

# DORCHESTER-ON-THAMES



NEIGHBOURHOOD DEVELOPMENT PLAN 2017 to 2033

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# 1. Executive Summary

The Dorchester-on-Thames Neighbourhood Development Plan has been developed to set out the strategic direction, themes and resulting policies for the village until 2033 and is consistent with Government's current approach to planning, which is intended to involve local communities more directly in planning decisions which affect them.

The plan has been the responsibility of Dorchester-on-Thames Parish Council and has been produced by an approved sub-committee comprising village residents. Every effort has been made to communicate and consult with residents throughout the process, including public meetings and monthly progress reports in "Dorchester News", with the intention of ensuring that the final document incorporates and reflects the views and aspirations of the majority of Dorchester residents.

Dorchester is a very special village which is loved and enjoyed by all those who live here as well as the many who visit. It is steeped in history, is surrounded by beautiful countryside and includes the majestic Dorchester Abbey among its historic buildings. The Plan seeks to recognise the importance of the village's heritage and natural environment but does also take account of the need to support appropriate economic development and respond to the call for additional housing provision.

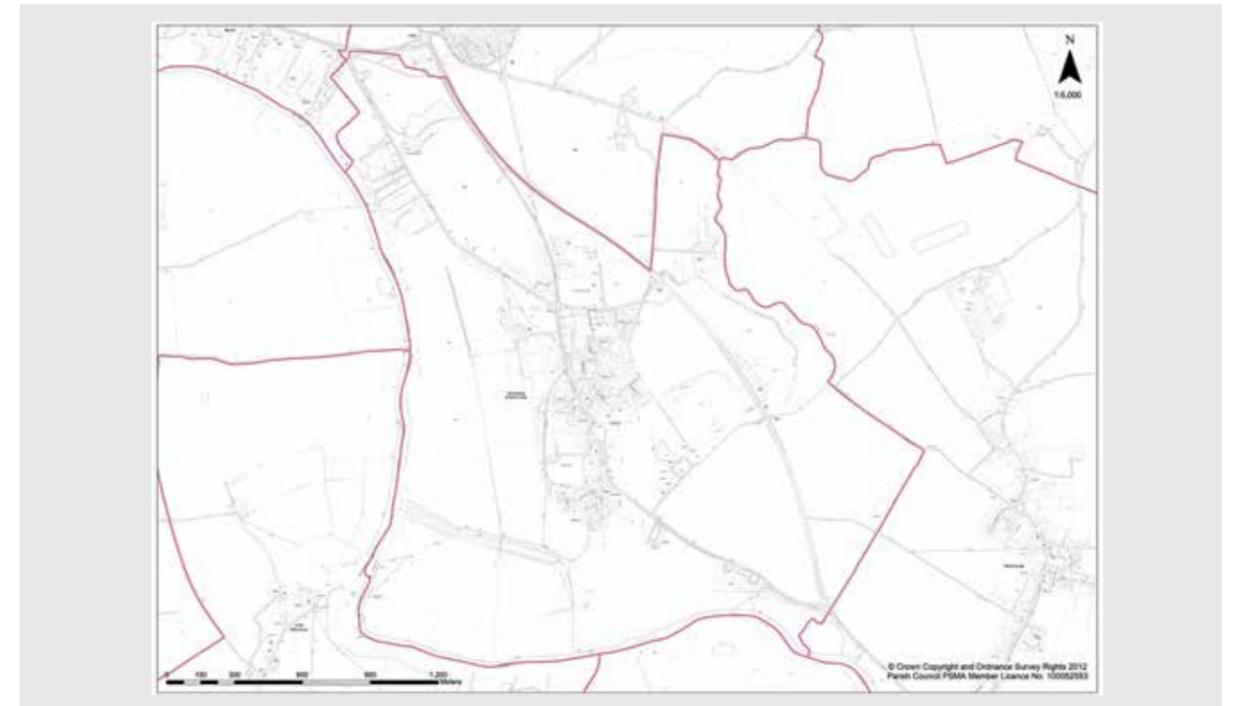
The Plan contains policies which deal with all of the key themes identified. Through the consultation process the main issue that has emerged has been the question of housing, particularly affordable housing. While the Plan envisages and encourages an increase in the housing stock through a limited number of small developments, it does not identify or allocate sites for additional housing. This conforms to national planning policy and recognises Dorchester's green belt status.

# 2. Introduction

## 2.1 What are Neighbourhood Development Plans?

From April 2012, local communities have been given new legal powers under the Localism Act 2011 to take part in Neighbourhood Development Planning for their areas.

On 7th June 2013 South Oxfordshire District Council (SODC) gave approval to the neighbourhood area being defined as the whole parish of Dorchester-on-Thames per the designated map below.



The Plan will be used to decide the future of the village and provide a basis to:

- **choose where we want new homes, shops and offices to be built**
- **have our say on what new buildings should look like**
- **encourage local businesses including home-working**
- **protect the environment (landscape, biodiversity, built and archaeological heritage, public access to open spaces).**

This does not, however, give us free rein to decide everything we want. Neighbourhood Development Plans must meet basic conditions and legal requirements. These include being in conformity with national policy and guidance; being in general conformity with strategic policies of the District Council's Development Plan; complying with European and national legislation. When dealing with housing, the latest evidence of housing need is relevant to whether the housing policies in the neighbourhood plan contribute to the achievement of sustainable development.

Dorchester's Neighbourhood Development Plan, once approved by a community referendum and made by SODC, will have statutory force and set a comprehensive agenda for the village's future development over the period from 2017 to 2033.

## 2.2 What is in this document?

This document sets a shared vision for Dorchester on Thames and policies for the Built Environment, Natural Environment, Housing, Economy, Tourism and Leisure. The background and issues related to each of these are considered under paras. 4.1 to 4.5. These lead separately to a number of policy proposals, and these are summarised in paras. 5.1 to 5.5.

This is the final version of the Dorchester-on-Thames Neighbourhood Plan which takes account of feedback from residents and other interested parties including SODC, following statutory consultation. The qualifying body submitting the Neighbourhood Plan is Dorchester-on-Thames Parish Council who submitted it for formal review and independent examination and is now presented in final form for referendum and, if accepted, implementation.

## 2.3 Project timetable and next steps

### 2.3.1 Village presentations and feedback

Opportunities for the village community to make its wishes known and to comment on plans and proposals prior to the formal six week consultation period came through a series of public meetings in the Village Hall. These were on 20.10.2012 (80 attendees), 15.05.13 (before the Parish Council APM), 31.01.2015, and 14.01.2016 regarding the possibility of the Demesne field being removed from the Green Belt (150 attendees).

### 2.3.2 Publicity and feedback

Every effort has been made to engage with the community throughout the process, including:

#### Kick-off

In 2012 the Parish Council conducted an internal review of the 2005 Parish Plan which was published in the Dorchester News and distributed to all 500 households in the village at the time. Various issues were still being progressed by the parish council, but wider development issues were also being raised, and the council looked into the possibility of producing an updated village plan.

A public meeting on 20th October 2012 was facilitated by Anton Nath from Oxfordshire Rural Community Council (now called Community First Oxfordshire) and was advertised via ORCC leaflets inserted in the parish magazine (Dorchester News) and A4 posters throughout the village.

80 attendees were introduced to the concept of Neighbourhood Planning and invited to participate in an interactive questionnaire by sticking post-it notes on "Issue" boards which arose from the old Parish Plan and the subsequent work by the parish council. These were then carefully collated and summarised. The results indicated housing (affordability, size and location) and the environment (rural and built) to be the main issues, plus many other items that were being addressed, first by the Parish Plan, and subsequently by the Parish Council.

Attendees (and afterwards the wider village) were asked to volunteer and a new project Steering Committee was formed, with their first meeting on 12th December 2012.

The Committee comprised 14 members, 7 of whom were from the parish council. As village planning had changed since the old Parish Plan, there was a choice between a Community Led Plan (CLP) and Neighbourhood Development Plan (NDP). In view of the different areas of focus, it was decided to initiate both a CLP and a NDP, with the steering committee split into two, with the NDP committee being chaired by Councillor Mark Stevenson.

A community engagement strategy set out the main communication activities that would be undertaken during the preparation of the Plan, and the stakeholders that should be addressed, including:

- residents;
- businesses;
- developers;
- local government; and
- community groups.



In the light of the NDP having legal status which the CLP did not, it was eventually recognised that it would be impracticable to move both projects along at the same time, that priority should be given to the NDP and that effectively work on CLP be formally deferred with a number of the projects being progressed individually. It was decided to formally apply to SODC to register a NDP. This update was discussed at a public meeting on 15th May 2013, prior to the Parish Council Annual Parish Meeting.

## First Look

Considerable feedback came from the 31.01.2015 meeting which opened with a poster display and a PowerPoint presentation of the plan including draft policies for each subject area. The feedback was drawn together in detail and summary form to provide the basis for careful review and further modifications to the Plan. Photographs of attendees at the meeting indicate the level of interest.



## Demesne Field

Attendance at the meeting called to consider the 35 acre Demesne field issue (14.01.2016) was 99% against the suggestion that it should be removed from the Green belt. That being the case, the committee felt it should move towards obtaining formal approval of the Plan as quickly as possible.

## Dorchester News

Dorchester News has carried regular updates (by way of a reserved special green high profile page in each issue) reporting the NDP's progress in between the village meetings.

## Village Website

The website has carried updates and draft versions of the plan at:

[www.dorchester-on-thames.co.uk/information/neighbourhood-planning/](http://www.dorchester-on-thames.co.uk/information/neighbourhood-planning/)

## Presentations

NDP members have attended some useful formal consultations:

- CPRE (Didcot) - 'Neighbourhood plans – Getting started workshop;
- 11.12.13, Eland House, London, Department for Communities and Local Government (well attended by NDP groups from all over the country);
- 23.04.2013 Brookes University workshop on Neighbourhood Planning.

These have all offered sensible guidance (e.g. be brief, be positive, keep the local community fully informed, interact with District Council staff) and provided good opportunities for networking.

SODC has maintained a close interest as the draft Plan has evolved, attending many of the NDP meetings and providing suggestions for improved content and presentation, with particular regard to conformity with existing National and Local plans. NDP members' personal networks have provided information from other villages (e.g. Great Coxwell, Woodcote) and specialist bodies (e.g. Dorchester's Hurst Water Meadow Trust, Earth Trust, Environment Agency, Historic England etc.).

## Statutory Consultations

The Neighbourhood Plan Steering Group finalised the Draft NDP in March 2016 and the Regulation 14 Pre-Submission Consultation ran for a six-week period from 30th March 2016 to 11th May 2016. There was subsequent discussion with SODC over the issue of nominating potential development sites in a village that was entirely in the Green Belt and it was eventually decided to remove said sites from the plan. The committee felt that this was such a significant change that it was appropriate to re-run the Pre-Submission Consultation, which ran for a six-week period from 27th March 2017 to 8th May 2017. Useful feedback was received not only from SODC but also bodies such as Thames Water, The Environment Agency, Natural England, Oxfordshire County Council as well as a number of local residents. This feedback was carefully reviewed and the draft plan modified as appropriate.

Further detail and supporting documentation for the consultation process is available in the separate Consultation Statement.

### 2.3.3 The main issue

Dorchester on Thames is located entirely within the Green Belt and has been designated a small village with no specific housing allocation. However, without question the main issue has been housing (how much, where, when, size, affordability?) complicated by changes in perceived requirements.

The emerging SODC Local Plan 2033 – Second Preferred Options has as its vision that South Oxfordshire will remain a beautiful and prosperous place to live; an attractive place for people to work and spend their leisure time. It includes in its objectives:

- the delivery of a wide range of housing options to cater for the housing needs of the community,
- support for the regeneration of housing and facilities to strengthen communities and address identified poverty and social exclusion,
- support for the County as a whole in meeting its overall economic and housing needs.

This has led to a series of draft and redrafted housing policies as the NDP has sought to meet each demand. It is believed that the housing policies as now presented will fully meet SODC requirements as well as fully respecting national policy on the Green Belt.

### 2.3.4 The next steps

The Plan, having been formally submitted to SODC and having been subject to independent examination, amendment and subsequent SODC approval, is now presented to the Parish community for referendum and, if successful, adoption.

# 3. Dorchester-on-Thames

## 3.1 Overview

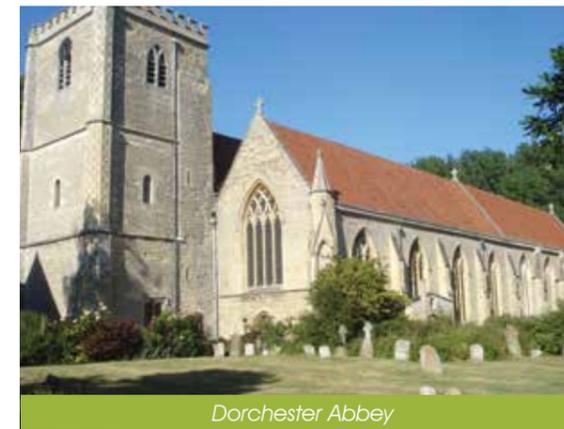
### 3.1.1 Snapshot of the village

Dorchester-on-Thames is a small village in South Oxfordshire which is loved and enjoyed by those who live there as well as by its many visitors. Despite having a resident population of a little over 1,000 people, it is considered by many to be a dynamic village with a diverse range of community activities that enrich the lives of its inhabitants.



Dyke Hills and Wittenham Clumps

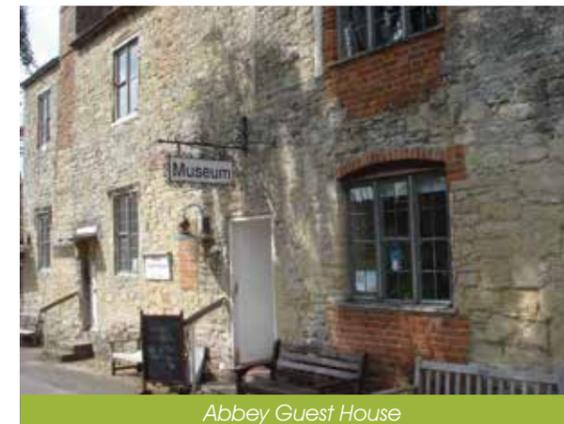
- It is steeped in history, its origins dating back 6,000 years, and much of its evolution is still clearly in evidence in the landscape today.
- It is surrounded by beautiful countryside, including both the River Thames and the River Thame, Wittenham Clumps and the Hurst Water Meadow, all of which are easily accessible to residents and visitors alike and provide almost unlimited opportunities to walk and explore. The Thames Path, a national trail, passes close by. Access to open spaces is valued by villagers and visitors.



Dorchester Abbey



The Co-Op



Abbey Guest House



'Hair' of Dorchester

- It boasts a number of interesting and varied buildings in and around the picturesque High Street, including the majestic Dorchester Abbey and the adjoining accredited Museum.
- Commercial facilities include a village shop, hotels and restaurants, tea-rooms, hair salon, and other business premises, including a variety of enterprises at Queenford Farm to the north of the village.
- Community run facilities include the village hall, allotments, a large recreation ground with a sports pavilion, tennis courts and children's play area. Recreational activities are also enjoyed on the rivers Thame and Thames.
- It offers its residents and visitors a range of cultural and recreational leisure facilities through its many clubs and associations.
- Its pre-school and primary school, and other facilities for young families, provide the opportunity for children to begin their development and early education without the need to travel outside the village.
- People like living in Dorchester. If they move they tend to do so within the village. Residents who remain here through their retirement appreciate the range of facilities suitable for their particular age group.



The Pavilion



Play area and tennis courts



The allotments

### 3.1.2 Vision and objectives

Dorchester will retain its unique character by continuing to evolve as a supportive, lively, economically active community that respects and enhances its historic and natural environment. We will meet this vision by attaining the following objectives across these themes:

- **Historic and Natural Environment:** To nurture and protect the natural and built environment of the village for future generations to enjoy.
- **Housing:** To ensure new housing, extensions and other residential development respect the character of the village, to promote a range of housing size and type to meet the needs of residents and to encourage high standards of environmental performance in all residential development.
- **Tourism and Leisure:** To promote and manage sustainable tourism to enhance the cultural and economic well-being of the village, to retain and promote recreational facilities for all members of the community and to preserve the character and nature of the village for its residents and visitors; having appropriate regard for the potential conflict between vehicular traffic and the safety of residents, cyclists and pedestrians.
- **Economy:** To support enterprises providing employment in the village and promote small businesses contributing to the economic well-being of the community.

