

The Baldons

NEIGHBOURHOOD DEVELOPMENT PLAN

Sustainability Appraisal

SUBMISSION DRAFT

January 2018

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1 Purpose of this Report

This site appraisal has been prepared in order to inform our assessment of the relative merits of the identified potential sites. Applicants for individual sites will be required to submit detailed assessments sufficient to support their application in the context of the NP.

The purpose of this Report is to present both the results of our appraisal of the potential sites where the new houses might be built and the policies by which the overall objectives of the BNDP would be realised, in order to ensure that the principles of sustainable development are embodied into all levels of planning policy. To this end, it must be demonstrated how the Baldons NDP will contribute to achieving sustainable development.

A South Oxfordshire District Council screening opinion published 8 June 2016 concluded that at this stage a Strategic Environmental Assessment (SEA) is required for the Baldons NDP given the uncertainty over site allocation, and the potential for effects on important heritage assets. However the opinion also states that this decision can be reviewed when the potential sites for allocation have been identified, and potential environmental effects can be ruled out.

Strategic Environmental Assessment is a requirement of the EC Directive 2001/42/EC (the ‘Directive’) on the assessment of the effects of certain plans and programmes on the environment (Directive). This is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which introduced environmental assessment as a requirement for most planning documents in the UK. A sustainability appraisal is more comprehensive than strategic environmental assessment since it covers the effects of plans on the economy and society, as well as the environment. By undertaking a sustainability appraisal of our plan, we will therefore fulfil the requirements of the SEA Directive.

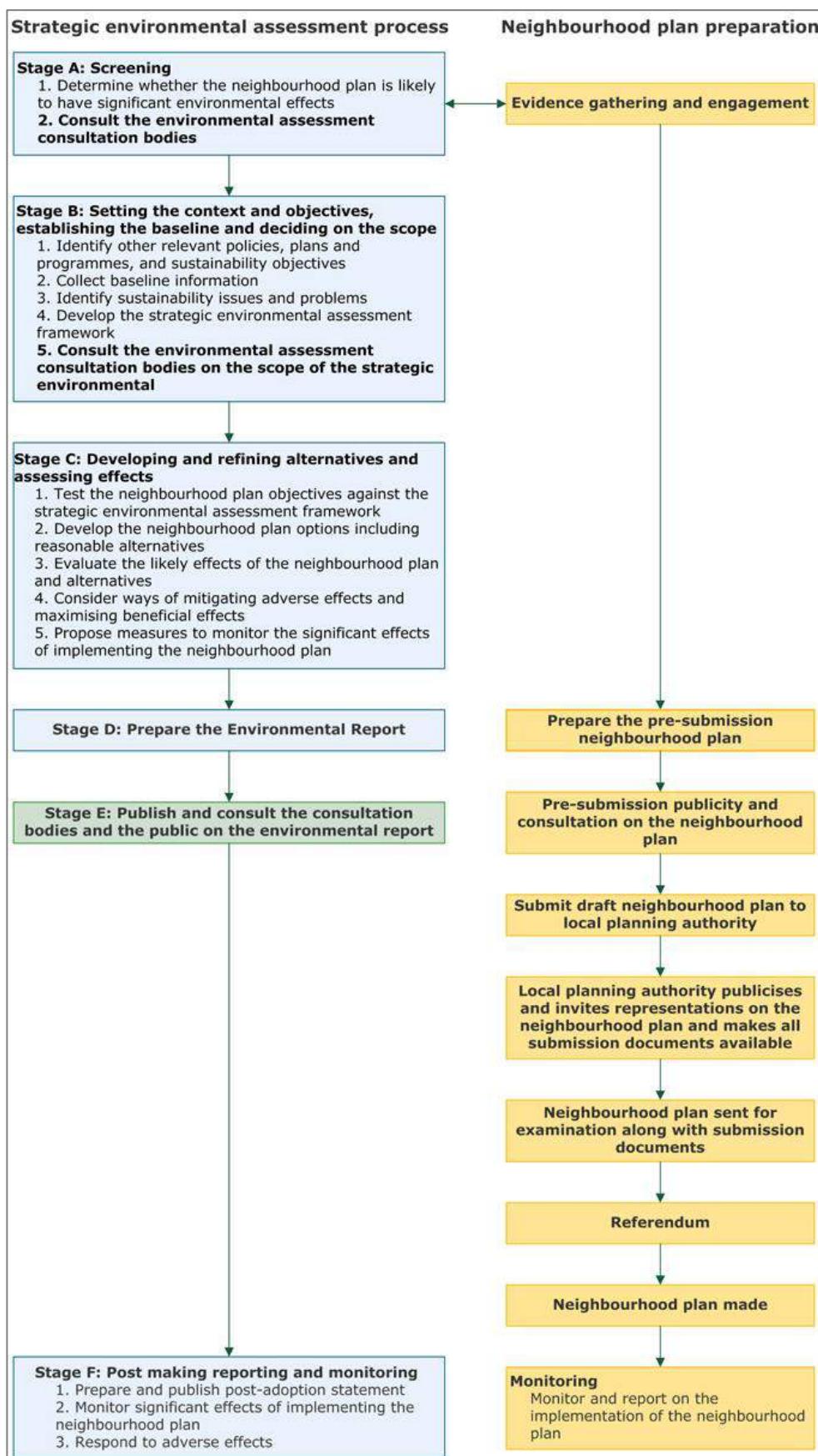
2 Sustainable Appraisal methodology

2.1 Approach to SEA

2.1.1 Stages of Assessment

The steering group decided to carry out the more comprehensive and rigorous Sustainability Appraisal which incorporates all of the requirements for a Strategic Environmental Assessment in order to ensure that the Baldons NDP will contribute to achieving sustainable development.

The National Planning Practice Guidance suggests a five stage (A-E) approach that an NDP should follow in the production of a Strategic Environmental Assessment. These stages can also be applied to a Sustainability Appraisal (SA) which incorporates all of the requirements for a Strategic Environmental Assessment in order to ensure that the Baldons NDP will contribute to achieving sustainable development. The relationship of these five Sustainability Appraisal stages to the stages of the plan preparation is shown in Figure 2.1 below.

Figure 2.1 Five stages of Strategic Environmental Assessment.

2.1.2 Stages A and B

These two stages have been covered in the Scoping Report, which is summarised in Chapter 4 of this Report.

2.1.3 Stage C

This sustainability appraisal covers stage C: Developing and Refining Alternatives and Assessing Effects, as indicated in Table 2.2

Table 2.2: Coverage of Stage steps

Stage C step	SA Report section
C1 Test NP objectives against SA objectives	Table 5.2
C2 Develop NP options including reasonable alternatives	Section 6
C3 Evaluate likely effects	Section 8.3
C4 Mitigation of adverse effects and maximising beneficial effects	Section 8.4
C5 Propose measures to monitor effects of NP implementation	Section 9

Chapter 2 describes the background and process. Chapter 3 documents the relevant policies, plans and programmes (Appendix 1) and draws out the key messages. These form the foundation of the Sustainability Appraisal Framework. Chapter 4 provides a summary of the environmental, social and economic baseline information that is relevant to the Baldons. Chapter 5 describes the sustainability issues and challenges emerging from the policy review and baseline evidence. Chapter 5 also sets out our sustainability objectives and how they will be used to assess the effects of the neighbourhood development plan; including the plan's vision, objectives, policies and the development sites to be allocated.

