12 %                              | 75                      | 56                      |
| Chinnor        | 2205                    | 24 %                              | 149                     | 165                     |
| Chalgrove      | 1120                    | 12 %                              | 76                      | 81                      |
| Woodcote       | 1012                    | 11 %                              | 68                      | 74                      |
| Nettlebed      | 275                     | 3 %                               | 19                      | 24                      |
|                | 8768                    |                                   | 614                     | 654                     |

Paragraph 7.20 of the Core Strategy states that the proportional allocation shown in Table C-11 will be modified by consideration of factors such as the individual vision for each village, the existence of designations such as Green Belt and AONB, the individual sustainability credentials of villages in relation to local facilities and transport links, and the existence of particular local needs and opportunities.

Paragraph 7.23 of the Core Strategy states that ‘The fundamental aim of planning policies for the AONB is to conserve and enhance its natural beauty and landscape quality’.

Woodcote is one of only two larger villages wholly within the AONB. Furthermore, in March 2011 SODC produced a Settlement Assessment Background Paper which assessed Woodcote to be more poorly placed than all but one of the seven larger villages in Table C-ii. This, and the village’s position wholly within the AONB, should lead to a reduction in the proportional allocation to below 68.

In September 2012 SODC presented an initial proposal for the 12 larger villages which led to an allocation of 76 homes to be built in Woodcote.

SODC will be consulting with Parish Councils on the final allocation but not before the Woodcote Neighbourhood Plan begins its formal consultation process. To avoid delay and to ensure conformity to the Core Strategy the Woodcote Neighbourhood Plan identifies and allocates sites for a maximum of 76 new homes to be built in the village by 2027.

# Acknowledgements

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