### 3.1.3 SWOT analysis

Strengths:	Weaknesses:
<ul style="list-style-type: none"> <li>• Attractive village, many listed buildings</li> <li>• Dorchester Abbey, major tourist attraction, largest public building in South Oxfordshire for public events</li> <li>• Dorchester Abbey Museum, accredited by the Arts Council</li> <li>• Locations for episodes of Midsomer Murders and other television or film productions</li> <li>• Good hotels, tea-rooms and small supermarket</li> <li>• The Fleur de Lys pub and the former site of the Post Office registered as community assets</li> <li>• Distinctive landscape character of the River Thames and its valley; excellent vistas</li> <li>• Good area for walking and cycling; footpath network</li> <li>• Managed wildlife sites</li> <li>• Strong community spirit with high level of voluntary activities</li> <li>• Interest groups helping to protect and preserve the integrity of the village environment</li> </ul>	<ul style="list-style-type: none"> <li>• Few premises for small businesses and retail units</li> <li>• Limited public transport</li> <li>• Inadequate parking</li> <li>• Uncoordinated promotion of tourism</li> <li>• Vulnerability of conservation areas and nearby green areas to inappropriate development</li> <li>• Lack of affordable accommodation</li> </ul>
Opportunities:	Threats:
<ul style="list-style-type: none"> <li>• Collaborate with the Environment Agency and other environmental organisations to sustain and protect the natural environment</li> <li>• Support the Hurst Water Meadow Trust in maintaining, enhancing and extending wildlife sites, especially along the Thame</li> <li>• Smaller housing units will meet the needs of the young and the elderly</li> <li>• Improved facilities for leisure and recreation will give better quality of life for all ages</li> <li>• More parking spaces will ease congestion and encourage visitors</li> <li>• Work with University of Oxford Institute of Archaeology and like-minded organisations to understand and protect archaeological sites</li> <li>• Explore the potential for hydro-electric power</li> <li>• Support efforts to retain open spaces that are important to the community</li> </ul>	<ul style="list-style-type: none"> <li>• Loss of employment due to commercial premises change of use to domestic dwellings</li> <li>• Risk of flooding to low-lying houses</li> <li>• Risk of further gravel extraction which will bring more traffic and damage the local environment</li> <li>• Risk of coalescence with Berinsfield</li> <li>• Risk of damage to important unprotected archaeology by development</li> <li>• Loss of open spaces</li> </ul>

## 3.2 Environment

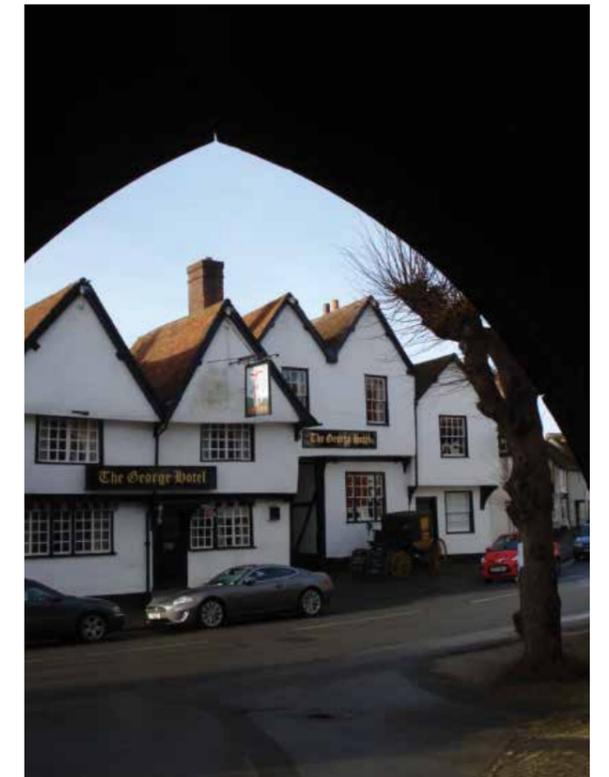
- Dorchester-on-Thames is a village of outstanding character set on slightly higher ground between the open floodplains of the River Thames and its tributary the River Thame. Its visible history extends back into the Iron Age and includes the nationally important Dorchester Abbey, founded as a cathedral in 635. From medieval times the focus of the settlement has been along the High Street, part of the principal route between Henley and Oxford.
- The two Conservation Areas include most of Dorchester and the hamlet of Overy with its rural setting. The Abbey is a Grade I listed building, and many other buildings are listed Grade II or Grade II\*. There are five Scheduled Ancient Monuments, including the Iron Age Dyke Hills, much of the centre of the village (site of the Roman town) and a stretch of farmland.
- The whole parish lies within the Oxford Green Belt.
- Oxfordshire's Biodiversity Action Plan aims to protect vulnerable species and habitats listed as UK Biodiversity Action Plan priorities. The plan has defined 36 Conservation Target Areas of which no.27 includes all the flood meadows in the parish, the gravel pit lakes and the banks of the River Thame as far as the A4074. It also extends south across the parish boundary to the Little Wittenham Special Area of Conservation, the Wittenham Woods Site of Special Scientific Interest, and the Wittenham Clumps hillfort giving exceptional views across Dorchester to the Chilterns and the Oxford Heights.
- The underlying geology is Upper Greensand and Gault clay overlain with gravel and alluvium.



The Dyke Hills

## 3.3 History

- The first permanent settlement was a late Iron-Age town in the southern part of the parish covering 46 hectares in an area defined by both rivers and the massive double bank and ditch of the Dyke Hills.
- The Dyke Hills gradually fell into disuse following the Roman invasion in the first century AD when a fort was established to the north of the Dyke Hills, quickly followed by a walled town laid out on a grid pattern with its outer limits marked by the line of Wittenham Lane and Watling Lane. There were also substantial extra-mural settlements to the north, south and especially to the east beyond the River Thame.
- In the Anglo-Saxon period following the Roman withdrawal, Dorchester became an important centre of Christianity with the first cathedral founded in 635. By 1140 the cathedral had been refounded as an Augustinian monastery which survived until its dissolution in 1536. The Abbey church was then adopted as the parish church.
- After the time of Alfred the Great, Dorchester lost its regional importance to other centres at Oxford and Wallingford. The main road, which crossed the Thame by means of a stone bridge from at least the C12, ensured that the settlement enjoyed a modest prosperity by providing hospitality and accommodation for travellers. From the late medieval period this service function was enhanced by pilgrims to the shrine of Saint Birinus, the founder of the first cathedral. The trade continued to prosper through the coaching age.
- Agriculture was the main occupation down to the C20 when the car factory in Oxford allowed some of the inhabitants to earn their living outside the village and tourism gradually became of increasing importance to the village economy. There are a number of small businesses within the village and the agricultural presence is maintained by three farms and the cultivation of the surrounding fields.
- Publicity over the partial levelling of the Dyke Hills by the landowner in the 1870's gave rise to the legislation which today is the foundation of the preservation of sites of national historical importance. The Dyke Hills was the first ever nationally recorded ancient monument.
- Gravel, which because of its free draining qualities first attracted prehistoric man to settle in Dorchester, has since World War II greatly changed the appearance of the landscape in the northern part of the parish. The relentless demand for aggregates for the construction industry has led to a string of man-made lakes which are now designated County Wildlife Sites and largely used for various leisure purposes.



The George Hotel

### 3.4 Literature

- Since c.1125 when William of Malmesbury first described it as 'obscure and unfrequented', Dorchester has attracted the attention of a long list of commentators, antiquaries and artists. Its proximity to Oxford has meant that it has been subjected to exceptional scholarly enquiry and the list of publications devoted to its history, archaeology and architectural qualities is remarkably extensive. A selective bibliography is provided in Jean Cook and Trevor Rowley, *Dorchester Through the Ages* (Oxford, 1985).
- Subsequently there have been two monographs on the Abbey – Kate Tiller (ed.), *Dorchester Abbey; Church and People 635-2005* (Witney, 2005) and Warwick Rodwell, *Dorchester Abbey Oxfordshire* (Oxford, 2009), an interim report on the most recent archaeological excavations, *The Discovering Dorchester-on-Thames Project* (Dorchester, 2012) and a history of *The Hurst and Old Bridge Meadow* by Karen Selway Richards (Dorchester, 2013).
- There have also been Conservation Area Character Studies for Overy and Dorchester published by South Oxfordshire District Council in 2005.
- This huge corpus of published literature makes it unnecessary to repeat the detailed history of the village. The most recent conservation area character studies are an essential reference for the Neighbourhood Development Plan and can be accessed on the South Oxfordshire District Council website, both the [Character Studies](#) and the [Management Plans](#).

### 3.5 Our population

- We are a small village. The most recent census (2011) showed that there were just over 1,000 people living in the parish, in 480 dwellings.
- While we have a flourishing primary school, overall our population was older than England as a whole. Just over 36% of us were 60 and over, and 15% were aged over 75 which compares with 25% and 8% respectively for South Oxfordshire.
- We had a significant number of people aged 65+ living alone (17% of households) but also a lot of families with dependent children (24% of households), or older, non-dependent children (10% of households).
- More than half of residents in employment were in management or professional occupations.
- We had an average of 1.6 vehicles per household, a similar figure to South Oxfordshire.

## 4. The themes for the plan

### 4.1 Historic environment

#### 4.1.1 Objective

*To nurture and protect the natural and built environment of the village for future generations to enjoy.*

#### 4.1.2 Designations

Dorchester has been rightly described as being 'at the heart of an area of unparalleled archaeological and historical interest'<sup>1</sup>. Its importance has been officially recognised by the statutory listing of a substantial part of its built fabric as buildings of special architectural and historic interest, the scheduling of significant areas as ancient monuments and the designation of two contiguous conservation areas covering most of the village and the adjacent hamlet of Overy. The latter contains three wildlife sites managed by the Hurst Water Meadow Trust.

The entire parish lies within the Oxford Green Belt.

The Conservation Area Character Appraisals published in 2005 provide a sound analysis of those parts of the village that lie within the designated Conservation Areas.

<sup>1</sup>Cook, J., & Rowley, T. (ed.), *Dorchester Through the Ages* (Oxford 1985), p3

#### 4.1.3 Analysis of the village outside the conservation areas

To the north there are areas of mostly twentieth century housing lining the Abingdon Road, the Old Oxford Road and the south side of the Drayton Road interspersed with lakes formed from the worked-out gravel pits. The Minchin Recreation Ground is a prominent open green space. Other areas of modern housing fringe the village to the east accessed from Martins Lane and Manor Farm Road. Beyond the Hurst Water Meadows (owned and managed by a local Trust on behalf of the community) and Overy is an open landscape.

To the south is another area of twentieth century housing in Tenpenny and Orchard Haven with productive agricultural fields and water meadows beyond. The area to the west is all open agricultural land apart from a scatter of modern houses on the west side of Watling Lane. Both these areas are crossed by a network of popular footpaths which have recently been fenced in as a response to the introduction of sheep grazing. The sewage works at the south-eastern end of the bridge are separated from Dorchester by Old Bridge Meadow (also owned by the Hurst Water Meadow Trust) and a field used for event parking.

There is an isolated former Council housing development further to the south east at Meadside which has a distinctive character of its own. It was built in response to the 'Home for Heroes' campaign following World War I and is characterised by its uniform architectural design and the generous provision of garden land to enable the inhabitants to grow their own produce.

With the exception of Meadside, all the twentieth century housing is clustered around the historic core of the village and the predominant character of the landscape outside the conservation areas is one of productive agricultural fields and water meadows, in places fringed with woodland. This forms an essential part of the setting of the historic core.



*Meadside from Overy*

#### 4.1.4 Conservation Area Character Studies

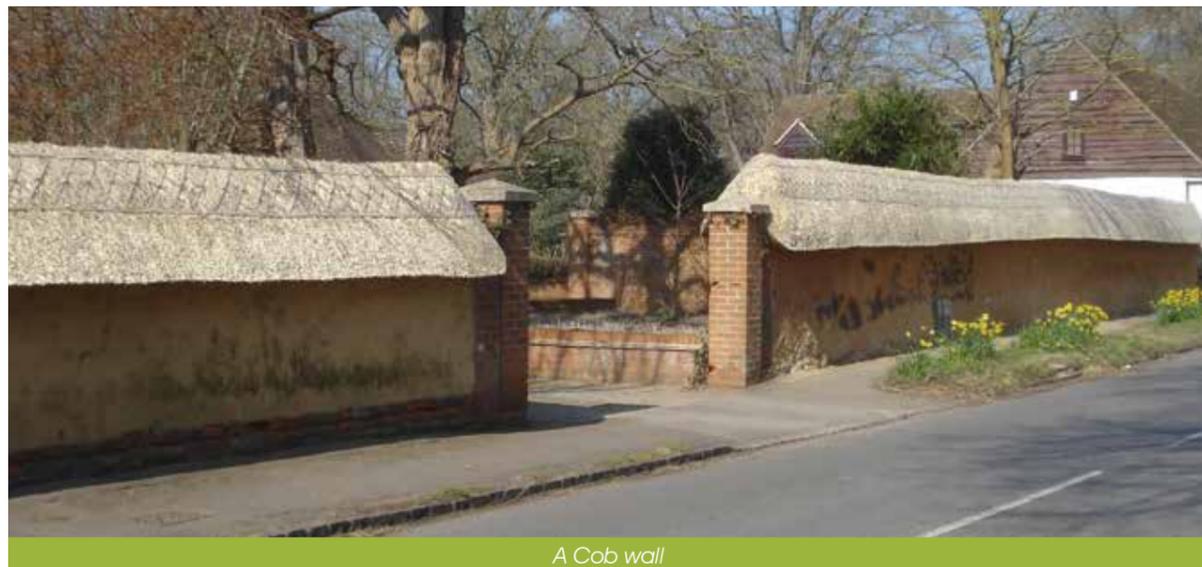
The conservation area character studies were approved by SODC on 2 September 2004. They have stood the test of time and provide a comprehensive analysis of the intrinsic character of Dorchester and Overy. Apart from a few minor alterations to take account of subsequent changes and discoveries, the text and the policies remain an essential tool in the positive management of the historic environment. A number of the potential enhancement schemes set out in the associated Management Plans approved by SODC on 16 June 2005 have been implemented and these have been deleted from the proposed updated Management Plans. It is hoped that the Local Planning Authority will incorporate the minor amendments to all four documents when they next review the conservation areas. The revisions are set out in the Supplementary Documents and have been made available to the conservation team at South Oxfordshire District Council.

##### Dorchester and Overy Heritage Area

Following an assessment of the conservation areas, two areas outside the designated boundaries have been identified as worthy of inclusion within a defined heritage area. This Dorchester and Overy Heritage Area is shown in Appendices 1 and 2 and is explained below.

The appraisal maps which accompanied the character studies for the designated conservation area of Dorchester and Overy sought to show important views, walls, trees, open spaces and buildings of local note as well as listed buildings and the conservation area boundary. However, in our view the maps are deficient in that they omit some significant views and do not include the boundaries of the Scheduled Ancient Monuments which are such an important part of the historic character of Dorchester (Appendix 3). Although the text of the character study emphasises the importance of boundary walls to the appearance of the village, many of them are not marked on the maps. These features are identified on the Dorchester and Overy Heritage Area Maps (Appendices 1 and 2).

There is some confusion about the status of the undesignated buildings which are marked as of 'local note' on the appraisal maps. We have compiled Appendix 5 to give their addresses and a brief statement of their interest and marked them on the revised maps. Appendix 5 also includes those buildings outside the conservation areas which are of local interest and which should be treated as undesignated heritage assets.



A Cob wall

#### 4.1.5 Archaeology

Given the history of settlement outlined in the introduction, it is clear that the whole area covered by the plan is of unparalleled archaeological potential. The areas protected by the Scheduled Ancient Monuments designations (Appendix 3) are mainly open but it is recognised that the whole built fabric and the domestic gardens of the village conceal underlying archaeological deposits. In the spring of 2016, Historic England sponsored a pilot survey of the whole parish to assess its archaeological potential. At the time of writing this plan the results of the survey have not been published but they should inform any future decisions on development. It is expected that where developments require planning permission the County Archaeologist will be consulted as a matter of course and it should be a requirement that an appropriate investigation should be undertaken by a professionally qualified archaeologist prior to determination in order that proposals can be designed in a way that avoids harm to any identified archaeology. Where works would affect a scheduled monument they will, of course, require scheduled monument consent. Since the last revision to the boundary of the Overy conservation area in 2004 it has emerged that the field between Overy Lane and the A4074 contains important archaeological evidence for an extensive extra-mural suburb of Roman Dorchester (Abingdon Archaeological Geophysics 2013: see Dorchester-on-Thames: a walk through 10,000 years of Archaeology, 2014). The Demesne Field, which is currently outside the Dorchester conservation area, also contains evidence for important underlying archaeological remains (Appendix 4). These two areas have been included within Dorchester and Overy Heritage Area (see Appendices 1 and 2).