2.2 Process

2.2.1 Personnel

At the meeting of 14th July 2015 the Baldons Parish Council (BPC), following an informal meeting with Rona Knott from SODC, resolved to go ahead with a Neighbourhood Plan and nominated a working party of Parish Councillors to progress this. Subsequently a draft proposal was presented to the BPC at the next Council meeting (8th September) when the proposal was adopted and it was agreed that it would be distributed to all Baldon residents. In this document residents were asked whether or not they were in favour of the preparation of a Neighbourhood Plan and whether or not they would like to be involved in the Plan preparation. The response was strongly in favour (93 positive response against 7 negative) with 15 residents expressing a wish to participate. These volunteers were invited to an initial meeting at which they agreed to form an Advisory Group.

The personnel are as follows:

Working Group:

- Stephen Dance, Parish Councillor
- Elizabeth Gillespie, Parish and District Councillor
- Laurence Attewill, Parish Councillor and acting as project manager

Advisory Group (all Baldon residents)

- Natasha Eliot
- Peter Cave
- Graham Hilton
- Rachel Fallon
- Stephen Wardell
- Beth McLoughlin
- Ralph Slaney

A grant from SODC enabled us to engage support from Community First Oxfordshire (CFO) and in consequence Fiona Mullins and Tom McCulloch became advisors to the Working Group.

2.2.2 Problems encountered

The BNDP process has run reasonably smoothly since the start but slipped behind the target schedule, which was probably somewhat optimistic. The main problem encountered, other than that of busy people making time to attend meetings and prepare written contributions. Was that of scope. Some time was lost in deciding whether the Plan should include recommendations for housing development on specific sites or whether the selection of such sites could be covered by the later application of a suite of Policies. The steering group members in particular have made significant contributions in research for and writing up the Scoping Document. Help from Community First Oxfordshire facilitated this process.

2.3 Public Engagement

As perhaps is natural in two such small villages, community engagement has been on going and informal. However, there have also been (or will have been by the time we have finished), 5 specific public engagements events, as follows:

1. The residents were invited to vote for or against a Baldons Neighbourhood Plan in a paper, delivered to each household, which described the purpose of a Neighbourhood Plan, its cost and its benefits (October 2015) We received 101 responses, 93 of which were in favour.
2. The views of all residents were sought in a Residents Consultation Paper distributed in February 2016. We received 140 responses, which are summarised in Appendix A1. This consultation was followed by a public meeting in the Seven Stars public house (itself community owned) at which we presented an analysis of the responses received. This meeting was also attended by Charlotte Colyer of SODC.
3. A housing needs survey was conducted by Community First Oxfordshire by a questionnaire distributed to all households. A summary of the responses is presented in Appendix A2.
4. A public meeting held as part of the Baldon Feast in August 2016, in which we called for potential building sites within the Baldons and exhibited:
 - The results of the March consultation
 - The results of the Housing Survey
 - The draft policies by which housing development proposals will be evaluated
 - The criteria by which potential building sites would be assessed

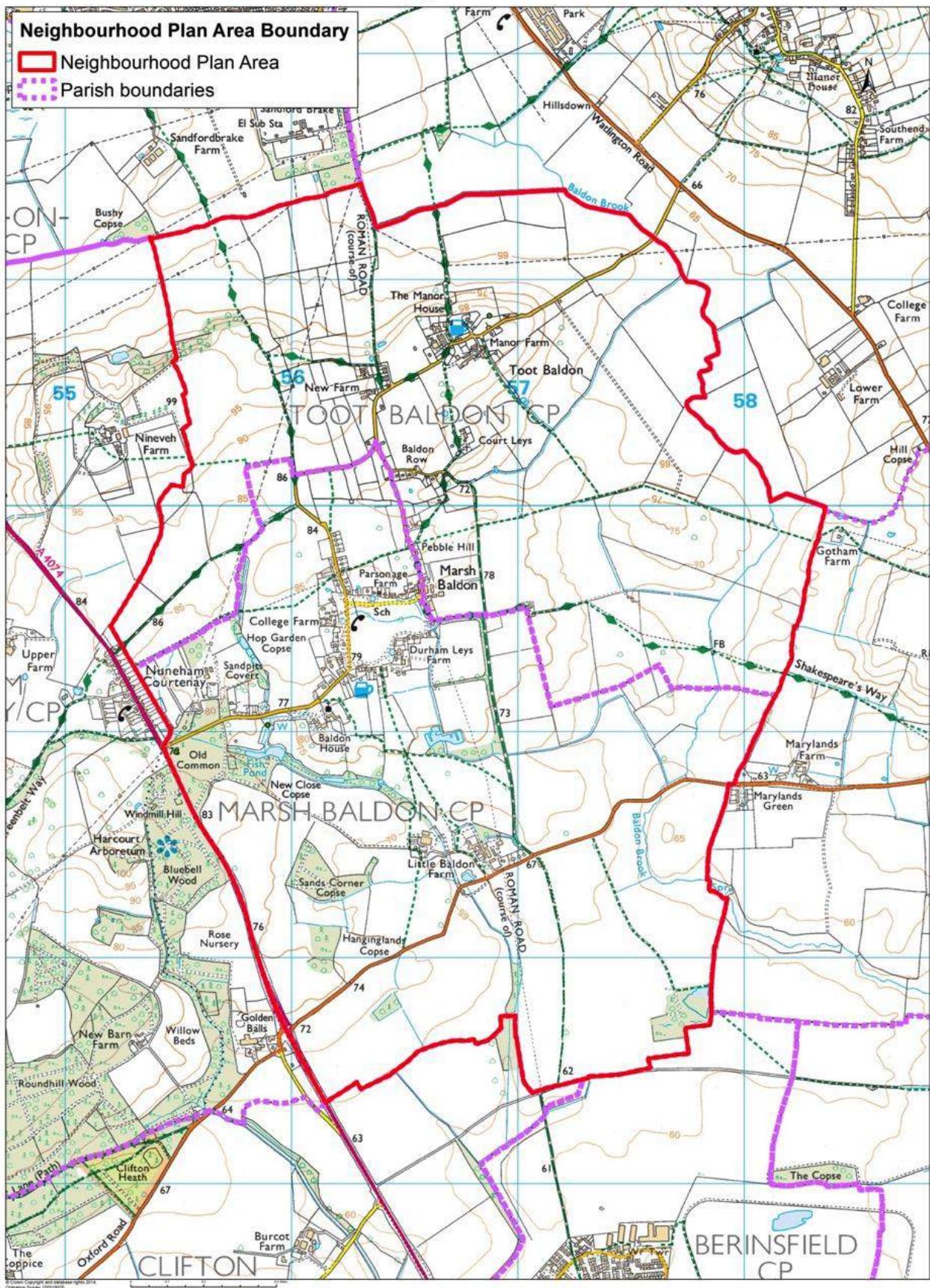
3 The Baldons Neighbourhood Plan

3.1 Background

3.1.1 Plan Area

After careful thought the Baldons Parish Council circulated a proposal for a Neighbourhood Plan to all households in the combined parishes of Toot and Marsh Baldon: the Plan area is shown below. This proposal explained the purpose, benefits and limitations of a plan and invited residents' views: 93 out of 100 responses were in favour of the proposal. On the strength of this the Parish Council decided to proceed with the preparation of a Neighbourhood Plan for the combined parish area, and set as their objective to put a Final Draft plan in front of the entire Parish for approval via a referendum in 2017.

The Baldons Neighbourhood Plan Area



3.1.2 The Parish Plan

The Baldons produced a Parish Plan in 2011 and this Plan, which is complementary to the Neighbourhood Plan provides invaluable background material. The Parish Plan covered the following topics:

- Social facilities and events
- Village services
- Transport: cycling, buses and voluntary schemes
- Community safety
- Young people
- The Church
- Charities
- Communications
- Housing

Since 2011 there has been much activity and some progress, specifically:

- The Marsh Baldon pub, the Seven Stars has been saved from permanent closure by village action and is now community owned
- Plans are being drawn up for the improvement of the Village Hall
- Plans are being drawn up for the re-ordering of St Peters church to enable it to be used more widely as a community facility
- Marsh Baldon School is going from strength to strength under a new Headteacher.
- The parking problems associated with the school have been addressed

The Parish Plan was however essentially an aspirational document seeking to address a wide range of mainly social questions but could not – nor was it originally intended - to tackle developmental issues: this is the remit of the Neighbourhood Plan. It is clear, at both a national and regional level, that more housing is required to accommodate a growing population. The Baldons cannot escape their share of this and neither do they wish to do so. However, it is highly desirable that the Baldons have a say in the extent, the size, the location and the design of new housing so that our priceless heritage – built environment and landscape character as well as our social cohesion – can be preserved.

3.2 Baldons Neighbourhood Plan contents

- 1 Introduction
- 2 The Baldons
- 3 The Baldons Plan vision, Objectives and Challenges
- 4 Development Policies

Appendix A Surveys

Appendix B Baseline Information

Appendix C The Baldons Design Guide

Appendix D Landscape Character Assessment

Appendix E Key Views

The Introduction provides background and information on public consultation and surveys.

Chapter 2 – The Baldons – comprises an overview and a history of the villages together with a character assessment, which provide the basis and justification for the Baldons Design Guide included in Appendix C. It also includes a summary of the landscape character assessment given in full in Appendix D.

Chapter 3 sets out the Plan’s vision: that the Baldons should continue to thrive and provide an outstanding place to live for the present and future generations. This will be achieved by:

- The conservation and enhancement of the Baldons heritage and rural character
- Enabling the sustainable growth of the population
- The encouragement of a mix of size and style of housing
- The maintenance and improvement of community facilities
- The protection and enhancement of environmental assets, particularly the Green

The sustainability issues and challenges were based on a SWOT analysis and are summarised as follows:

- The preservation of the village character, biodiversity and heritage
- The preservation of the landscape character
- The necessity to provide additional housing
- The importance of supporting business and employment

The sustainability objectives that arise from the identification of the issues and challenges are:

- All new housing must be conceived designed and built so as to respect and if possible enhance the landscape and village character of the Baldons.

Chapter 4 describes the development policies by which the Plan objectives will be achieved.

3.3 Plan objectives

The objectives of the Baldons Neighbourhood Plan are to develop policies that will enable us to:

1. Meet the housing needs identified in the Housing Needs Survey carried out by Community First Oxfordshire and the increase in housing that is likely to be required of the Baldons in the SODC emerging Local Plan.
2. Preserve and if possible enhance the character of the Baldons.

At present, it seems likely that the Baldons, as a small community will be required to accept a 5 - 10% increase in its housing stock, which would amount to 9 - 17 new houses, which is more than the housing need identified by Community First. Moreover, in the public consultation carried out in February and March 2016, the Baldon residents clearly indicated their willingness to accept or welcome of up to about 15 new houses in the three settlements comprising the Baldons during the currency of the Baldons Neighbourhood Plan. The public consultation also revealed the following strongly held views:

1. At least 9 new houses
2. All new houses to be built within the existing built up area
3. Houses to be built singly or in small clusters
4. Houses to be modest in size – 2 or 3 bedrooms and built in terraces or as semi-detached buildings

The objectives of the Plan are therefore:

1. To identify sites suitable for the construction of up to approximately 15 houses, an increase in the overall present housing stock of 9%
2. To restrict new houses to sites within the present built up area, with no further expansion in the surrounding countryside
3. To require that new housing should comprise small houses
4. To require that the design of new houses should conform to a the Baldons Design Guide

3.4 Other relevant plans, programmes and environmental objectives

Documents assessed in the review of the Policy Context are available in Appendix 1 of the Scoping Report.

An analysis of the Baldon Neighbourhood Plan's relationship with other relevant plans, programmes and objectives has been carried out in accordance with the requirements of the SEA Regulations and associated guidance. The relevance of other documents to the Neighbourhood Plan was determined by the area potentially affected by the Neighbourhood Plan and the provision of objectives relating to sustainability and issues that may be affected by the plan. SODC has already reviewed a number of international, national, regional and local level plans, programmes and environmental objectives as part of the SA of the adopted South Oxfordshire Core Strategy (2012), so these are not re-examined here.

The most relevant local documents to the Baldons Neighbourhood Plan are considered to be the saved policies of the South Oxfordshire Local Plan 2011 (January 2006), South Oxfordshire Core Strategy (2012), South Oxfordshire Local Plan 2032, the South Oxfordshire Sustainable Community Strategy 2009-2026 and the South Oxfordshire Green Infrastructure Strategy (2011). Key points arising from the review of these documents are that the Baldons Neighbourhood Plan should aim to:

- Protect the special character and landscape setting of the Oxford Green Belt
- Support the character, vitality and distinctiveness of the combined parishes
- Enhance and manage the quality of the built, historic and natural environment
- Provide for high quality, sustainable housing development that respects the scale of existing settlements within the parish and caters for residents' needs
- Ensure all new development is well designed, respects local character and fosters a sense of community and safety
- Improve the quality of, and access to, public open and green spaces and support facilities that keep the community strong
- Ensure new development is built to the highest viable standards in terms of water and energy efficiency, waste management and sustainable construction measures
- Ensure new development is accompanied by the necessary access and transport infrastructure and encourage adequate provision for parking

4 Relevant Aspects of the Environment

4.1 Present Situation

4.1.1 Scoping report contents

The Scoping Report, available in full on the Baldons website (www.baldons.org.uk) comprises

- Chapter 1: Introduction
- Chapter 2: Policy context
- Chapter 3: Baseline Assessment
- Chapter 4: Sustainability Issues and Challenges
- Chapter 5: Sustainability Appraisal Framework

Appendix 1: List of relevant plans and programmes

Appendix 2: Policy context, baseline evidence and sustainability issues

Appendix 3; Conservation Areas and Listed Buildings

Appendix 4: Landscape Maps

The Baseline Assessment is reproduced in Appendix 2 of this Report.

4.1.2 Scoping Report Summary

Following the Introduction, The Scoping Report identifies the Policy context and the issues relevant to the Baldons that had to be considered to meet SEA requirements. This, together with a consideration of the key messages emanating from the main relevant plans and policies lead to the assembling of data for the Baseline survey in Chapter3. From this we were able to identify the sustainability issues and assemble a SA framework in Chapters 4 and 5.

4.1.3 Key findings of the Baseline assessment of the

The key findings of the scoping report in relation to the present environment of the Baldons are as follows:

Biodiversity, Flora and Fauna

The landscape of the parishes of Marsh and Toot Baldon are described as follows:

- the south and west of the parishes as Wooded Estatelands
- the main residential areas of the villages described as Lowland Village Farmland
- the east and north the landscape is described as Alluvial Lowland
- the south-eastern corner is described as Vale Farmland.