Archaeology on the allotments

### 4.1.6 Proposals

These proposals are important elements in the management of the historic character of Dorchester. They have been produced in accordance with the advice contained in Neighbourhood Planning and the Historic Environment published by the then English Heritage (2014). It is recognized that they will need to be taken forward outside the Neighbourhood Development Plan:

- 1 That the buildings set out in Appendix 5 are formally adopted by SODC as a local list of non-designated heritage assets.
- 2 That the Overy conservation area should be revised to include the field between Overy Lane and the A4074 as shown on the appended map. Appendix 2.
- 3 That the Dorchester Conservation Area should be revised to include the Demesne Field. Appendix 1.
- 4 That the Dorchester and Overy Heritage Area maps are used to inform boundary extensions and revise the details on the 2005 adopted Appraisal and Management Plan maps as set out in Appendices 1 and 2.

Having identified the significance, it is important that the areas noted in 2 and 3 above are subject to the same policies as the designated conservation areas. Consequently, on the advice of SODC and Historic England, this plan delineates a Dorchester and Overy Heritage Area as shown on Appendices 1 and 2 as an interim measure until the boundaries of the conservation areas are formally reviewed.

### 4.1.7 Evidence base for the Proposals

#### Walls

The Dorchester Conservation Area Management Plan rightly draws particular attention to 'the many attractive walls... which make such an important contribution to the character of the conservation area'. However, the SODC Appraisal Map only identifies a small selection of these walls. There are many other stretches of walling which make an equally important contribution to this identified character. They are constructed of a variety of materials which cumulatively establish the vernacular character of the village such as the cob walls in the yard of the Fleur de Lys, the north boundary of the school grounds and adjacent to Cob Cottage in Malthouse Lane. Rubble stone walls include those along the High Street frontage of Lych Gate Cottage and in the footpaths leading east from the High Street, the boundary wall of Herringcote in Martins Lane and on the western and southern boundaries of the School in Queen Street. Elsewhere in the village they are found in Malthouse Lane and in Bridge End. Distinctive brick walls define the curtilage of the Rectory, the south east side of Manor Farm Road and the west side of Wittenham Lane. Two prominent stone walls mark the former existence of important groups of buildings, that along the north west boundary of Manor Farm Road being all that is left of the medieval Abbey farmyard and that on the north side of the elevated footpath leading west from Bridge End is the remains of Albion Terrace complete with one of its windows.

The importance of all these walls as marked on the Dorchester and Overy Heritage Area Map (Appendix 1 and 2) should be a material consideration in any development proposals that might affect their integrity. Some of them are in a poor condition and a revised future Management Plan should include their appropriate repair as an objective of enhancement.

#### Views and trees

The Dorchester and Overy Character Appraisals identify the importance of the open farmland which surrounds the tightly-knit built form of the village. Notwithstanding the recent introduction of wire fencing along some of the footpaths, the overall character remains that of an open aspect. Views into the village from all the distant approaches outside the conservation areas are a crucial element of its landscape character and should be protected when considering proposals within the conservation areas. The open nature of the farmland to the west, south and east is such that it is difficult to pin-point precise locations on a map where one view into the village is more significant than another and it is the totality of that whole open setting which is so important. However, there are locations within the village which either frame the view out into the open countryside or into the built up area in a way which asserts the importance of the Abbey in particular. A selection of these views has been added to the Heritage Area Maps for both Dorchester and Overy (Appendices 1 and 2).

In Overy the area of land known as the Hurst is a highly-valued amenity for the community and the well-managed footpaths provide a variety of views both inwards and outwards. A belt of trees with a traditionally laid hedgerow running north-south in the eastern sector punctuates the open meadow and has been added as an additional group of important trees (Appendix 2). The established hedgerows are important features of both designated conservation areas and their proper management should be encouraged.

### Buildings of local note

The justification for adding further buildings of local note is set out in Appendix 5. It includes three buildings outside the conservation area and provides a reasoned explanation for those buildings which were previously simply identified on the Appraisal Maps. Having provided this additional information it is hoped that the District Council will formally adopt the Appendix as a list of undesignated heritage assets. These assets are considered to be non-designated heritage assets in line with the assessment criteria in the Historic England Advice Note 7: Local Heritage Listing, and are a material consideration under paragraph 135 of the NPPF.

### Dorchester and Overy Heritage Area

#### Field to the south-east of the Overy Conservation Area

The field with the archaeological evidence for an extra-mural suburb of Roman Dorchester is a heritage asset of high importance but it is currently not recognised as a scheduled ancient monument. The field also forms the open setting for one of the most important distant views of the Abbey at the entrance to the village from the south eastern end of the bypass. In order to safeguard the contribution of this field to the intrinsic historic character of Dorchester it is proposed that it should be included within the Dorchester and Overy Heritage Area (Appendix 1 and 2). It is also recommended that it should be considered for inclusion within a future boundary review of the designated Conservation Area.

#### Demense Field

The Demense Field on the north-east edge of the village is currently in productive agricultural use and it is hoped that it will continue to be farmed for the foreseeable future. It forms an important part of the open landscape setting of the village and acts as a buffer to the noise and activity of the by-pass. It contains a significant number of known archaeological features as recorded on the Historic Environment Record, including a Roman road and possible Romano-British enclosures (Appendix 4). It is flanked on its southern boundary by the tree-lined River Thames and on its western boundary by one of the shaded footpaths that are characteristic of the village. The line of the by-pass is concealed by a fringe of trees. This area is considered worthy of inclusion within the Dorchester and Overy Heritage Area and is shown on the map at Appendix 1 and 2. It is also recommended that this area is considered for inclusion within a future boundary review of the designated Conservation Area.

A recommendation in the Local Green Belt Study commissioned by South Oxfordshire District Council and dated 14 September 2015 that the field should be removed from the Green Belt misunderstands the role that the field plays in preventing the merging of the separate communities of Dorchester and Berinsfield. The recommendation was strongly rejected at a village meeting held on 14th January 2016 and it is crucial to the setting of Dorchester that it should remain in the Green Belt and that it should be included in a revised conservation area. In the meantime it is included in the Dorchester and Overy Heritage Area.



View across Overy field

Policy DoT 1 acknowledges that the proposed extension of the two conservation areas is a separate matter for the District Council to address in due course. On this basis the Plan identifies a Heritage Area within which the policy will apply. This is an interim measure. Its longer-term requirement will be assessed when the Plan is reviewed or when the conservation area extension process has been concluded.

Policy DoT 2 acknowledges that the proposed expansion of the list of non-designated assets is a separate matter for the District Council to address in due course. On this basis the Plan identifies the buildings in Appendix 5 as 'important character buildings' and to which the policy will apply. This is an interim measure. Its longer-term requirement will be assessed when the Plan is reviewed or when the District Council's consideration of increasing the number of non-designated assets has been concluded.

### 4.1.8 Policies

#### DoT 1: Historic Environment

Within the identified Dorchester/Overy Heritage Area as shown in Appendices 1 and 2 development proposals should demonstrate how they have addressed the existing built and archaeological historic environment and its character and appearance.

Proposals that would maintain or enhance the historic environment in the identified Heritage Area will be supported.

#### DoT 2: Buildings of Interest

The buildings shown in Appendix 5 are identified as important character buildings.

Proposals for the demolition, redevelopment or substantial alterations to the important character buildings should demonstrate the consideration that has been given to retaining:

- the important character building itself;
- its most distinctive and important features;
- the positive elements of its setting and its relationship to its immediate surroundings; and
- the contribution that the building and its setting makes to the character of the local area.

#### DoT 3: Views and Vistas

Development proposals should preserve the views and vistas as shown in the schedule and maps at Appendices 1 and 2.

Subject to the provisions of other policies in this Plan development proposals will be supported where they demonstrate how they have taken account of the various views and vistas and the contribution that they make to the setting of heritage assets as appropriate.



High Street traffic

## 4.2 Natural environment, wildlife and biodiversity

### 4.2.1 Objectives

- 1** *To preserve, conserve and protect the terrestrial and aquatic life in the River Thames and River Thame flood meadows.*
- 2** *To preserve, protect and enhance the footpaths, Thames path and green lanes, green spaces and verges throughout the village and surrounding countryside.*
- 3** *To ensure that developments on land adjoining the Community Meadows owned by the Hurst Water Meadow Trust does not adversely impact on the biodiversity of these areas.*
- 4** *To retain the highest category of agricultural land for employment and the rural character of the village.*

### 4.2.2 Background

Dorchester lies entirely within the Oxford Green Belt and the flood meadows adjacent to the River Thames and the River Thame are included in the Oxfordshire Conservation Target Area (no. 27), the objective is to preserve, maintain and conserve the extent and biodiversity of this important riverside village.

Located within the Oxford Green Belt, Dorchester-on-Thames (and the adjoining hamlet of Overy) is a noticeably green village. It is surrounded by flood meadows, gravel pit lakes and farmland, and includes a number of green spaces within the built-up area (recreation ground, allotments, cemetery, road-side verges, private gardens, public footpaths through green spaces).

Dorchester is a largely open village and much of the land not yet developed is farmland. There are no significant areas of woodland within the immediate vicinity.

Policy DoT 7 sets out a policy approach to safeguard the best and most versatile agricultural land. This approach has regard to national planning policy (NPPF 112). Its effect will be to safeguard a non-renewable land resource and to assist in agricultural related employment opportunities.

The River Thames forms the southern and south-western borders of the parish, and the River Thame flanks Dorchester and the hamlet of Overy on the east; both rivers are subject to flooding. Both settlements are located in Conservation Areas.

The River Thames and its valley with its scattered settlements, meadows on neutral soil, and the Dorchester lakes give the landscape its distinctive character.

The Thame has a wide catchment area including Thame, Aylesbury and the Chilterns. Its flood levels can rise in Dorchester when flood water backs up from the Thames when that is in flood. The risk of backing-up from the Thames may rise when the planned river Flood Relief schemes upstream are implemented.

Gravel extraction is an important industry in the Thames Valley, and plans to increase quotas for Oxfordshire are under review. Until now Dorchester has been excluded as a potential source of further extraction of gravel on grounds of archaeology, but that may not always be the case. This could affect the fields between the village and the A4074. Meanwhile PAGE (Parishes Against Gravel Extraction), with specialist advice, has submitted powerful arguments questioning the fundamental basis of quota calculations.

### 4.2.3 Wildlife

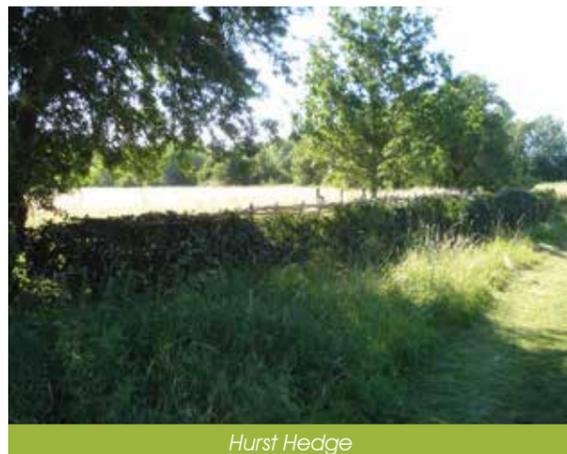
Dorchester is fortunate in lying in an area where the importance of biodiversity is recognised. On the opposite (south) side of the River Thames, in Wittenham Woods, is a Special Area of Conservation (SAC), set up to protect a major site for the crested newt, and Wittenham Woods and the surrounding area are a Site of Special Scientific Interest (SSSI). In 1994 the UK Biodiversity Action Plan (BAP) was published, which led the Oxfordshire County Council to identify 36 Conservation Target Areas, one of which (no. 27) comprises the Thames flood meadows between Clifton Hampden and Shillingford. It also includes those next to the River Thames up to the A4074 and the gravel lakes north of Dorchester. Also on the south side of the Thames is the River of Life project, a major wildlife and wetland development managed by the Earth Trust based at Little Wittenham. The North Wessex Area of Outstanding Natural Beauty lies on the opposite side of the River Thames contiguous with the Dorchester NDP area boundary from Shillingford in the south to a point opposite to the Bishops Court Farm lakes in the north.

All the flood meadows in the parish, the gravel pit lakes, existing and planned Hurst Water Meadow Trust properties lie within the Oxfordshire Conservation Target Area no.27.

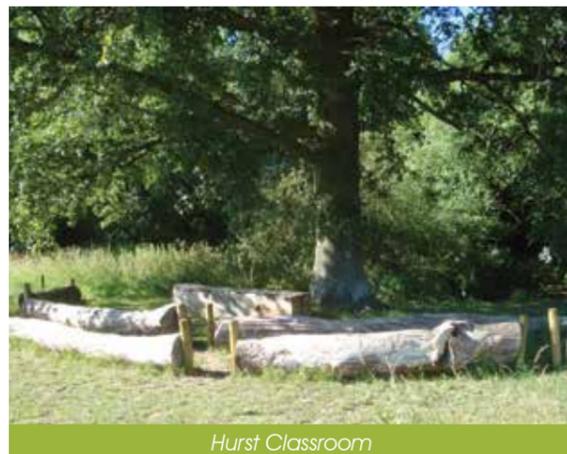
The area includes a wide variety of wildlife habitats, including: pasture, arable, woodland, wet woodland, hedgerows, reed beds, riverine vegetation, scrub, gardens, fast and slow-moving water, ponds and lakes, etc. Together these provide habitat for many hundreds of different species of mammals, birds, fish, amphibians, reptiles and invertebrates (especially insects). The Thames Valley Environmental Records Centre (TVERC) lists approximately 500 species of interest in the immediate area, some of BAP Priority status.

The Hurst Water Meadow Trust owns three flood meadows; The Hurst and Old Bridge Meadow, together occupying 21 acres on the east bank of the River Thame, and a further 4 acres (called Overy Mead Piece) between Old Bridge Meadow and the confluence of the Thame and the Thames. The object is for the Trust, with the active collaboration of the community, to manage these meadows and the rivers for biodiversity, wildlife, public education and informal recreation, and in particular to create a riverine wildlife corridor up the Thame from Wittenham Woods to the A4074.

Note that Environment Agency Guidance recommends a buffer of at least 10m between any development and the banks of a river, in this case the River Thame and River Thames.



Hurst Hedge



Hurst Classroom

### 4.2.4 Policies

#### DoT 4: River Impact

Development of land that contains or is adjacent to either the River Thames or to the River Thame should protect and enhance the function and setting of the watercourse and its biodiversity.

Subject to the provisions of other policies in this Plan development proposals will be supported where they:

- protect or enhance the biodiversity of the river concerned;
- are located at least 10 metres away from the banks of the river concerned; and
- preserve the tranquillity and the natural environment of the affected part of the Plan area.

#### DoT 5: Community Meadows

Development proposals on sites likely to have an impact on the identified Community Meadows on Policy Map 2 should make a positive contribution to the ecology of those sites.

#### DoT 6: Green Infrastructure

Development should retain, protect and enhance for future generations to enjoy, local green infrastructure (green spaces and verges) including all bridleways and footpaths as identified on Policy Map 4.

#### DoT 7: Agricultural Land Use

Proposals for development on land outside the built-up part of the Plan area in the areas shown as Excellent and Very Good on Map 6 will not be supported.

Map 1: Thames and Thame Floodplains (from Environment Agency Flood Zone Map)

Map 2: Community Meadows

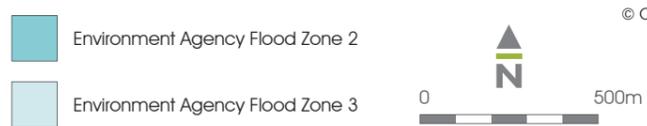
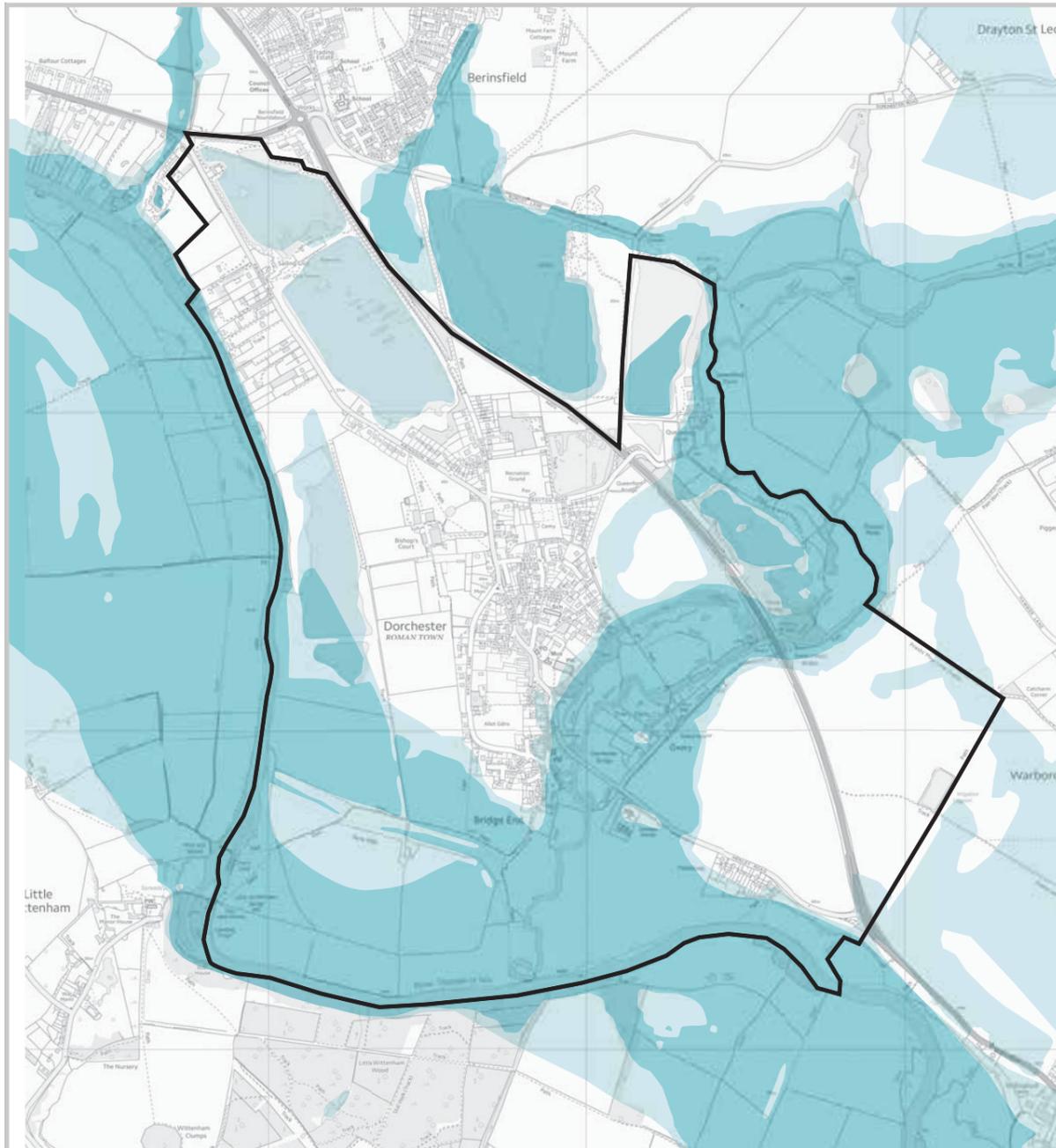
Map 3: Oxfordshire Conservation Target Area 27 and North Wessex Area of Outstanding Natural Beauty

Map 4: Green Spaces, Footpaths and Bridleways

Map 5: Farms and Farmland

Map 6: Agricultural Land Categories

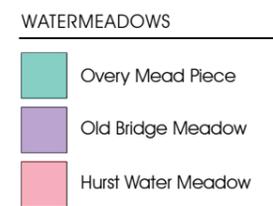
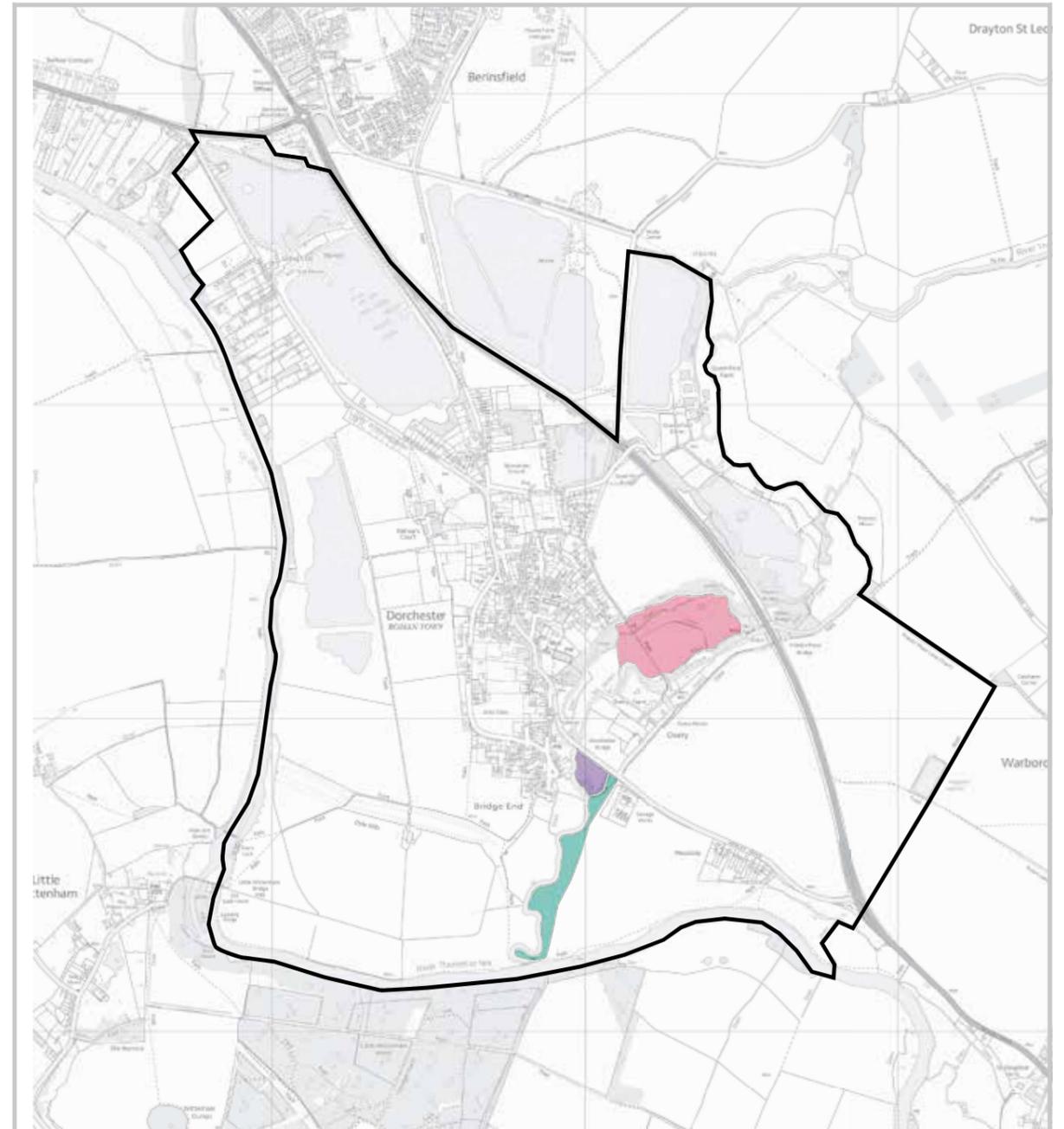
Map 1: Thames and Thame Floodplains (from Environment Agency Flood Zone Map)



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For original data and further detail please refer to the following link:  
<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>

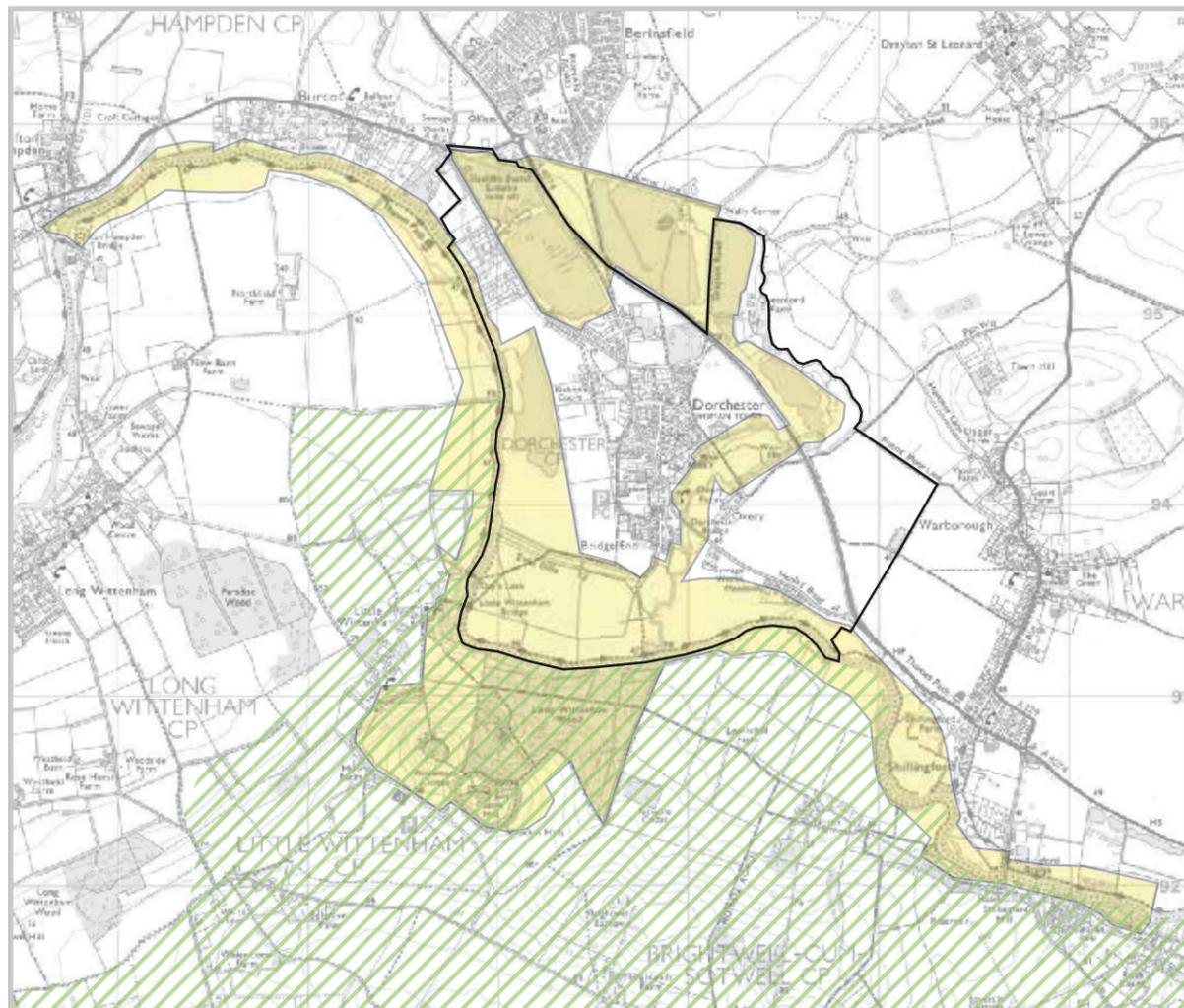
Map 2: Community Meadows



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<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>

Map 3: Oxfordshire Conservation Target Area 27 and North Wessex Area of Outstanding Natural Beauty



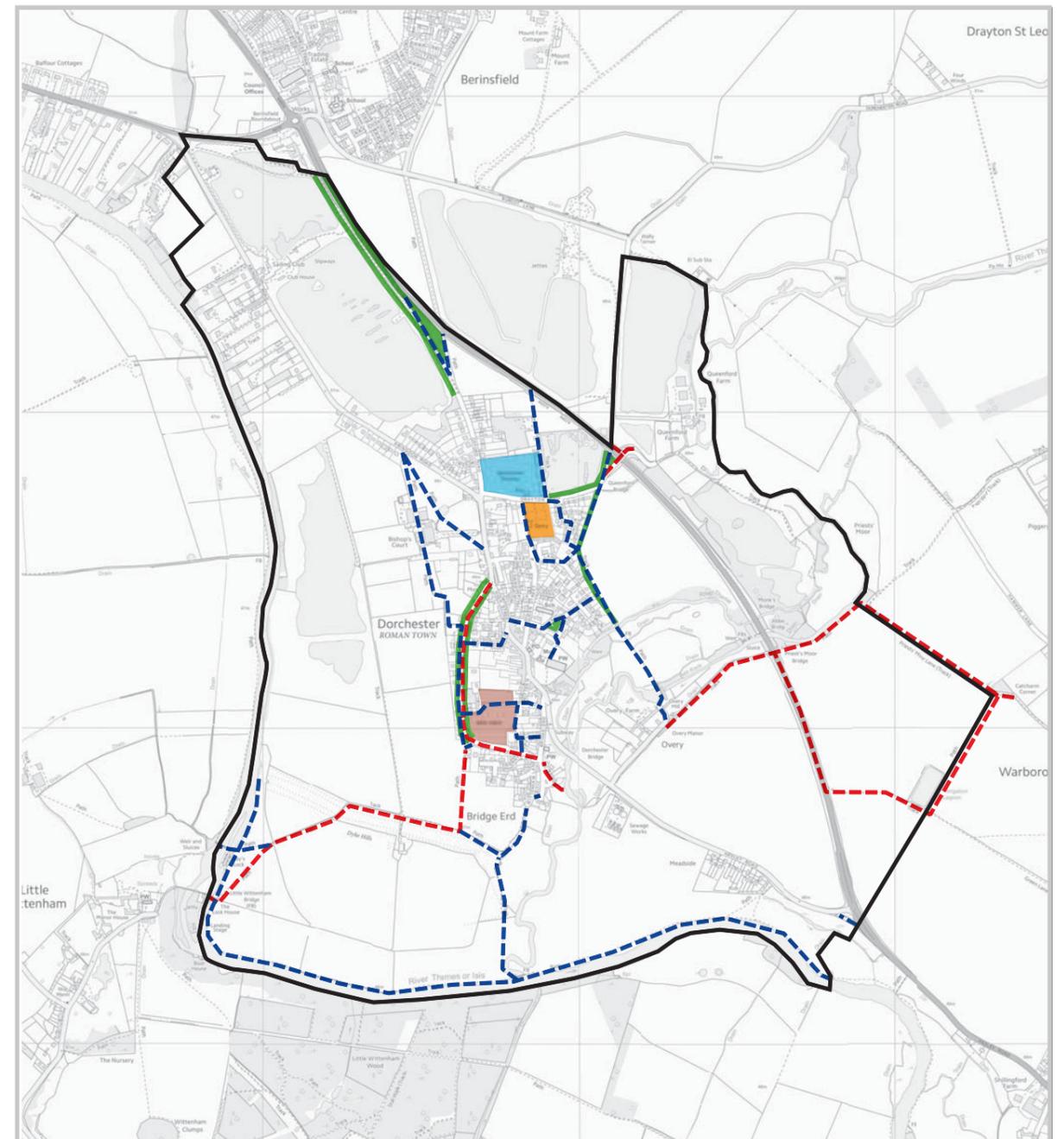
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- Oxfordshire Conservation Target Area 27
- North Wessex Area of Outstanding Natural Beauty



For original data and further detail please refer to the following link:  
<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>

Map 4: Green Spaces, Footpaths and Bridleways



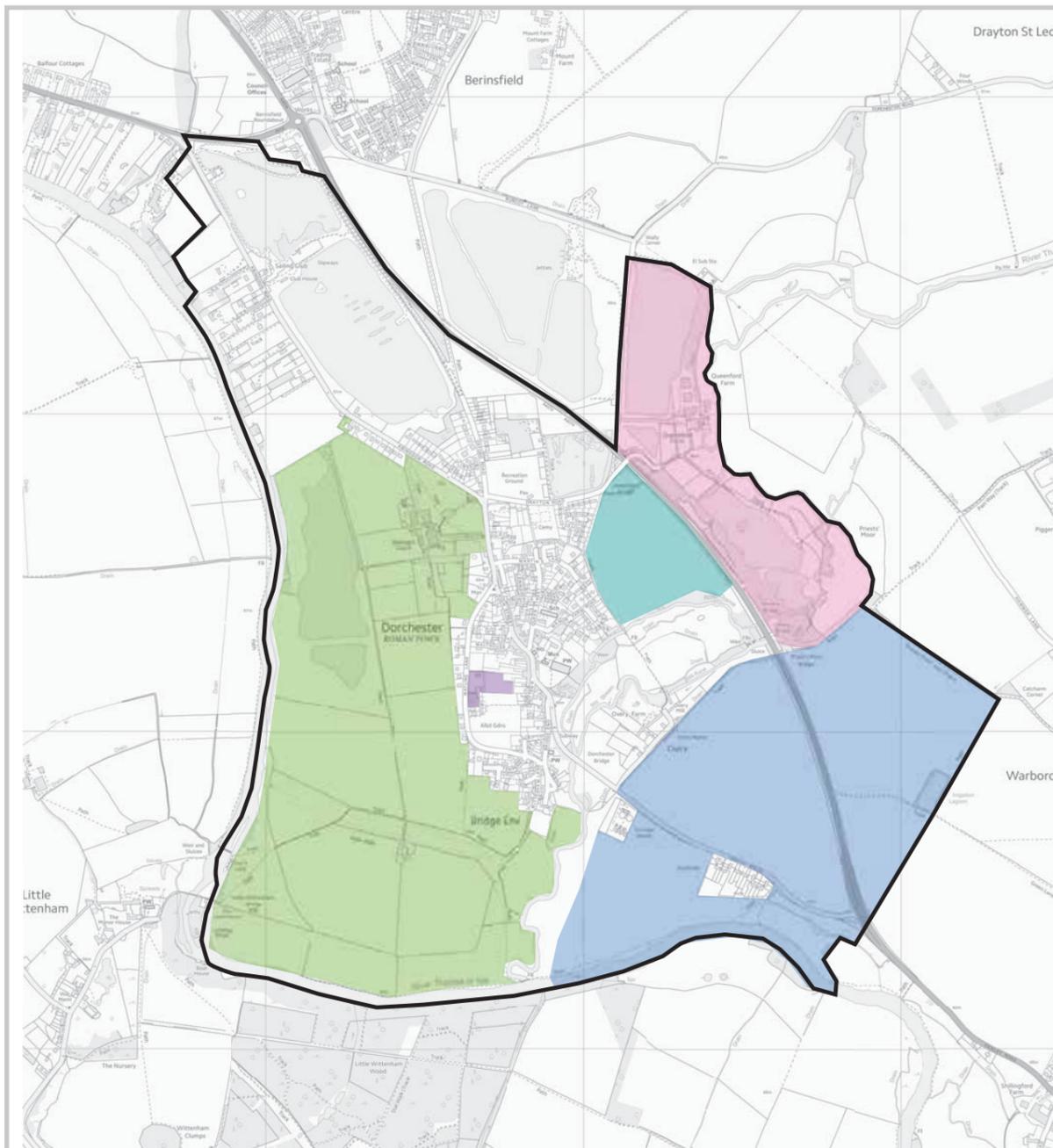
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- Cemetery
- Allotments
- Minchin Recreation Ground
- Green verge
- Bridleway
- Footpath