The quality of the agricultural land varies from very good in the west and the south of the area to poor along its eastern boundary. The predominant land use is arable farmland with woodland areas. As a result the entire area is designated as important habitat for farmland and grassland birds, notably Corn Bunting, Yellow Wagtail, Lapwing, Redshank and Stone Partridge.

Population and Housing

The population of the Baldons in the 2011 census was 458, with 28% under the age of 18 (higher than the SODC average) and 18% over the age of 65 (similar to the SODC average). There was a total of 176 houses mostly owner occupied, with considerably fewer houses in the lower tax bands than the SODC average.

Economy and Employment

The Baldons has a predominantly rural economy with 3 main farms with many smaller holdings turned over to agriculture or related uses. The surrounding land is actively farmed with a mixture of arable (predominantly cereal crops and oilseed rape) and beef cattle. Changes in farming practice have resulted in reduced direct employment in farming and the change in some land uses – for example to stabling and pasture for horses and other recreational uses such as caravanning. These changes have also resulted in the development and conversion of farm buildings for commercial use.

Most residents work outside the villages and travel to work in Oxford, Reading, Didcot, Swindon or London. The majority of people in employment drive to work (c. 70% ONS data) with an average distance to work on c 14-16 kilometres. There is a significant number (c.20-25% ONS data) working mainly from home.

Physical Environment

- Soils covering most of the Plan area are free draining slightly acidic sandy soil derived from the limestones and calcareous sandstones of the Portland Group. By contrast in the north and west fringes of the area the soil is a richer loam derived from the Kimmeridge clay formation. The latter soil has better moisture retention characteristics and is rather more fertile than the sandy soil covering the bulk of the area
- The only area of flood risk within the Baldon parishes is associated with Baldon Brook which forms the eastern boundary of the Plan area and which is uninhabited,

Material Assets

The Baldons parishes comprise three settlements: Marsh Baldon, Toot Baldon and Little Baldon, situated Thy situated about 5 miles south of Oxford and half a mile to the east of Nuneham Courtenay which is on the A4074 (Oxford to Reading road). The general settlement layout of buildings has remained recognisably similar since the 13th and 14th centuries. The 24-acre Green is the geographical centre of Marsh Baldon but there is no formal structure to the layout of roads and buildings. With few exceptions, the present layout has remained largely unchanged for nearly two hundred years.

Most of the development since 1900 comprises: Little Baldon farm and buildings, the Wilmots area west of Toot (with Hillfield and New farms), some post-war houses in the Croft, some houses and an office building in Baldon Lane.

Apart from farm buildings and the one new office building, the general character of the building stock is of residential properties, mostly single-family dwellings (some semi-detached). There are no housing estates, no apartment blocks and no mobile home sites. Modern farm sheds aside, there are few large buildings – the largest being Baldon House plus the two churches and their vicarages – and the overall scale of development is modest with an open and spacious feel everywhere. In landscape terms, there are neither high nor dominant buildings: the architecture and vernacular are quiet and understated. There are few enclosed or intimate spaces; conversely, there are many long views into the open surrounding countryside.

There are historic buildings throughout the Baldons, including 55 Listed Buildings, and there are Conservation Areas in Marsh Baldon and Toot Baldon. Important buildings from an historical and architectural heritage viewpoint include:

- St Lawrence's Church & St Peter's Church
- The Manor, Court Farm and Barn Court on Toot Baldon
- Baldon House: its outbuildings, stables and landscape features
- Many fine 16th, 17th & 18th century timber-frame and stone houses and cottages

Archaeology

The basic physical structure of the landscape has had a strong influence on patterns of human occupation and activity across South Oxfordshire. Slope, elevation and the supply of water have influenced the selection of sites for settlement.

Evidence of pre-historic settlement is sparse in the region. Favoured sites tend to be on the Thames side terraced gravels, the open Chiltern chalklands and the Corallian limestones and sands of the Oxford Heights. The Icknield way was a pre-historic thoroughfare and would have provided a focus for early settlement. Prehistoric impact on landscape would have been mostly seen in forest clearance, initially in high ground but as iron became available extending down to heavier lowland soils using ploughshares.

There is some spasmodic evidence of pre-historic activity in the Baldons area Palaeolithic Axe Heads were found in 1941 at SU577 977 and a possible ditch on land adjoining the Seven Stars.

There is little evidence of actual settlement in the Baldons at this time, although the Oxfordshire Historic Environment Record indicates [2] possible sites: an undated prehistoric enclosure (PRN 8561) at Marsh Baldon grid reference SU 560 978; and an unconfirmed Bronze age ring ditch (PRN 12588) at grid reference SP 5223 0776.

It seems likely that by the time of the Roman Invasion the area would have been in the hands of that enigmatic tribe the Catuvellauni, which occupied much of the central part of England and were probably the main resistance to Julius Caesar in the first invasion.

Dorchester on Thames was a major settlement at that time and the advent of the Romans brought huge changes to the whole region – creating an integrated pattern of new settlements, roads, farming estates and kilns for the manufacture of pottery. One such road passes through the Baldons as it ran from modern day Dorchester to Alchester (just south of Bicester).

There appears to be no evidence of Roman settlement in the Baldons (although we might like to imagine some weary legionnaires breaking off their march for a pot of well-earned ale at this spot) Coins were found at SU558 993. There must, however, have been trade in the area as Marsh Baldon was the location of at least two potteries that were making the range of red-slipped wares for which the Oxfordshire potteries in the area were renowned in the 3rd and 4th centuries AD. The locations were in the area known as Daglands, to the north of Baldon Lane and in farmland on the line of the current main road to Oxford, adjacent to Golden Balls roundabout [Historic Monument].

There is record of a linear boundary bank possibly dating from the Roman/Dark Ages and potentially delineating village boundaries of that time; An extract from the record is set out below:

HER Number: 4420

Road alignment called Flitway before 1713. N-S course very close to postulated Roman road (PRN 8923) and may be identical with it.

Bank and ditch on west side along Ashen Copse, turning sharp left to Marsh Baldon green at SU 56859950. Emery suggests this may be an early boundary dividing Baldon into the 4 quadrants, Marsh, Toot, St Lawrence and Little Baldon

The Saxon and later history of the Baldons is reasonably well recorded, particularly in the Victoria History of the Counties of England, which is not reproduced here. The best historical map record dates from c1740 and is in the library of Queens College, Oxford. This shows the Marsh Baldon Green and the named fields (pre-enclosure) between Daglands (west), Garsington (North and east), Baldon Brook (East) and Dorchester Field (probably Little Baldon – South). Individual houses (and in some cases their owners/occupants) are also shown.

It is worth noting that the medieval Village of Little Baldon has been deserted and nothing visible now remains of it.

Cultural Heritage

Toot Baldon is probably the earliest settlement dating back to Anglo-Saxon times, although a Roman Road passes through the parishes and Roman pottery and coins have been found. The Anglo-Saxons liked to settle on high ground and reference can be found to “Bealda’s Hill”, while Toot is the Saxon word for a look-out. A good water supply and fertile soil would have encouraged this early habitation.

The Domesday Book refers to Baldedone but does not differentiate between the various hamlets, which shared a common field system with strip farming. However, there were already seven different estates and there is little doubt that the four hamlets Toot Baldon, Marsh Baldon, Baldon St. Lawrence and Little Baldon named in 13th Century documents were already in existence at the time of Domesday.