For original data and further detail please refer to the following link:  
<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>



Map 5: Farms and Farmland



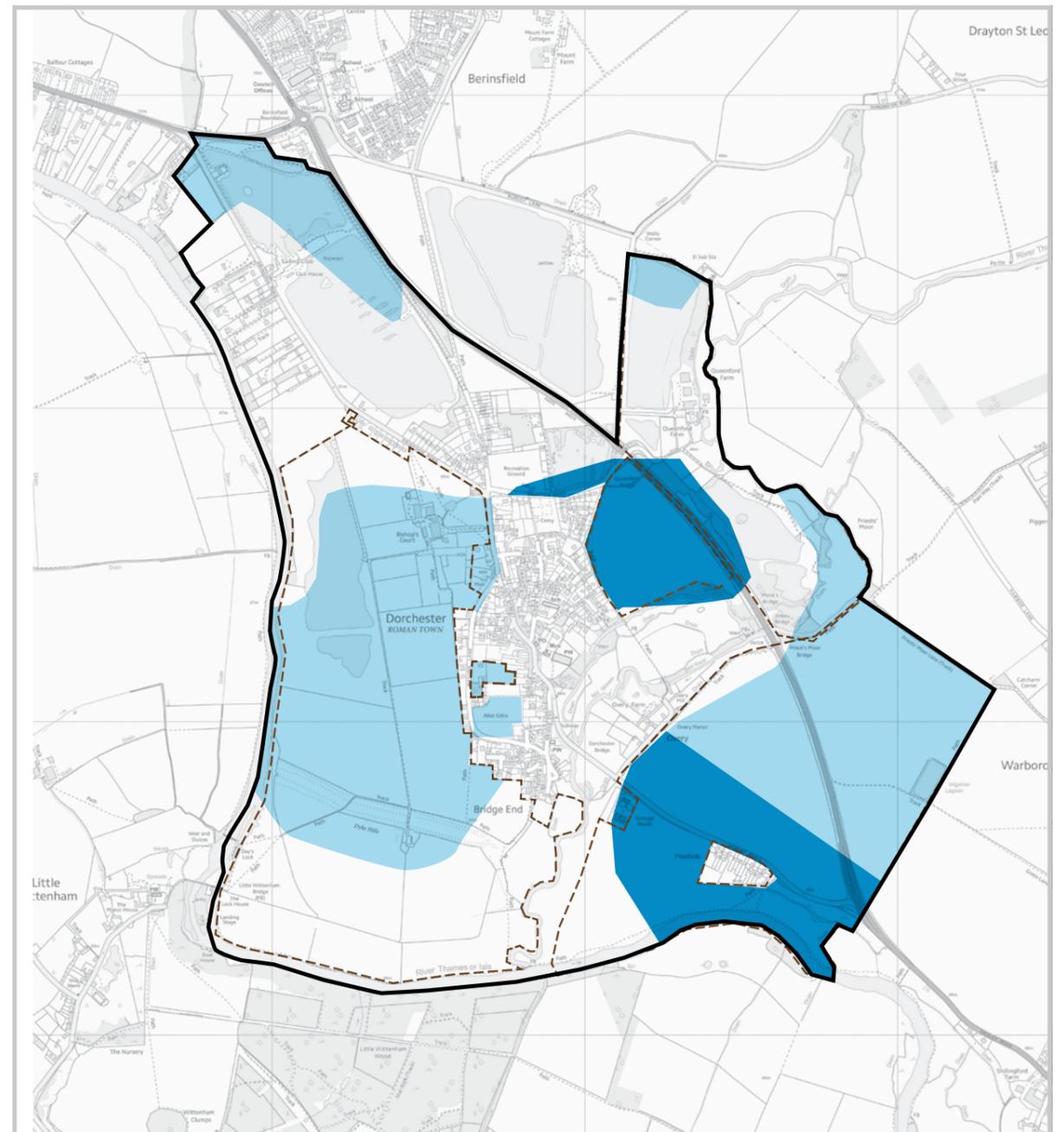
- Bishops Court Farm
- Townsend Farm
- Demesne Field
- Cooks Farm
- Queenford Farm

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For original data and further detail please refer to the following link:  
<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>

Map 6: Agricultural Land Categories



**AGRICULTURAL LAND CLASSIFICATION**

- Excellent (Grade 1)
- Very Good (Grade 2)
- Farmland boundaries

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For original data and further detail please refer to the following link:  
<https://cnp16.maps.arcgis.com/apps/View/index.html?appid=d620077dad7149f0abc65dda816c18e6>



## 4.3 Housing

### 4.3.1 Objectives

- 1** To increase the housing stock through a limited number of small developments, providing affordable housing, smaller dwellings, and dwellings suitable for older people, in order to meet the identified needs of local residents and allow the village to maintain a balanced community.
- 2** To ensure that new housing, extensions and other residential development respect and enhance the setting and special character of the village.
- 3** To encourage high standards of environmental performance in all residential development.

### 4.3.2 Background

#### Housing needs

The adopted South Oxfordshire Core Strategy 2027 reported an annual level of need for affordable housing in the District of 547 units each year until 2026. It noted that setting a target in relation to need at that level was unrealistic and the strategy subsequently sought to maximise the amount of affordable housing.<sup>2</sup>

The more recent Oxfordshire Strategic Market Assessment 2014 estimated future affordable housing need in South Oxfordshire, taking into account newly forming households in need and existing households falling into need.<sup>3/4</sup> The analysis concluded that: "There is thus a significant need for new affordable housing in Oxfordshire and we therefore consider the Councils are justified in seeking to secure the maximum viable level of affordable housing."<sup>5</sup>

The SHMA analysis also showed that the need for affordable housing is predominantly for smaller dwellings (3 or less bedrooms).<sup>6</sup> In addition, government welfare reforms since the SHMA have shown an increase in demand for two bedroom accommodation, and it may be appropriate to have a higher proportion of two bedroom accommodation than the 35% suggested in the SHMA report.

<sup>2</sup>South Oxfordshire Core Strategy, Para 7.29

<sup>3</sup>Oxfordshire Strategic Housing Market Assessment: April 2014, Table 50, p114

<sup>4</sup>Ibid, Table 55

<sup>5</sup>Ibid, Para 6.79

<sup>6</sup>Dorchester Housing Needs Survey Report. Anna Kennedy, Oxfordshire Rural Community Council, October 2012

In Dorchester, lack of affordable housing was identified as an important issue for local residents from the start of the neighbourhood development plans process. It was one of the issues most frequently raised by residents in the first village meetings on the NDP.

In order to get a clear idea of local need, in October 2012 an **Affordable Housing Needs Survey Report**<sup>7</sup> was carried out by Oxfordshire Rural Community Council, with questionnaires delivered to all dwellings in the parish. 100 people replied.

In response to the question:

**“Would you support a small development of affordable housing in Dorchester if there was a proven local need from individuals or families with a genuine local connection to the parish.”**



A number of people said that members of their household had left the village because of lack of housing.

The survey identified an affordable housing need from 12 respondents. All of these respondents stated that they have a local connection to Dorchester. All would be unable to afford to rent or buy on the open market or would have significant financial difficulties in doing so. All but one said that they would only be able to put down a deposit of £10,000 or less. The majority (8 people) wanted 1 or 2 bedded units, the remainder wanted three or four bedrooms<sup>8</sup>.

<sup>7/8</sup>Dorchester Housing Needs Survey Report. Anna Kennedy, Oxfordshire Rural Community Council, October 2012

## Housing Affordability in Dorchester

The table below shows the lowest asking prices for different size houses in Dorchester at the time of the survey in October 2012, and in October 2016

Dwelling type:	Lowest asking price October 2012 <sup>9</sup> :	Lowest asking price October 2016 <sup>10</sup> :
4 Bed	£650,000	£475,000
3 Bed	£260,000	£400,000
2 Bed	£249,950	£385,000
Total houses on market	12	9

The 2012 survey commented that:

*"At the average prices of homes in Dorchester, it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income.*

*First-time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home. In some cases shared ownership housing would be a suitable option, whilst in other instances affordable rented would be advisable."*

The follow-up data would suggest that, while larger house prices may have eased, smaller housing units have become less affordable since the initial survey.

To check this, land registry data on Dorchester sold prices on 20 houses sold from January 2010 was compared with the 20 most recent sales in 2015/16, and the average (mean) price calculated:

Dwelling type <sup>11</sup> :	2010 Average sold price:	2015/16 Average sold price:	Change %
All sales	£527,000	£496,000	-6
3 or less bedrooms	£348,000	£424,000	+22

Dorchester is a small village, and so the data in the tables above is inevitably based on limited numbers of houses on the market or sales. However the information would seem to confirm that smaller dwellings have become less affordable in recent years, at a time when real incomes have been static or falling<sup>12</sup>.

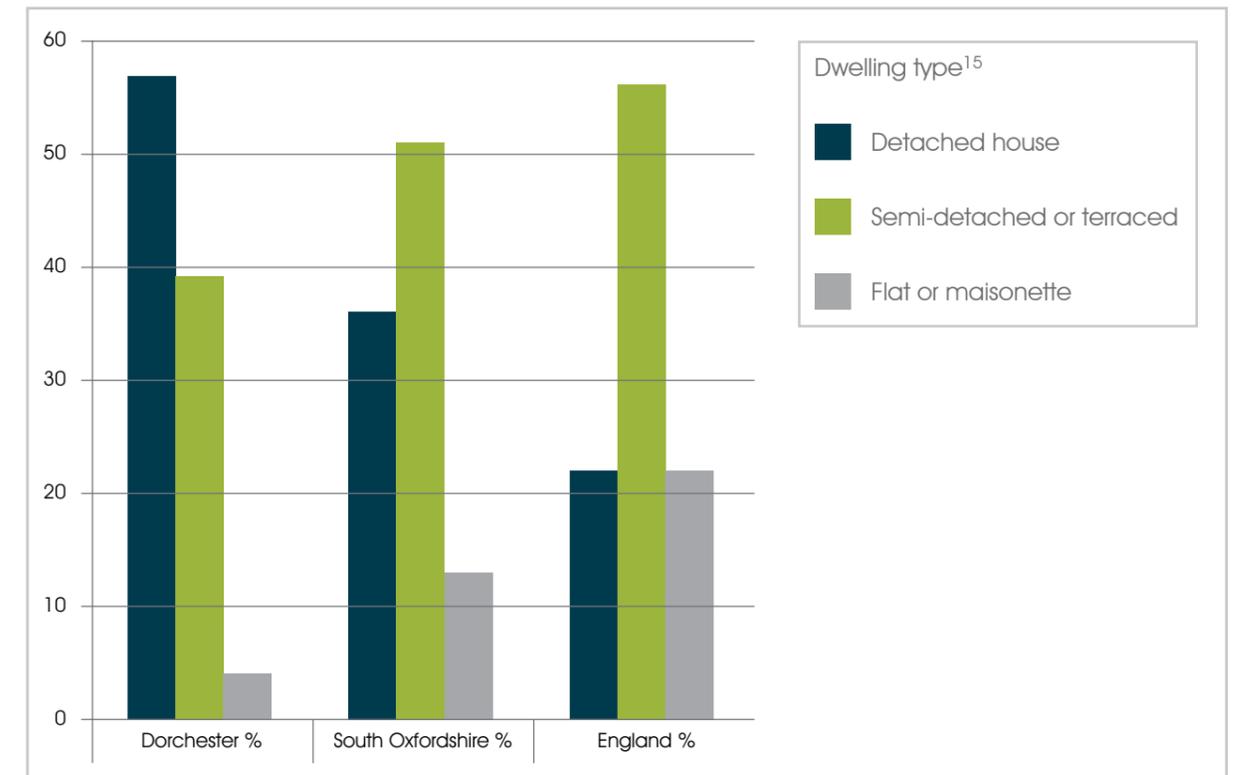
<sup>9</sup>Source: *Ibid*  
<sup>10</sup>Source: *www.rightmove.co.uk, extracted 20/10/16*

<sup>11</sup>Source: *Land Registry and www.rightmove.com, extracted 20.10.16*

<sup>12</sup>Real wage trends. *S Machin - Understanding the Great Recession: From Micro to Macro Conference, Bank of England, September 23 and 24 2015*

## Housing mix

The SODC Core Strategy noted a shortfall of smaller units, especially two bedroom properties, in both the market and affordable sectors in the District.<sup>13</sup> Dorchester has a lower proportion of smaller dwellings, than has South Oxfordshire. In Dorchester 25% of households had one or two bedrooms, compared with 31% for South Oxfordshire and 40% for England.<sup>14</sup> Conversely nearly a third of Dorchester dwellings (32.4%) have 4 bedrooms or more, compared with 29% for South Oxfordshire and 19% for England.



## Older people

Dorchester has a high proportion of older people. Well over a third of the population (36%) was aged 60 or over in 2011, and 15% were aged 75+. This compares with 25% and 8% respectively for South Oxfordshire. The market housing specifically for older people in the village at Herringcote provides 15 cottages and 4 apartments of in good quality accommodation, and Belcher Court until recently provided social rented accommodation (see below), but a small amount of additional provision in the village has the potential to meet more of the needs of our older population, and could free some larger housing for family use.

<sup>13</sup>SODC Core Strategy para 7.37

<sup>14</sup>Source: *Census 2011*

<sup>15</sup>Source: *Census 2011*

### 4.3.3 Policy justifications

#### Infill developments

The policies in the plan aim to support infill development only where it is appropriate to its existing surroundings and which helps to maintain a balanced housing mix within the village. This would include small family homes in suitable locations, or homes suitable for older people, with a predominance of smaller homes to meet the established demand

Dorchester is well known for its old and beautiful buildings - exceptional architecture is part of the character of the village. The quality of new buildings should continue to be of an exceptional standard to meet the demands of the present and future, something that has not always been observed in the past.

#### Affordable Housing

Dorchester has changed in recent years, and as noted above is proportionally a village of older people and larger houses. The danger is that if this continues the village will become less of a sustainable, balanced and mixed community.<sup>16</sup>

In particular, Dorchester has very little "affordable" or social housing.

The need for affordable housing, both within South Oxfordshire and locally in Dorchester, is set out in para 4.3.2 above. The purpose of policies in this plan is to ensure that housing constructed within Dorchester LDP area, and therefore within the green belt, meets the NPPF criteria of providing: "limited affordable housing for local community needs" (NPPF para 89), and that it continues to do so into the future. Affordable housing for local needs was one of the key issues emerging from the initial consultations, and was supported in the Dorchester Housing Needs Survey.<sup>17</sup>

Affordable housing sites should be within reasonable walking distance of the local facilities of the village.

A substantial element of social housing, in the village is the SOHA Housing Association development at Belcher Court, which provides 10 units of accommodation for older people. SOHA wishes to redevelop the site for saleable properties and the current tenants have been decanted by SOHA.

In 1968 the then local authority compulsorily purchased the land on which Belcher Court stands in order to provide social housing for older people in the village and local area. It has continued to do this for the last 50 years.

This provision can be considered a 'Community Facility or Service', as defined in the Emerging Local Plan.<sup>18</sup> As such it needs to be safeguarded because it is an 'essential community facility or service', and 'one of a limited number of that nature' in the area.

The site is virtually the only space in the built up area of the village, which is potentially suitable and available for affordable or social housing for local people, and which was publicly acquired for this purpose. The Parish Council would wish to see a significant element of such housing in any redevelopment.

<sup>16</sup>National Planning Policy Framework (NPPF), Para 50: "mixed and balanced communities"

<sup>17</sup>Dorchester Housing Needs Survey Report. Anna Kennedy, Oxfordshire Rural Community Council, October 2012

<sup>18</sup>SODC Local Plan 2033, Second Preferred Options, March 2017, Policy CF 1

#### Environmental issues

Much of Dorchester's housing stock has a relatively poor environmental performance, having high energy requirements and little regard to water management. The Housing policies in this plan aim to improve the performance quality of homes and reduce running costs by encouraging a thoughtful approach to design as a whole. It is not difficult to exceed the minimum requirements for sustainability set by Building Regulations and the Core Strategy, and there are good examples of homes across the country that have done so.

Building regulations and local planning policy set minimum requirements for the environmental performance of new buildings, but these are only minimum standards, not targets. There are an increasing number of zero-carbon homes in the UK and this policy seeks to encourage the design principles needed to significantly improve the overall quality of the building stock within the village. Development applications will be enhanced if they show a clear commitment to this principle. Developers are encouraged to use the Home Quality Mark to rate proposals on the dimensions of living costs for occupants, health and wellbeing, and environmental footprint.



Post-war development



Post-war development

## Parking issues

There is a significant amount of vehicle movement through and within the village. Traffic surveys have shown more than 1,600 movements daily into the village.<sup>19</sup> This contributes to the severe local parking and movement problems.

There is high demand for on-street parking in Dorchester from residents as well as from visitors. This applies particularly to the historic High Street core of the village, Bridge End and to Queen Street, where the school is located. A large number of village-centre properties are terraced and have little or no off-street parking capability. The high level of car ownership in Dorchester exacerbates the problem. The Village Hall has limited parking for up to four cars and the primary school and pre-school have no parking facilities, even for staff. The result is that there is a high level of on-street parking, which is visually intrusive, and compromises access for buses and for emergency vehicles. Air quality is compromised by the need for vehicles to stop and reverse due to the road width being restricted by parking. These are problems keenly felt by residents and was identified as a major concern in the initial survey that led to the development of this Neighbourhood Plan.

For these reasons the historic core of Dorchester requires a higher than usual ratio of off-street parking spaces for new dwellings, or an effective mitigation plan.



Daily congestion

<sup>19</sup>Traffic survey count, 1st-7th Oct 2015. Weekday average flows of around 1000/day from the north (Abingdon Rd) and around 600/day from the south (Henley Rd)

## Policy context

Dorchester is 'washed over' by the Oxfordshire Green Belt. Chapter 9 of the National Planning Policy Framework (NPPF) (2012) sets the Government's policy on Green Belt to which it attaches great importance. One of its key purposes is to preserve the setting and special character of historic towns.

Dorchester is a historic village of more than local significance, with a settlement history going back 6000 years. It played an important part in the growth of Christianity in this country before and after the Norman Conquest. It has a unique setting, at the confluence of the rivers Thames and Thame and in the shadow of the Dyke Hills. Preservation of its 'setting and special character' is a key objective of the neighbourhood development plan.

Paragraph 83 of the NPPF states,

*"Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan."* Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 89 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include limited infilling in villages, and limited affordable housing for local community needs under policies set out in the local plan. Other exceptions include development brought forward under a Community Right to Build Order, and can include the provision of cemeteries.

**In the light of national policy that the construction of new buildings in the greenbelt is 'inappropriate' except in very special circumstances, Dorchester NDP cannot allocate sites for development.**

Policy H10 of the emerging Local Plan refers to housing in smaller villages<sup>20</sup>. Dorchester is classified as a "smaller village". The policy states that: "A minimum of 500 new homes will be delivered in the smaller villages through Neighbourhood Development Plans, infill development, and/or small suitable sites of up to 10 dwellings." Sites will not be allocated by the local planning authority. Smaller villages are likely to deliver 5-10% growth.

Housing may exceptionally be permitted on sites that would not otherwise be allocated for development. Such rural exception sites are:

*"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding."*<sup>21</sup>

Policy H12 of the emerging Local Plan deals with Exception Sites, and states that small-scale affordable housing schemes may be permitted, so long as they meet particular local needs, and that the benefits can be enjoyed by local people and remain available to subsequent as well as the initial occupants.<sup>22</sup>

<sup>20</sup>SODC Local Plan 2033, Second Preferred Options, March 2017, Policy H10

<sup>21</sup>NPPF, page 55

<sup>22</sup>SODC Local Plan 2033, Second Preferred Options March 2017, Policy H12

Policy DoT 8 sets out a policy context whereby limited new residential development could take place in the neighbourhood area. It follows the approach set out in the NPPF. On this basis it is likely that any new residential development would be of the limited scale anticipated by the adopted Core Strategy for smaller villages. This would continue the approach that has been followed in recent years and has resulted in pockets of sensitively-designed new houses within the built-up area of the village.

Developments above 5 or 6 dwellings are unlikely to come forward given the character, appearance and layout of the village. However, in the event that they come forward and are otherwise acceptable, schemes of eleven or more dwellings, will be required to demonstrate that the mix of dwelling types and sizes is appropriate and relate to the needs of current and future households in Dorchester. This should recognise the need for one, two or three bedroom dwellings.

20% of all new Affordable Housing in Dorchester provided by the plan will, on first lettings only, be subject to a local connection. The criteria for a strong local connection are:

- where the applicant(s) have lived in the parish for five years out of the last eight years and are currently resident in the parish
- where the applicant(s) had previously lived in the parish for at least five years and their parents or children still live there and have done so for at least ten years

If no persons meeting these criteria are in housing need when a property becomes available a local connection with South Oxfordshire criteria will be applied.

Policy DoT 9 provides specific guidance for the potential development of affordable housing exception sites. It sets out to ensure that any proposals are properly justified and take account of national Green Belt policy. The expectation is that the resulting houses will be small in scale and size. The definition of a strong local connection is identical to that applied in Policy DoT 8.

### Conclusion

The Dorchester Neighbourhood Plan seeks to implement the above policies of the NPPF and the Core Strategy in order to meet the need for additional affordable housing in Dorchester. However, in line with national policy, sites cannot be allocated for additional housing and therefore no sites have been identified and no allocations have been made. However, the policies below support the development of local housing for local needs, and appropriate infill development.

Local character and distinctiveness will be protected and the requirements of relevant development plan policies will be met.

## 4.3.4 Housing policies

### DoT 8: Housing infill developments

New residential development in the Plan area will be strictly controlled to reflect its location within the Green Belt.

Limited infilling within the built-up form of Dorchester and limited affordable housing for local community needs will be supported where those developments:

- reflect the character of their immediate area in terms of their scale, design and layout;
- contribute towards a balanced mix of housing in the Plan area; and
- where applicable are consistent with the special characteristics of their location as described in the Dorchester and Overy Character Appraisals.

Proposals for the redevelopment or reuse of existing social or affordable housing should contain an appropriate element of social or affordable housing.

### DoT 9: Affordable Housing – Exception Sites

Proposals for small scale affordable housing sites will be supported where they are accompanied by an up to date housing needs assessment that justifies the need for the houses and their location outside the built-up area of Dorchester.

Proposed developments should:

- reflect the character of their immediate surroundings in terms of scale, design and layout and contribute to a balanced housing mix in the Plan area;
- not compromise the purposes of the Green Belt; and
- be predominantly of one, two or three-bedroom houses.

All new affordable homes will be subject to a planning obligation restricting their occupancy in general, and to persons with a strong local connection in particular.

### DoT 10: Environmental issues

Applications for new buildings will be supported where they would achieve excellent environmental performance, unless it can be demonstrated to adversely affect the viability of the development.

Where appropriate new developments should:

- Incorporate sustainable drainage;
- Consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off-site further down the network if no/low water pressure and internal/external sewerage flooding of property is to be avoided;
- Incorporate energy efficiency measures and use renewable energy resources; and
- Protect trees, hedges and other valuable ecological features of the site.

### DoT 11: Conservation Area Development - Parking

Proposals for new houses in the Dorchester Conservation Area should provide the appropriate number of car parking spaces to development plan standards unless it can be demonstrated that such provision is either impracticable to deliver or would detract from the character and appearance of the Conservation Area.

In circumstances where development plan car parking standards cannot be met the planning application concerned should include measures to mitigate the consequential impact of additional on-street car parking.

### 4.3.5 Community Infrastructure Levy (CIL)

South Oxfordshire District Council has adopted a Community Infrastructure Levy (CIL) scheme. For developments approved after 1st April 2016, a landowner or developer has to pay CIL if the development adds at least 100m<sup>2</sup> of additional floor space to an existing building or is less than 100m<sup>2</sup> but creates a new building.

The CIL scheme provides that 25% of the money raised goes to the parish in areas with an adopted neighbourhood plan where the development is located – (15% in areas without an adopted neighbourhood plan). Affordable, self-build and charitable dwellings are subject to relief from CIL.

The list below indicates initial areas where Dorchester would wish to invest any CIL monies received:

#### 1 Improvement and refurbishment to the sports pavilion

The pavilion does not have adequate changing provision for female users, and this restricts the opportunities for women and girls to engage in sports on the village recreation ground. Use of CIL monies will enable adaptations to be made to remedy the situation.

#### 2 Outdoor gym

Maintaining physical fitness is important for people of all ages. Provision of an outdoor gym for adults will increase opportunities for the whole adult population to remain active. We will also consider the possibility of making provision specifically for children.

#### 3 Refurbishment of Village Hall and Parish Clerk's office

The Village Hall, a Giles Gilbert Scott building built in 1872, requires adaptations to enable it to be used more flexibly, so that it can continue to meet modern needs. In addition, the parish clerk currently operates from his own home. This is not a satisfactory situation in the long term, and a parish clerk's office needs to be provided. There are opportunities to do so as part of adaptations to the Village Hall.

#### 4 Additional parking provision

The village has a significant parking problem, both from residents and from visitors. We will continue to look for additional parking spaces that can be provided within the framework of this NDP.

#### 5 Additional cemetery capacity

The existing village cemetery is likely to be near or at capacity before the end of the plan period. We will look for opportunities to provide additional capacity.

## 4.4 Tourism and leisure

### 4.4.1 Objectives

- 1 *To promote and manage sustainable tourism to enhance the cultural and economic well-being of the village.*
- 2 *To retain and promote recreational facilities for all members of the community.*
- 3 *To preserve the character and nature of the village for its residents and visitors.*

### 4.4.2 Background

Dorchester on Thames is a prime national and international tourist destination, benefiting from the historical and recreational value of the River Thames.

Tourism is diverse and well established. The River Thames brings boats and walkers. The Abbey brings visitors and concert goers. Proximity to Oxford brings tourists exploring the wider area. The history of Dorchester and its historic buildings attracts tourism. The Museum is a popular visitor attraction. Countryside walkers and cyclists visit or pass through the village.

More recently, tourism has been markedly increased through the international popularity of "Midsomer Murders".

Additionally, Dorchester benefits from being close to the Earth Trust at Little Wittenham. Annual events such as Arts Week also bring visitors.

Tourism can place an additional strain and burden on the resources of the village. Visitor parking is limited to the public car park in Bridge End plus on-street parking, with the latter having the obvious adverse impact on the village's outward appearance and attractiveness.



Jubilee Celebrations



Notice Board, Bridge End

Additional public parking is available at either end of the village – Abbey View Meadow to the south and part of the recreation ground to the north, although restrictions apply to both these locations which are therefore only made available for special events.

However, if properly managed, tourism can add to the village’s economic well-being by providing welcome custom and support to its retail enterprises. In 2004-06 a Tourism Working Group was set up to review tourism in the village and to gather data, identify projects and improve the opportunities presented by tourism whilst trying to minimise its impact. Certain improvements were made, including signage and information display boards at key access points.



Cricket on the Rec

Leisure for residents and visitors is also well established. The village already has a number of sporting and leisure facilities. There are a variety of clubs and societies covering a range of interests. Amenities include the Abbey, Abbey Guest House, village hall, recreation ground including the recently constructed tennis courts, sports pavilion, hotels, guest houses, pubs, cafes and tea rooms. The recreation ground is host to a number of well-established sports including football, cricket and tennis.



Fishing Lake

There are allotments in the centre of the village. Sailing is available on the lakes off the Abingdon Road and fishing is available on both Rivers Thames and Thame, and on the lakes. Residents and visitors have a wide choice of footpaths to walk both locally and further afield, including the Hurst Water Meadows.

Locally based small boats (canoes, kayaks, and punts) have long been able to access the River Thame upstream as far as the mill and the weir, and this will be continued subject to safeguarding wildlife priorities.

Policy DoT 13 sets out a positive context within which improvements to these various facilities can take place to improve their accessibility and use by local residents and visitors alike.

These could include, for example, expanding access to the car parking facilities at either end of the village, particularly Abbey View Meadow which could itself then offer additional leisure facilities to visitors by providing improved access to both the Rivers Thames and Thame.



Entrance to the Hurst

### 4.4.3 Policies

#### DoT 12: Tourism

Proposals that would support tourism and leisure in the Plan area will be supported where they:

- Preserve or enhance the character and appearance of the village and its natural environment;
- Contribute to the vitality of local businesses and the community as a whole; and
- Where appropriate, contribute to the conservation and enjoyment of the qualities of the area.

Development proposals, in particular any which could bring about an increased demand for or loss of car parking, should not have any significant adverse impact on the village’s character and natural environment.

#### DoT 13: Sport and Leisure

New developments which broaden and extend the accessibility and use of sporting and leisure facilities by residents and visitors will be supported where they retain the character and appearance of the village and preserve its natural environment.

#### DoT 14: Peace and Tranquillity

All new development should respect and take account of the peace and tranquillity. Any development that gives rise to significant levels of noise and traffic should include measures to mitigate the negative effects.

## 4.5 Economy

### 4.5.1 Objective

*To support enterprises providing employment in the village and promote small businesses contributing to the economic well-being of the community.*

### 4.5.2 Background

The qualities of the village include its Abbey and adjacent historic buildings, its attractive High Street and easy access to the River Thames, as well as its historic and well-known coaching inns. Current retail, farming and commercial offerings satisfy a number of the village requirements. The Co-op food shop helps maintain vibrancy at the heart of Dorchester-on-Thames, particularly since the closure of the Post Office. The retail outlets, hotels, public houses and café are in the main located in the High Street, which itself tends to be the centre for tourism. They are not only used by residents but also attract considerable custom from neighbouring villages, tourists and visitors in general. As such their continuing presence is considered fundamental to the ongoing vitality and viability of the village and the locality.

The village is often featured in television programmes and Dorchester Abbey has annual festivals and a reputation for attracting high profile music events. Weddings and other regular celebrations draw a significant number of visitors throughout the year and provide commercial opportunities for the village.

Existing commercial activities should be retained wherever possible and an environment created that encourages appropriate retail, non-retail and small start-up businesses and employment, including in particular those businesses which support village life and enhance its tourism potential. Employment should be protected by resisting applications that change the use of premises from retail / commercial to domestic. It is important that Dorchester-on-Thames does not become a village solely of domestic premises, with commercial businesses forced to move elsewhere. Requests from commercial enterprises and general initiatives that suit the character of the village should be responded to sensitively, including those from Dorchester Abbey. Discussions to replace the Post Office facilities should be concluded.



Lily's



Dorchester Fireplaces

### 4.5.3 Policies

#### DoT 15: Business and Employment

Development proposals for enhancing retail facilities, facilitating home working, and creating employment opportunities, including appropriate rural diversification, will be supported. All such developments for business and employment development should be designed in a way which would not result in an unacceptable adverse impact on the village's character and natural environment.



The old post office



The White Hart Hotel

## 5. Summary of policies

All the policies in this plan will be considered against the prime objective as set out in paragraph 4.1.1:  
**'To nurture and protect the natural and built environment of the village for future generations to enjoy'.**

The sensitive management of the exceptional historic and natural environment of Dorchester should underpin all development decisions in order to provide for a sustainable future for the village. The enjoyment and understanding of this unique community will be dependent on a robust strategy for periodic monitoring of ways by which this objective can be achieved and it demands that the Parish Council should set up a quinquennial review for the duration of the plan.

### 5.1 Historic environment

#### DoT 1

Within the identified Dorchester/Overy Heritage Area as shown in Appendices 1 and 2 development proposals should demonstrate how they have addressed the existing built and archaeological historic environment and its character and appearance.

Proposals that would maintain or enhance the historic environment in the identified Heritage Area will be supported.

#### DoT 2

The buildings shown in Appendix 5 are identified as important character buildings.

Proposals for the demolition, redevelopment or substantial alterations to the important character buildings should demonstrate the consideration that has been given to retaining:

- the important character building itself;
- its most distinctive and important features;
- the positive elements of its setting and its relationship to its immediate surroundings; and
- the contribution that the building and its setting makes to the character of the local area.