It is possible that there were Anglo-Saxon chapels both at Toot and at Marsh Baldon but the first clear reference to a Baldon church (probably St Lawrence’s) is in a Papal Bull of 1163.

Landscape

The Neighbourhood Plan Area is associated with a low ridge of limestone hills to the south of Oxford which overlook the low clay vales to the north, east and south. The high ground within the Study Area runs from Nineveh Farm in the west, to Toot Baldon in the east. The land slopes away sharply to the north towards Oxford, and more gently to the south and east, where it drains to Baldon Brook in the east. Toot Baldon is located on the high ground to the north-east of the Neighbourhood Plan Area, whereas Marsh Baldon is located on the flat ridge top and gentle southern slopes, with Little Baldon to the south of the Neighbourhood Plan Area at the foot of the hill.

The landscape surrounding the villages is large scale and predominantly arable. The internal fieldscapes of the villages and their immediate surroundings are fields in pasture, frequently horse paddocks, with a high degree of enclosure. These fields in pasture are smaller scale than the arable fields, which are large, open and expansive.

Conclusion

This evidence, taken together with the policy context set out in Chapter 2, led to a SWOT analysis from which the sustainability issues and challenges were derived in Chapter 4.

4.2 Likely impacts to the Environment without the Plan

4.2.1 Impacts in the absence of the Plan

In the absence of the implementation of the Plan, the following impacts are likely:

- A piecemeal approach to the provision of additional housing in the Baldons would not necessarily result in houses being built on the most suitable sites. This would tend to increase the negative impact on biodiversity, landscape and village character
- The current trend of the building of large houses would continue and this would result in the need for more development sites than would be otherwise required. This could lead to the extension of the present built up area leading to backland and/or ribbon development and it could result in unsympathetic forms of development such as backland and/or ribbon development, which are harmful to the village character.
- The construction of more large houses would exacerbate the present high proportion of houses in the higher council tax brackets and would be unaffordable to many young and first time house buyers.
- An increased risk of the locally distinctive character of the villages being eroded in the absence of the Baldons Design Guide.

4.2.2 The environmental characteristics of the areas likely to be significantly affected.

Because the entire Plan area is in the Oxford Green Belt, all the potential sites lie in the Green Belt. There are no Special Areas of Conservation (SACs) within 5km of the Baldons Neighbourhood Development Plan. The Baldons NDP is unlikely to have significant effects on significant populations of protected species.

The environmental characteristics of the areas likely to be affected are summarised as follows:

- Biodiversity: there are no protected sites within the Baldons Plan area. However, the Scoping Report has identified a range of biodiversity issues - the importance of protecting the habitat of farmland and grassland birds and areas of woodland and traditional orchards - which could be affected by future development.
- Village character: The Village Character Assessment provides a contextual analysis of the built up area.
- Heritage: there are two conservation areas and 55 listed buildings within the Plan area which constrains to a certain degree, future development. There are no archaeological sites in the Plan area.
- Physical Environment: Baldon brook is shown as a flood zone but is situated over a kilometre from the built-up area.

Landscape: there are no designated areas within the Plan area but the Landscape Character Assessment divides the landscape of the Plan Area into areas of common landscape character, listing the key landscape characteristics visual sensitivities of each area both in terms of character and visibility. In its assessment, it highlights areas of the Plan Area which are sensitive and where future development would be inappropriate.

4.3 Consultation

4.3.1 Statutory Consultees

The draft Sustainability Appraisal Scoping Report was produced in September 2016 and the Environment Agency, Nature England and Historic England, as statutory consultees were invited to comment.

Neighbouring parish councils: Nuneham Courtenay, Garsington and Berinsfield were also invited to comment.

4.3.2 Comments received

Natural England

- Baseline Evidence: reference to Agricultural Land Classification should be included
- Sustainability Issues and Challenges: this section should include the possibility of restoration and enhancement of biodiversity in the Baldons and the issues of public access to nature
- Sustainability Objectives: should include the objective of avoiding the loss of the best and most versatile agricultural land.

Historic England

- Baseline Evidence: should include a review of the Baldons archaeological heritage identifying previous records of archaeological remains.

All the comments received from Nature England and Historic England have been accepted and taken on board during the preparation of this Sustainability Appraisal and the Baldons Neighbourhood Plan.

5 Sustainability and Plan objectives

5.1 Sustainability Issues and Objectives

The sustainability issues were reviewed using the broad Sustainability Objectives set out in the Sustainability Appraisal Report of the South Oxfordshire Local Plan 2032 as a starting point.

The Baldons sustainability objectives are based on the District Council objectives. The relevant District level objectives have been selected and adapted, by SWOT analysis, in order to reflect the sustainability challenges for the Baldons that are identified in the scoping report. The selected and amended objectives are as follows:

1. Housing: help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure.
2. Health and well-being: to maintain and improve people's health, well-being, and community cohesion and support voluntary, community and faith groups.
3. Landscape: to preserve the character of the villages in the natural landscape
4. Environmental protection: to reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.
5. Travel: to improve travel choice and accessibility and minimise the length and duration of car journeys.
6. Biodiversity: to conserve and enhance biodiversity.
7. Landuse: to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance and biodiversity.
8. Heritage: to conserve and enhance the villages' character and historic environment and to respect local distinctiveness by sensitive siting and building design and specification.
9. Climate change: to seek to address the causes and effects of climate change by:
 - a) securing sustainable building practices which conserve energy, water resources and materials.
 - b) protecting, enhancing and improving our water supply where possible.
 - c) maximizing the proportion of energy generated from renewable sources.
 - d) ensuring that the design and location of new development is resilient to the effects of climate change.
10. Economy: to assist in the development of a thriving economy, particularly small firms that maintain and enhance the rural economy.

The relationship between the sustainability issues and challenges and the Sustainability Objectives listed above are summarised in Table 5.1

Table 5.1: Sustainability Issues and Objectives

The Baldons NP sustainability issues and challenges (from section 4.1)	Proposed sustainability objectives
Environmental	
- Sustainability	4. Environment 9. Climate change
- Biodiversity	4. Environment 6. Biodiversity
- Heritage & Conservation areas	3. Landscape 7. Landuse 8. Heritage
Social	
- Housing	1. Housing
- Social cohesion	2. Health and well being
- Baldons identity	3. Landscape 7 Landuse
- Quality of design	8. Heritage
- Traffic and road safety	5. Travel
- Drainage	1. Housing
Economic	7. Landuse

5.2 Compatibility between Sustainability and Plan objectives

5.2.1 Results

The level of compatibility between the Sustainability and Neighbourhood Plan objectives are summarised in Table 5.2

Table 5.2: Summary of compatibility of NP objectives against SA objectives

Sustainability Objectives	Baldons Neighbourhood Plan Objectives	
	1	2
1 Housing	compatible	compatible
2 Health & well being	compatible	compatible
3 Landscape	partial compatibility	compatible
4 Environmental Protection	compatible	compatible
5 Travel	not compatible	No links
6 Biodiversity	partial compatibility	No links
7 Landuse	partial compatibility	compatible
8 Heritage	partial compatibility	compatible
9 Climate Change	partial compatibility	No links
10 Economy	compatible	No links

NP objective 1 – the construction of at least 15 new houses – is fully compatible with sustainability objectives 1,2,4 and 10 and partially compatible with objectives 3,6,7,8 and 9. It is not compatible with objective 5. The aim of this report is therefore to ensure that NP objective 1 is achieved with the minimum adverse impact on the physical environment.

5.2.2 Discussion

1. Housing: clearly the NP objective of supporting the provision of 15 new houses is compatible with this sustainability objective as it contributes to an increase in the number of houses available in the village. The selection of appropriate sites ensures that the NP objective 2 of preserving the character of the Baldons is not necessarily jeopardised by building more homes.
2. Health and Wellbeing: the provision of well-designed and well-constructed houses, sensitively sited in sites within the built-up area is compatible with this sustainability objective. Furthermore, a modest increase in the Baldons population will help ensure social cohesion and the viability of communal activities.
3. Landscape: the construction of additional houses has the potential for damaging the landscape but this can be minimised or even avoided by careful siting and design. Clearly there is full compatibility between this sustainability objective and the NP objective 2.
4. Environmental Protection: the NP objectives are fully compatible with the sustainability objective of minimising harm to the environment.
5. Travel: unfortunately, in the absence of any public transport in the Baldons, the NP objectives are necessarily incompatible with this sustainability objective.
6. Biodiversity: the construction of additional houses has the potential for damaging the landscape but this can be minimised or even avoided by careful siting and design. Obviously, there is full compatibility between this sustainability objective and the NP objective 2.
7. Landuse: with sensitive and careful siting, the provision up to 15 new houses can be compatible with this sustainability objective
8. Heritage: as with Landuse, with sensitive and careful siting, the provision up to 15 new houses can be compatible with this sustainability objective
9. Climate change: the construction of new houses will inevitably result in net carbon emissions although this can be minimised by appropriate design and the construction of small and modest houses.
10. Economy: additional houses will help boost the local economy so the NP objective is compatible with the sustainability objective. With regards to NP objective 2, retaining the character and attractiveness of the area will have positive economic effects.

6 Site Appraisal

6.1 Introduction

There are only two possible alternative options for delivering the objectives described above:

1. Building the houses in one or two larger developments outside the present built up area
2. Building either single or small clusters of houses on infill sites within the present built up area

Green Belt constraints preclude the first option so that infill within the built-up area of the three settlements is the only option that can be taken forward. Within this infill option there are however two options:

- 1 Concentration of all the development sites within one of the three settlement boundaries: Toot Baldon's, Marsh Baldon's, or Little Baldon's.
- 2 Distribution of the development sites within all three settlements selected according to the suitability of each particular site.

Because there are no infill sites within any of the three settlements large enough to accommodate the required development option 2 is necessarily the only practicable option. It is also, in terms of village character, landscape and heritage, the more attractive.

6.2 Potential development sites

There are a considerable number of potential building sites within the Baldons, and as a starting point the public were invited to nominate sites by placing yellow stickers on a large-scale map of the Plan area as part of a public consultation staged at the Baldon Feast in August 2016. This provided the basis for establishing a more refined long list of potential sites that is shown in Figures 6.1, 6.2, 6.3 and 6.4 for Toot Baldon, Baldon Row, Marsh Baldon and Little Baldon respectively:

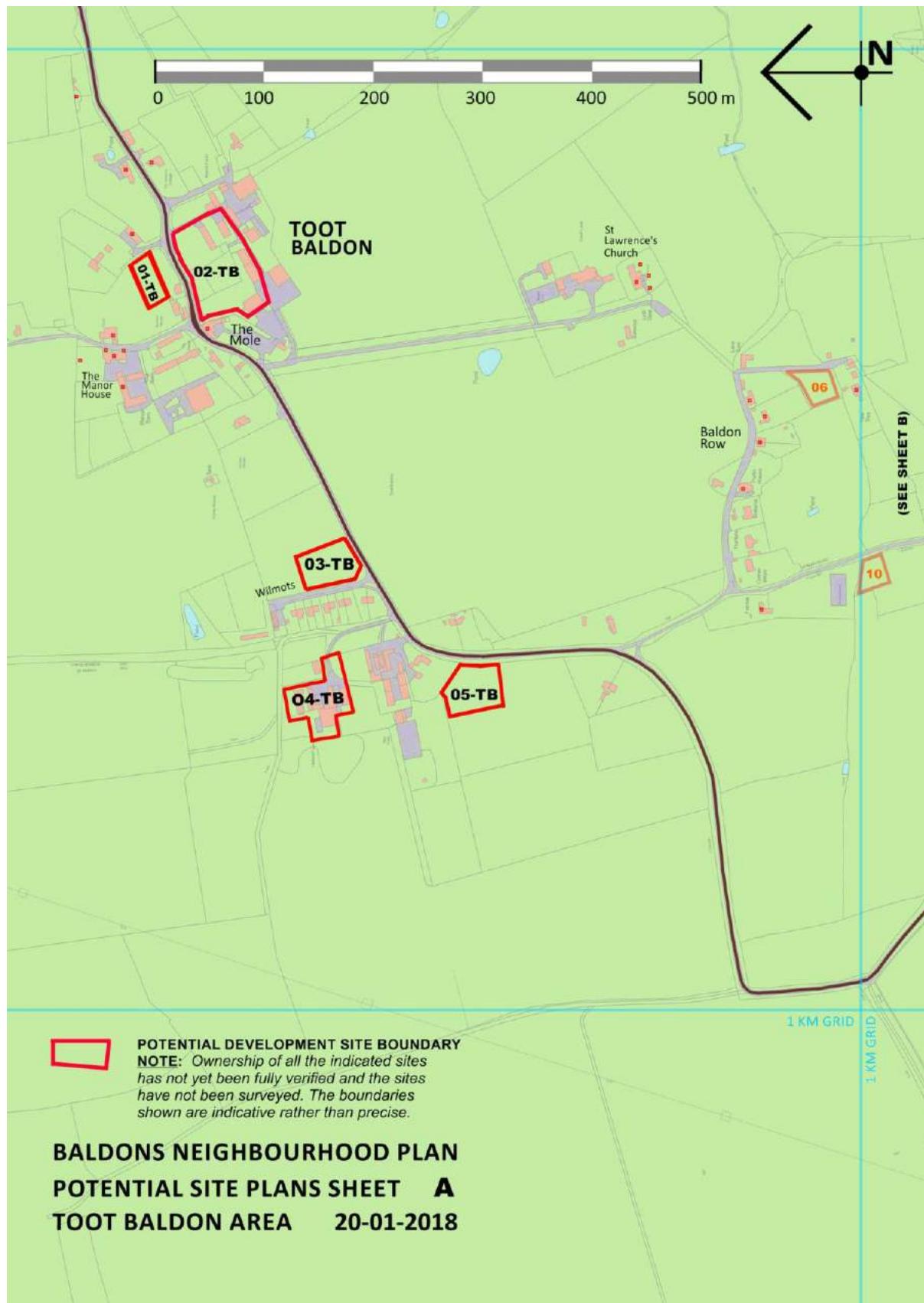


Figure 6.1 Potential Development Sites – Sheet A (Toot Baldon Area)