#### DoT 3

Development proposals should preserve the views and vistas as shown in the schedule and maps at Appendices 1 and 2.

Subject to the provisions of other policies in this Plan development proposals will be supported where they demonstrate how they have taken account of the various views and vistas and the contribution that they make to the setting of heritage assets as appropriate.

### 5.2 Natural environment, wildlife and biodiversity

#### DoT 4

Development of land that contains or is adjacent to either the River Thames or to the River Thame should protect and enhance the function and setting of the watercourse and its biodiversity.

Subject to the provisions of other policies in this Plan development proposals will be supported where they:

- protect or enhance the biodiversity of the river concerned;
- are located at least 10 metres away from the banks of the river concerned; and
- preserve the tranquillity and the natural environment of the affected part of the Plan area.

#### DoT 5

Development proposals on sites likely to have an impact on the identified Community Meadows on Policy Map 2 should make a positive contribution to the ecology of those sites.

#### DoT 6

Development should retain, protect and enhance for future generations to enjoy, local green infrastructure (green spaces and verges) including all bridleways and footpaths as identified on Policy Map 4.

#### DoT 7

Proposals for development on land outside the built-up part of the Plan area in the areas shown as Excellent and Very Good on Map 6 will not be supported.

## 5.3 Housing

### DoT 8

New residential development in the Plan area will be strictly controlled to reflect its location within the Green Belt.

Limited infilling within the built-up form of Dorchester and limited affordable housing for local community needs will be supported where those developments:

- reflect the character of their immediate area in terms of their scale, design and layout;
- contribute towards a balanced mix of housing in the Plan area; and
- where applicable are consistent with the special characteristics of their location as described in the Dorchester and Overy Character Appraisals.

Proposals for the redevelopment or reuse of existing social or affordable housing should contain an appropriate element of social or affordable housing.

### DoT 9

Proposals for small scale affordable housing sites will be supported where they are accompanied by an up to date housing needs assessment that justifies the need for the houses and their location outside the built-up area of Dorchester.

Proposed developments should:

- reflect the character of their immediate surroundings in terms of scale, design and layout and contribute to a balanced housing mix in the Plan area;
- not compromise the purposes of the Green Belt; and
- be predominantly of one, two or three-bedroom houses.

All new affordable homes will be subject to a planning obligation restricting their occupancy in general, and to persons with a strong local connection in particular.

### DoT 10

Applications for new buildings will be supported where they would achieve excellent environmental performance, unless it can be demonstrated to adversely affect the viability of the development.

Where appropriate new developments should:

- Incorporate sustainable drainage;
- Consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off-site further down the network if no/low water pressure and internal/external sewerage flooding of property is to be avoided;
- Incorporate energy efficiency measures and use renewable energy resources; and
- Protect trees, hedges and other valuable ecological features of the site.

### DoT 11

Proposals for new houses in the Dorchester Conservation Area should provide the appropriate number of car parking spaces to development plan standards unless it can be demonstrated that such provision is either impracticable to deliver or would detract from the character and appearance of the Conservation Area.

In circumstances where development plan car parking standards cannot be met the planning application concerned should include measures to mitigate the consequential impact of additional on-street car parking.

## 5.4 Tourism and leisure

### DoT 12

Proposals that would support tourism and leisure in the Plan area will be supported where they:

- Preserve or enhance the character and appearance of the village and its natural environment;
- Contribute to the vitality of local businesses and the community as a whole; and
- Where appropriate, contribute to the conservation and enjoyment of the qualities of the area.

Development proposals, in particular any which could bring about an increased demand for or loss of car parking, should not have any significant adverse impact on the village's character and natural environment.

### DoT 13

New developments which broaden and extend the accessibility and use of sporting and leisure facilities by residents and visitors will be supported where they retain the character and appearance of the village and preserve its natural environment.

### DoT 14

All new development should respect and take account of the peace and tranquillity. Any development that gives rise to significant levels of noise and traffic should include measures to mitigate the negative effects.

## 5.5 Economy

### DoT 15

Development proposals for enhancing retail facilities, facilitating home working, and creating employment opportunities, including appropriate rural diversification, will be supported. All such developments for business and employment development should be designed in a way which would not result in an unacceptable adverse impact on the village's character and natural environment.

## 6. Monitoring and Review

The sensitive management of the exceptional historic and natural environment of Dorchester should underpin all development decisions in order to provide for a sustainable future for the village. The enjoyment and understanding of this unique community depends on a robust strategy for periodic monitoring of ways by which this objective can be achieved:

The Dorchester on Thames Neighbourhood Development Plan will be reviewed two years after its adoption by the parish council and a reconvened Neighbourhood Plan Steering Group. The purpose of review will be primarily to assess the extent to which the Plan objectives are being implemented in practice, and the contribution the policies are making towards meeting the Neighbourhood Plan objectives; and secondly, to rectify any errors and omissions.

The Neighbourhood Plan will be reviewed every five years throughout the plan period. Review of policies will be led by the Parish Council. The purpose of review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

Where significant changes or amendments are thought to be needed, full public consultation will be undertaken.

## 7. Appendices

### Appendices

- 1 Map of Dorchester Heritage Area
- 2 Map of Overy Heritage Area
- 3 Map of Scheduled Ancient Monuments
- 4 Maps of identified archaeological remains under Demesne Field and to the south east of Overy
- 5 Local list of non-designated heritage assets

### Links for supporting documents

#### NDP Supplementary Documents

<https://www.dorchester-on-thames.co.uk/ndp/2017/supplementarydoc>

#### Consultation Statement

<https://www.dorchester-on-thames.co.uk/ndp/2017/consultationstatement>

#### Basic Conditions Statement

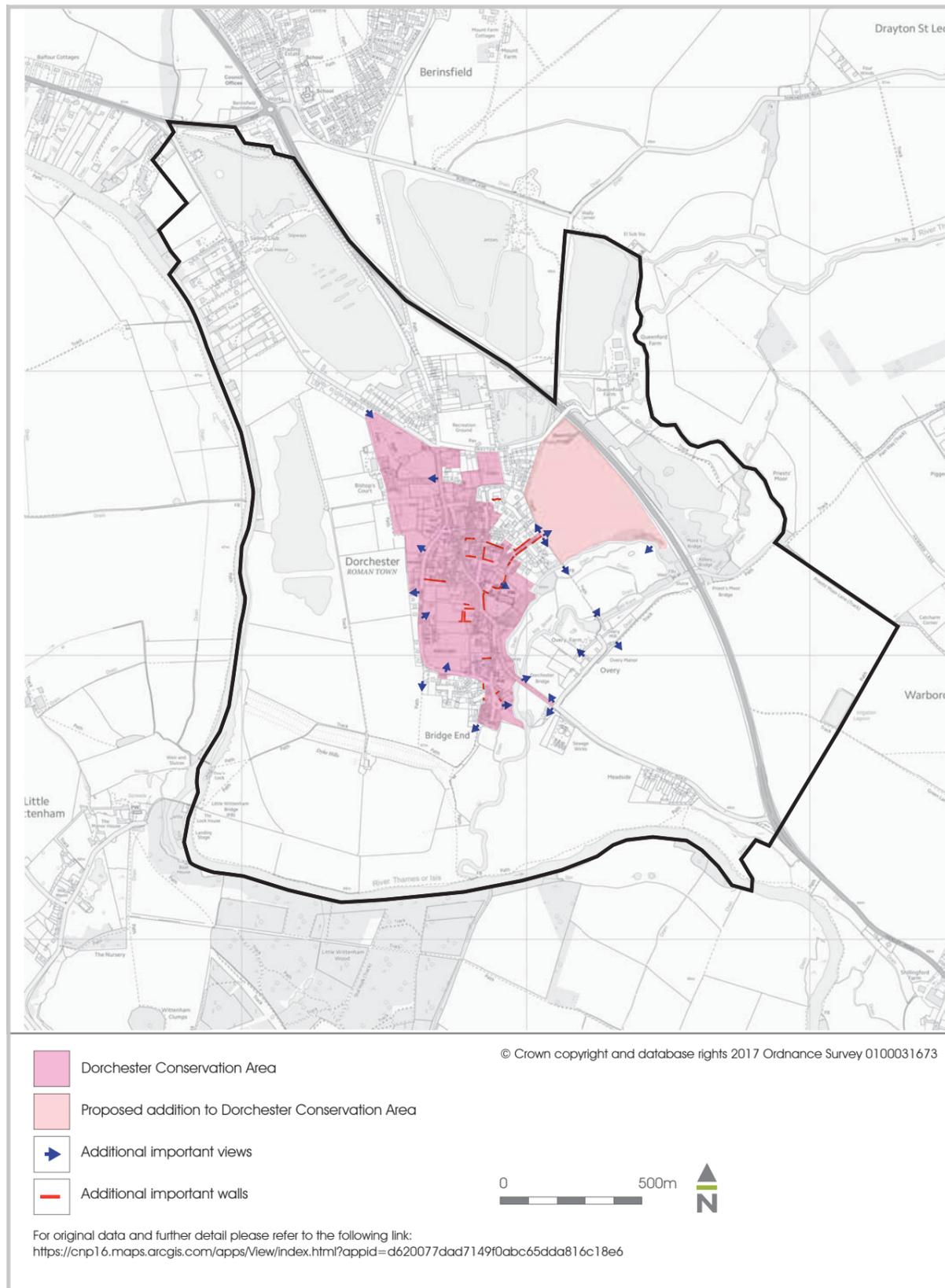
<https://www.dorchester-on-thames.co.uk/ndp/2017/basicconditionsstatement>

#### Neighbourhood Development Plan

<https://www.dorchester-on-thames.co.uk/ndp/2017/adoptedndp>

APPENDIX 1

Map of Dorchester Heritage Area



APPENDIX 1

Schedule of additions and amendments to the appraisal map of the Dorchester Conservation Area

**Buildings of Local Note**

For an explanation of their significance see 4.1.7, 4.1.8 and Appendix 5.

**Important Walls**

For an explanation of their significance see 4.1.7.

**Important Views in, out and around**

The views identified in the character appraisal and map are supplemented by additional views in the following locations (see 4.1.7 and 4.1.8):

**WATLING LANE**

- West side: Views into the open countryside that form the setting of the conservation area.
- East side: View into farmland at the heart of the conservation area.
- South side: View from footpath to Dyke Hills and Wittenham Clumps.  
View across Roman town at the south end of the allotments.

**WITTENHAM LANE**

View across farmland to Dyke Hills.

**BRIDGE END**

View to Old Bridge Meadow and site of medieval bridge.

**CLOISTER GARDEN**

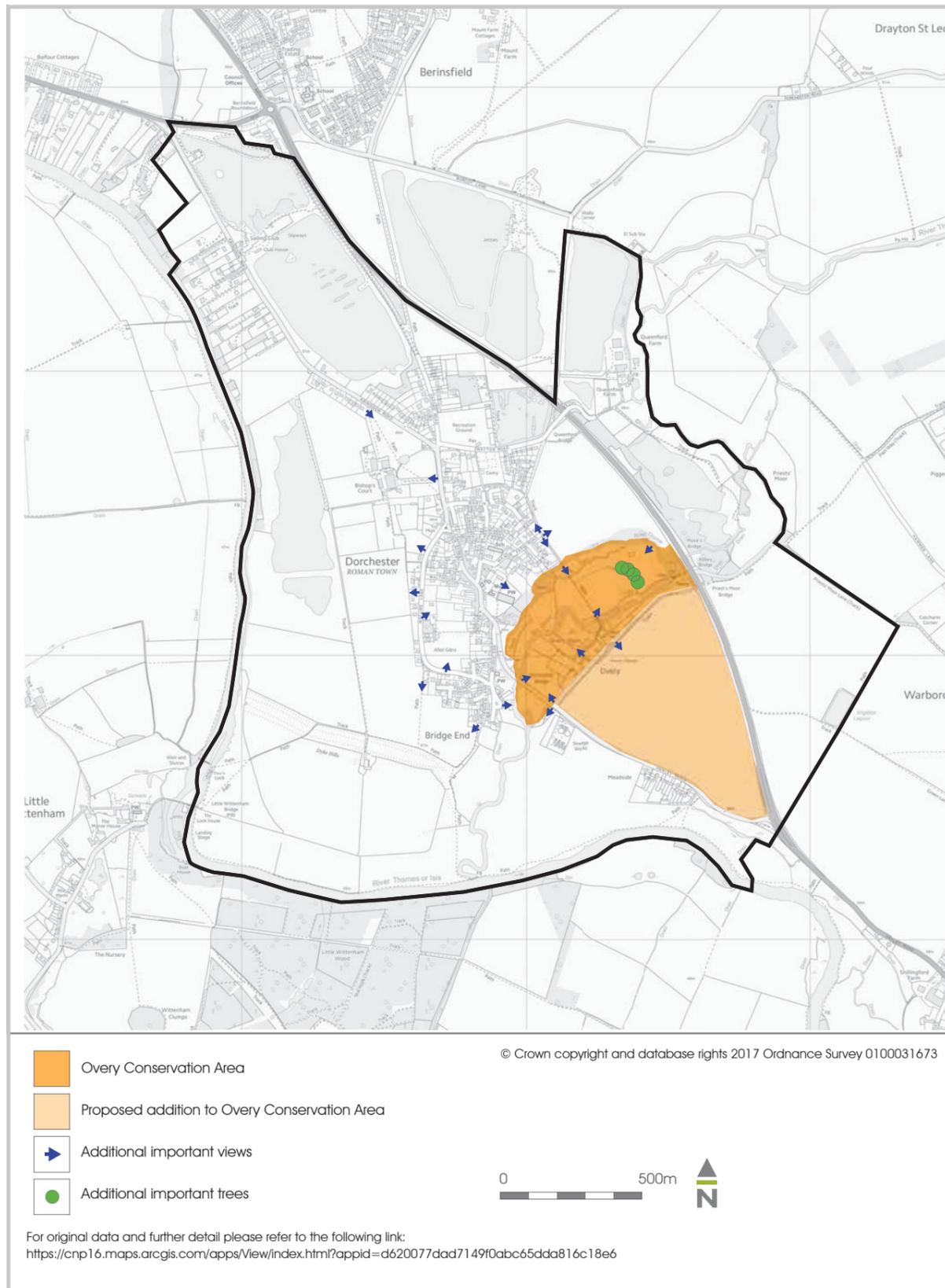
View of the north elevation of the Abbey.

**MANOR FARM ROAD**

View of the green footpaths to north and south and across Demesne Field to the east.

APPENDIX 2

Map of Overy Heritage Area



APPENDIX 2

Schedule of additions and amendments to the appraisal map of Overy Conservation Area

**Important Views In, Out and Around**

Additional views are identified into and across the Hurst Water Meadows, Old Bridge Meadow and the field to the south east of Overy which contribute to the setting for the Abbey, the bridge and the extended Heritage Area. See 4.1.6, 4.1.7 and 4.1.8.

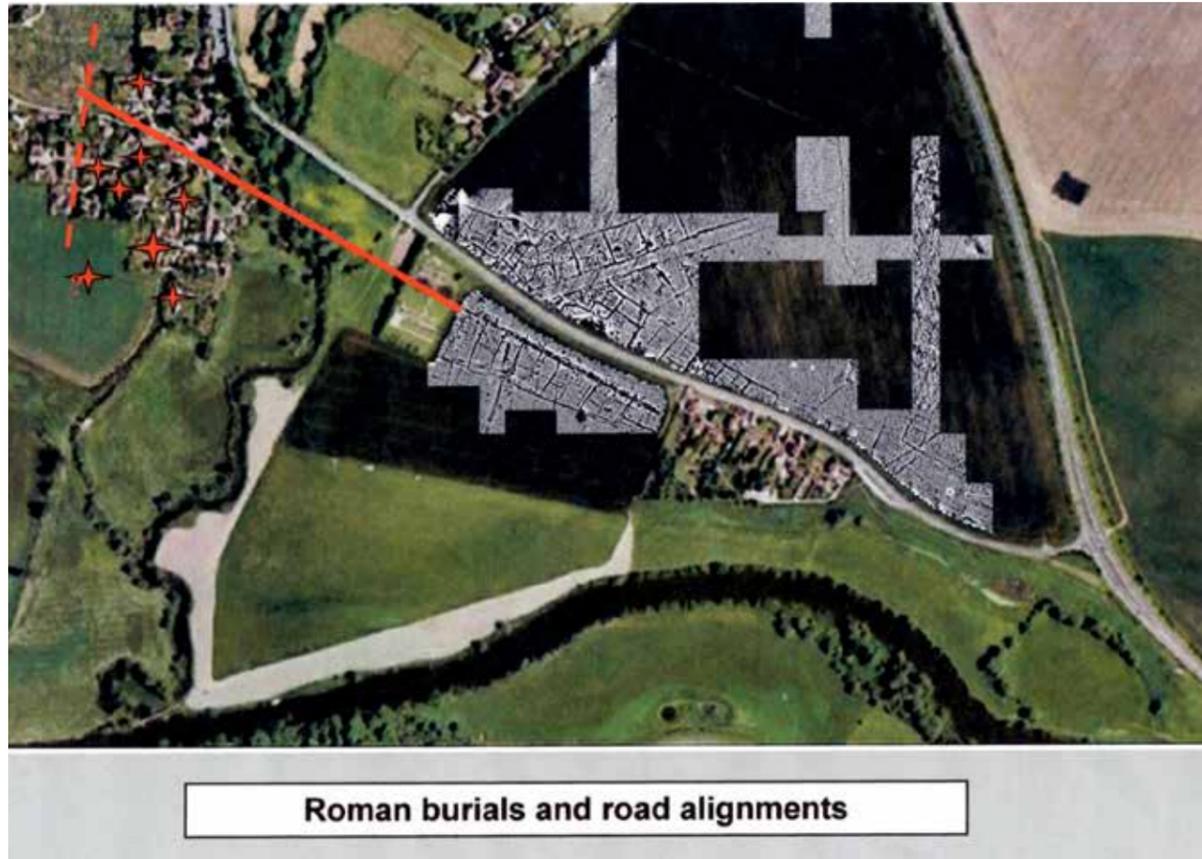
**Important Trees**

The belt of trees which crosses the eastern half of the Hurst Water Meadows and which are a distinctive feature of its character has been added. See 4.1.7.