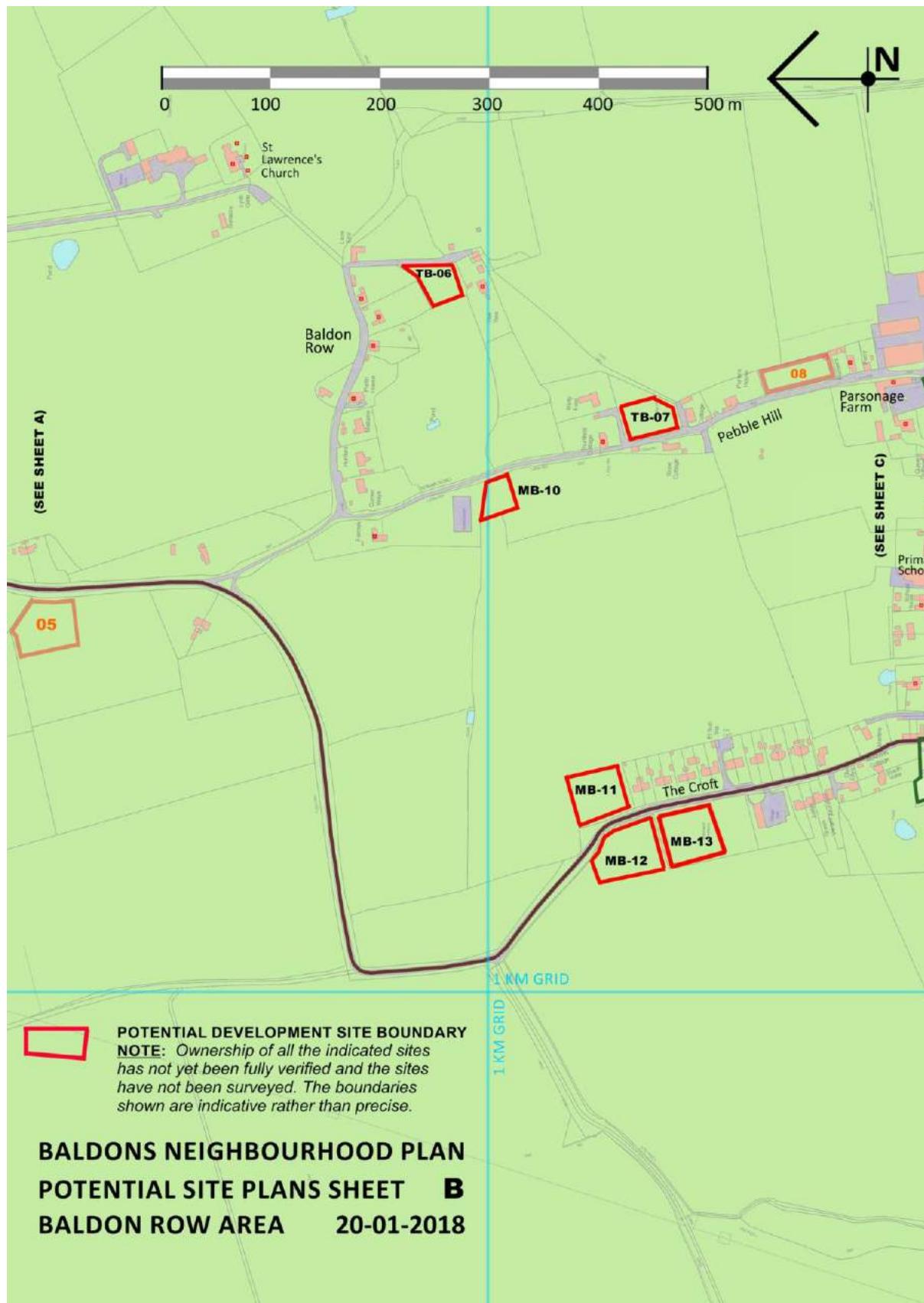


Figure 6.2 Potential Development Sites – Sheet B (Baldon Row Area)

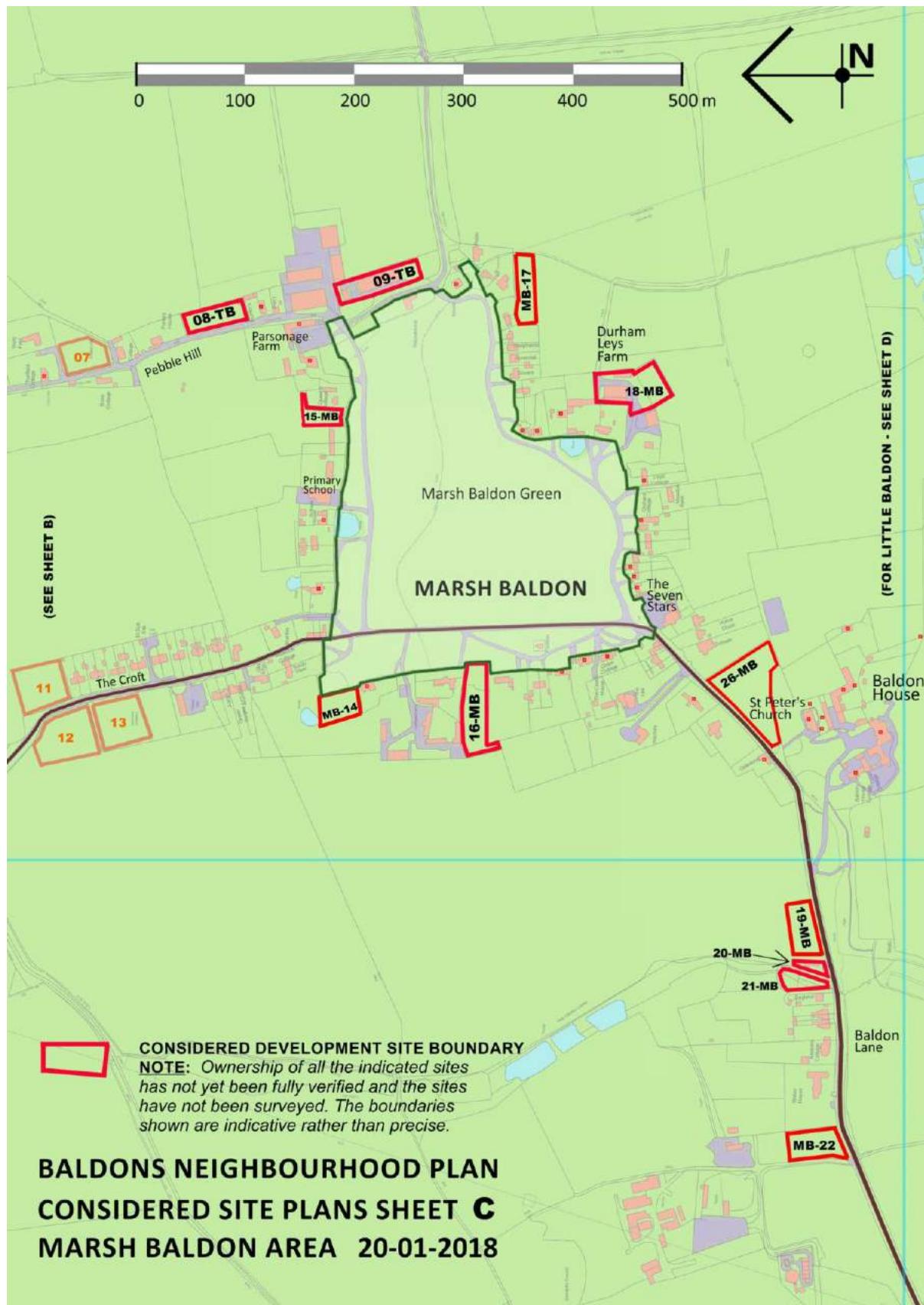


Figure 6.3 Potential Development Sites – Sheet C (Marsh Baldon Area)