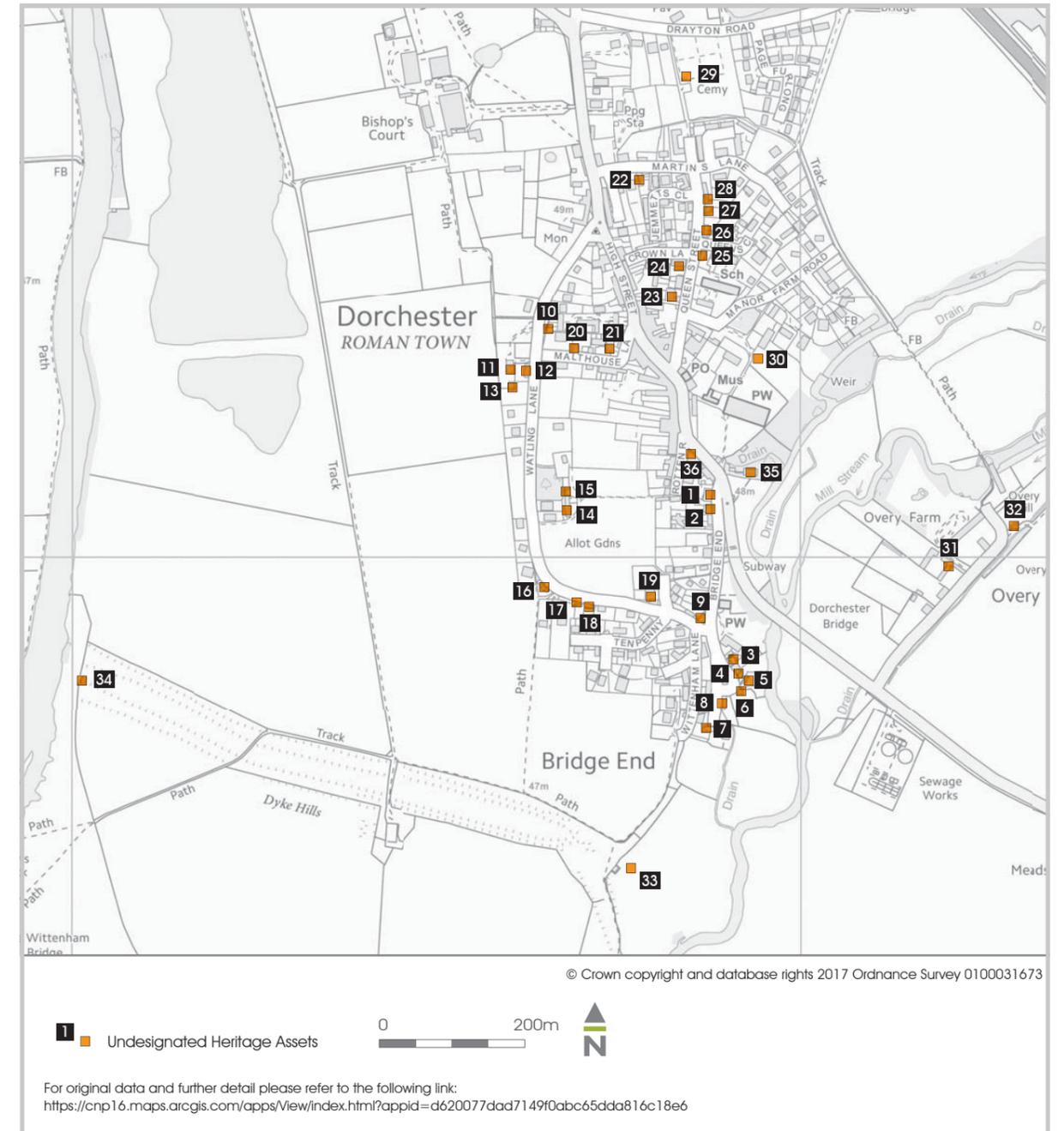
APPENDIX 4

Maps of identified archaeological remains under Demesne Field and to the south east of Overy



APPENDIX 5

Local list of undesignated heritage assets (As identified on the Conservation Area Maps as 'buildings of local note')



## APPENDIX 5

Local list of undesignated heritage assets (As identified on the Conservation Area Maps as 'buildings of local note')

### BRIDGE END

No. on Map	Address	Description/historic details	Justification
1	No 4	House of red brick with yellow brick dressings. Clay tile roof. Attached carriage house with timber doors and a hay loft above.	Dated by inscription 1909. The house originally functioned as a sweet shop and tea room on the ground floor.
2	No 6 The Old Castle	Brick and clay tile with a rendered and timbered upper storey.	Early C20 in an arts & crafts idiom. Former public house for Halls Brewery of Oxford.
3	No 7	Cottage of coursed clunch with a tiled roof.	One and a half storeys high with a central entrance and two dormer windows. Roof possibly original thatched.
4	Plumtree Cottage	Rubble stone with brick dressings and a clay tiled roof. Gable end onto the road.	One and a half storeys high with a single dormer and a later lean-to along the length of the entrance elevation.
5	Loreto Cottage	Loreto Cottage. Partly timber framed with a thatch roof. Gable end onto the road.	One and a half storeys high.
6	No 15	Rubble stone and brick with a clay tile roof. Gable end onto the road.	Rubble stone and brick with a clay tile roof. Gable end onto the road.
<b>All four cottages (numbers 3-6 on map) are of modest size and were probably built on the waste after the demolition of the medieval bridge in 1816.</b>			
7	No 25	Brick with a tiled roof.	Modern rebuild of a cottage that formed part of a terrace with the adjacent timber framed and thatched No 23 (listed). Group value.
8	No 17	The cob single storey building with a slate roof attached to the south of the cottage.	Built as the Primitive Methodist chapel and schoolroom in 1839. Despite its modern windows it is of great importance in understanding nonconformist worship in the village in the C19.
9	No 22	Brick with a slate roof.	Originally only one room deep with a rear outshot. Characteristic of modest C19 labourer's cottage.

## APPENDIX 5

Local list of undesignated heritage assets (As identified on the Conservation Area Maps as 'buildings of local note')

### WATLING LANE

No. on Map	Address	Description/historic details	Justification
10	No 17	Painted brick cottage at right angles to the lane with a slate roof and a central entrance.	Early C19 two storeyed cottage along the roadside waste with later extensions to the rear.
11, 12, 13	Port House	Large detached house of brick set back from the lane with its outbuildings.	A C19 gentleman's house of a distinctive designed architectural character. The cob summerhouse with gothic windows is listed but there are two other outbuildings which contribute to the ensemble – a brick workshop parallel to the lane to the north and a gardener's bothy of brick adjacent to the house.
14	Nos 47-9	Semi-detached pair of brick cottages facing on to the allotments.	Simple two-storeyed C19 workers' cottages.
15	No 51	Rendered and slate roofed cottage adjoining 47-9 above.	A detached two-storeyed cottage with a modest extension.
16	Nos 52-4	Semi-detached pair of brick and tiled cottages parallel to the lane.	C19 workers' cottages. Two storeys with a lean to service area fronting onto the lane and the main aspect facing the open countryside to the south west.
17	No 62	Brick cottage in header bond with a slate roof.	Part of the group of C19 workers' cottages running along the south side of the lane.
18	Peppers Plot	Brick cottage with a slate roof.	C19 with a later extension to the west.
<b>All three groups (numbers 16-18 on map) lie parallel to the lane and were probably built on the roadside waste to provide accommodation for the labouring workforce. They are present on the 1846 Tithe Map as are Nos 47-51 above (numbers 14 and 15 on map). They represent tangible evidence for the provision of ordinary housing in the village at that period.</b>			
19	No 69 The Old Cottage	Brick with some timber and a thatched roof. Parallel to the lane.	One and a half storeys high with a central entrance and a lean-to outshot. Of late C17 or early C18 date and probably the earliest surviving labourer's cottage in the village.

## APPENDIX 5

Local list of undesignated heritage assets (As identified on the Conservation Area Maps as 'buildings of local note')

### MALTHOUSE LANE

No. on Map	Address	Description/historic details	Justification
20	Cob Cottage	Two storeyed cottage of cob with a slate roof parallel to the lane.	Mid C19 cottage providing evidence of the continued use of cob as a building material at that period.
21	Garage to No 3A	Simple cob building with pitched roof and doors in gable end.	C19. The last surviving structure of the forge which originally occupied the yard.

### MARTIN'S LANE

No. on Map	Address	Description/historic details	Justification
22	Jemmetts Row	Brick-built terrace of vitrified headers with a clay tile roof. At right angles to the lane.	C19 terraced housing. The rubble stone gable end fronting the lane shows evidence for the incorporation of an earlier house.

### QUEEN STREET

No. on Map	Address	Description/historic details	Justification
23	Village Hall	Distinctive Gothic building in English Bond brickwork with stone dressings. Gable end to the street with two pointed windows surmounted by a rose window.	Designed by Sir Giles Gilbert Scott as the Girls' and Infants' school and built in 1871.
24	No 11 The Old School	More restrained design in brick with segmental arched windows and a bell cote in the gable end facing the street.	Built in 1896 as the Boys' school. The design reflects the shift from gothic to Queen Anne at the end of the century.
25	No 12	Timber and brick cottage with a clay tile roof.	Probably early C18 with later additions.
26	Nos 14-16	Brick built semi-detached pair of two storeys with vitrified headers and a slate roof.	Indicative of C19 housing away from the medieval High Street of a slightly higher status than the developments in Watling Lane.
27	Nos 18-20	Brick built semi-detached pair of two storeys with a clay tile roof and a central chimney stack.	Part of a group with 14-16 and 22-4.
28	Nos 22-4 Abbey Cottages	Brick-built semi-detached pair with stone dressings and a clay tile roof with decorative ridge tiles. Decorative key stones to the windows.	Dated 1889 by inscription. Part of a group of semi-detached houses with 14-16 and 18-20.

## APPENDIX 5

Local list of undesignated heritage assets (As identified on the Conservation Area Maps as 'buildings of local note')

### CEMETARY

No. on Map	Address	Description/historic details	Justification
29	Cemetery chapel	Gothic stone building with ogee heads to the mullion windows and a central archway with decorative timberwork. Unroofed.	A key building in the C19 social and religious history of the community.

### CLOISTER GARDEN

No. on Map	Address	Description/historic details	Justification
30	Cow Shed	Brick with a clay tile roof and offset door.	C19. Said to have been built to supply fresh milk to the adjacent Rectory.

### OVERY

No. on Map	Address	Description/historic details	Justification
31	Overy Court	Brick-built complex of single storey farm buildings.	C19. Originally associated with the Manor House and the Davey family of progressive farmers.
32	Field barn	South-east of Overy Mill. Weather boarded with a clay tile roof.	C18. Probably originally served the mill.

### DYKE HILLS

No. on Map	Address	Description/historic details	Justification
33 & 34	Two pill boxes	One at either end of the Dyke Hills. Brick and concrete.	Built in response to the invasion scare in World War II, they demonstrate the strategic importance of the confluence of the Thames and the Thames from the Iron Age to the C20.

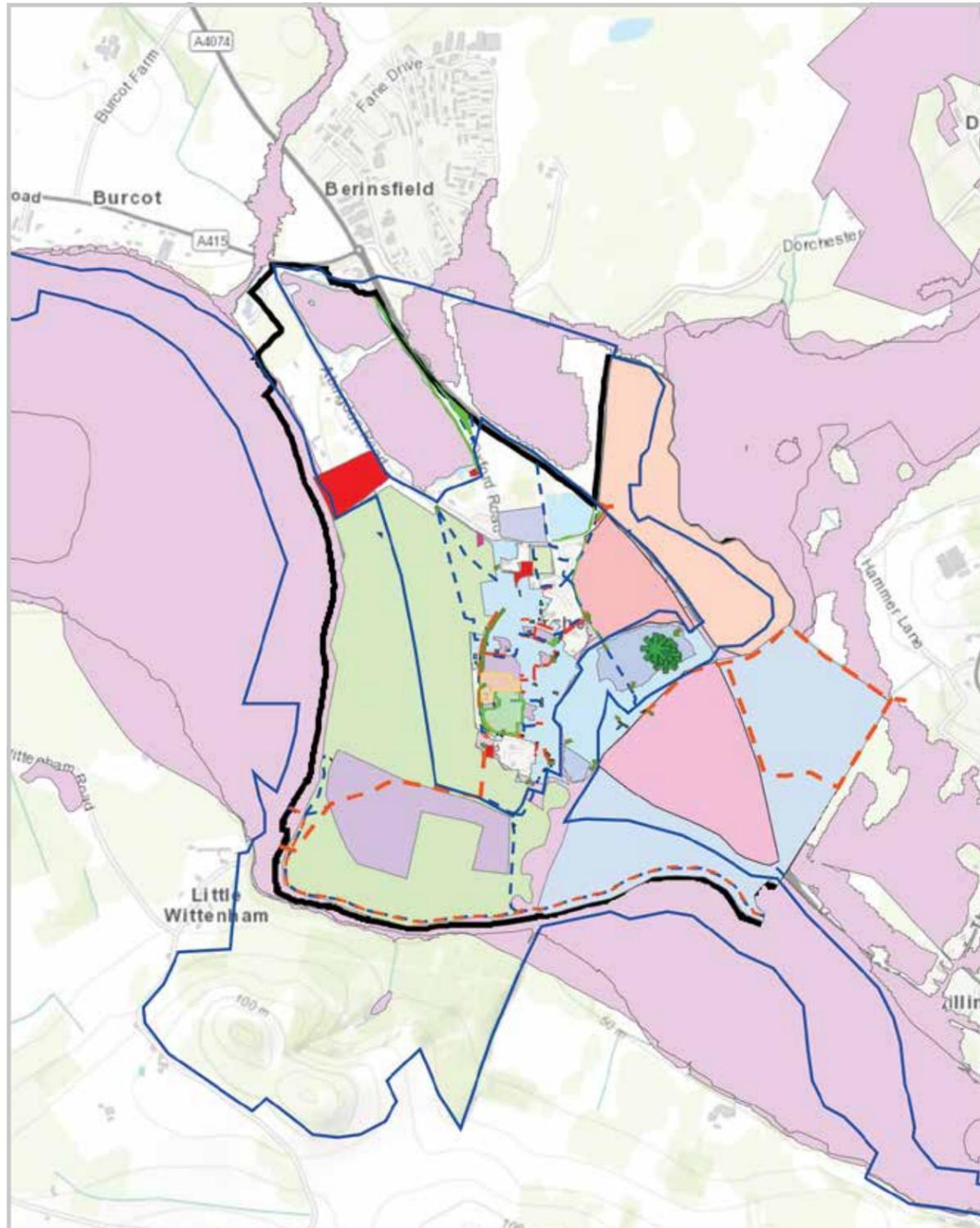
### HIGH STREET

No. on Map	Address	Description/historic details	Justification
35	No 2	Modern movement house and garage. Raised above flood plain on stilts.	Excellent example of 1960s architecture and landscaping. Designed by Feilding & Morrison for their own occupation.
36	No 3	Brick-built butcher's shop and adjacent weather-boarded barn.	Dated by inscription 1860. Terminates view at south end of High Street.

## 8. Digital Maps

For Dorchester-On-Thames Neighbourhood Plan digital map (with layers) see link below:

<https://cnp16.maps.arcgis.com/apps/view/index.html?appid=d620077dad7149f0abc65dda816c18e6>



Thanks to Nicholas Draycott, Chinnor, for online map work and customisation