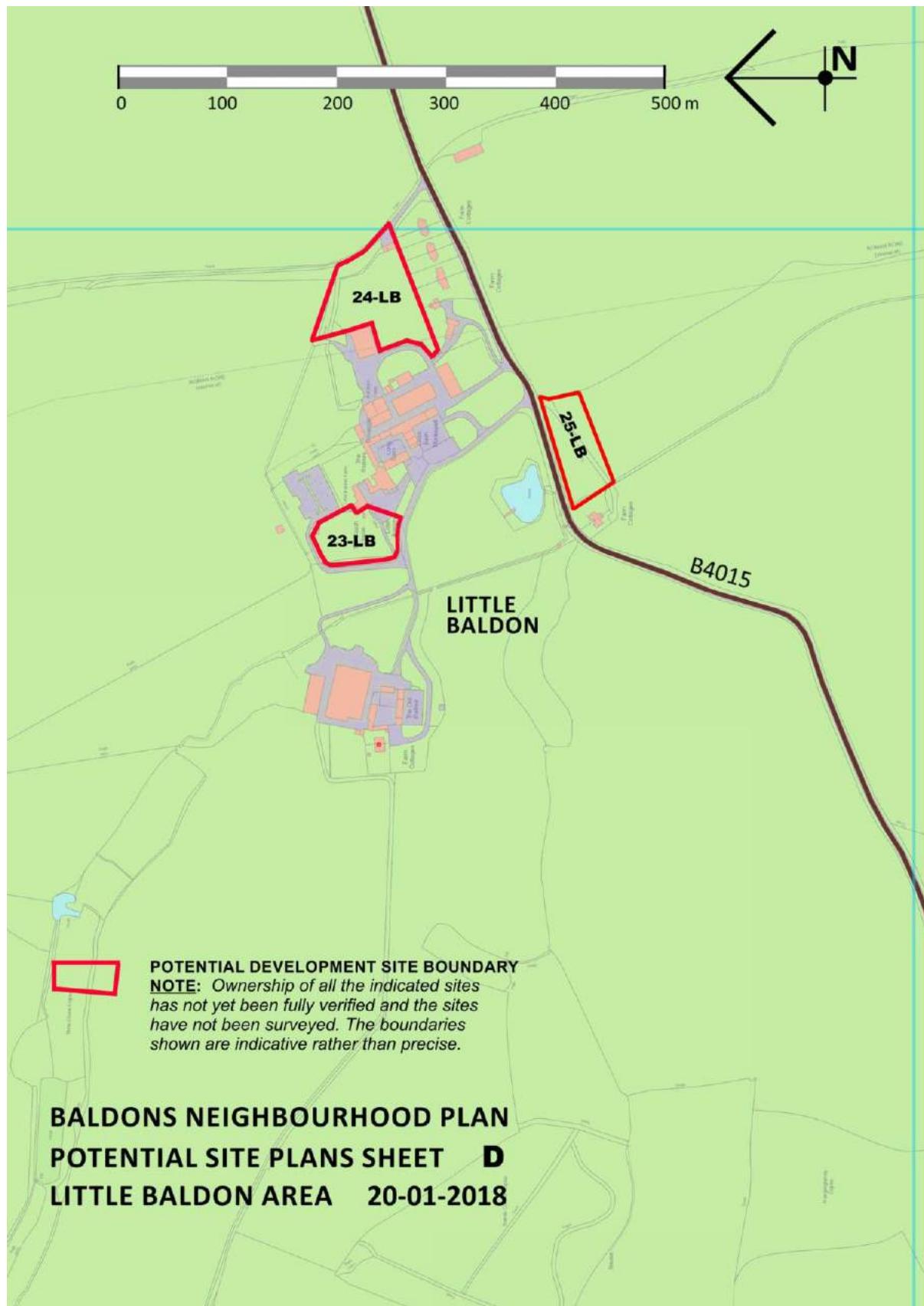


Figure 6.4 Potential Development Sites – Sheet D (Little Baldon Area)

6.3 Preferred distribution strategy

From an inspection of the available potential sites it becomes clear that no single village has enough potential sites to meet the requirement for approximately 15 houses. Selection of sites by merit, irrespective of their village is preferred.

This strategy of selecting the most sustainable sites spread across the Baldons allows us to meet the demand for new housing while operating within the confines of what is allowed under Green Belt restrictions.

7 Sustainability appraisal of potential sites

7.1 Introduction

This appraisal of potential sites is a comparative appraisal, the purpose of which is simply to identify the preferred sites for sustainable development.

7.2 Sustainability Appraisal Criteria

The sustainability objectives are not sufficiently specific to be used, as they stand, for this comparative appraisal, and a set of criteria (indicators) were developed by The Advisory Group as a means of appraising the longlist of candidate sites shown in Figures 6.1 to 6.4. These criteria are set out in Table 7.1 below:

Table 7.1: Sustainability objectives and Appraisal Criteria

Sustainability Objectives	Appraisal Criteria
Housing	Location
Health and wellbeing	Impact of a development on community
	Potential benefit of a development to community
Landscape	Visual impact of a development on views of and from the villages
	Impact of a development on village character
Environmental protection	Impact on Biodiversity
Travel	Traffic and access
Biodiversity	Biodiversity
Landuse	Present landuse
	Impact of a development on jobs and the economy
Heritage	Impact on conservation area, listed buildings and archaeological sites
Climate change	Climate change
Economy	Impact of a development on jobs and the economy

The appraisal criteria were published at the second Public Consultation in August 2016 before the evaluation process was started: no comments were received.

7.3 Description and Appraisal of the Sites

A description and appraisal of each of the 26 appraised sites, which form the basis of the appraisal, is presented in Appendix 3 of this Report.

7.4 Process for evaluation

Each site has been colour coded – green, amber or red against each criterion on the basis of the guidelines given in Table 7.2. The appraisal was carried out by 6 members of the Advisory Group and the average of these individual results was carried forward to a “moderation” stage in which an overview of the average results was made by professional architects and landscape architects within the Group. This overview results in some minor modifications to the appraisal, mostly in the interest of consistency, which have subsequently been endorsed by the whole group.

Table 7.2 Appraisal guidance

CRITERIA	LOW SCORE INDICATORS	HIGH SCORE INDICATORS
1 EXISTING SETTLEMENT	1.1 Potential development within the established settlement area.	Potential development outside the established settlement area.
	1.2 Unlikely to extend existing ribbon development into open green space countryside.	Likely to extend existing ribbon development into open green space countryside.
	1.3 Potential development not in open green space countryside.	Any site in open green space countryside: outside the established settlement area.
	1.4 A site where development will conform to the one-building deep pattern: therefore not backland.	Backland: land that is behind or beyond the one-building deep pattern prevalent in the Baldons.
	1.5 Infill land in a gap compliant with appraisal criteria for development.	Infill land in a gap not compliant with appraisal criteria for development.
2 IMPACT ON COMMUNITY	2.1 Site where development would have little or no adverse impact on neighbouring properties and neighbours are likely to be generally supportive.	Site where neighbours are likely to object to development.
	2.2 Development unlikely to result in significant loss of amenity for neighbours.	Development likely to result in significant loss of amenity for neighbours.
3 POTENTIAL BENEFITS TO COMMUNITY	3.1 Development seeking to bring a valuable but redundant building back to beneficial use.	Poor quality development that neither provides benefit to the community nor improves its assets.
	3.2 Development to remove unsightly buildings and seek to improve the quality of the built form.	Development of poor quality that fails to maintain or improve the quality of the village built form.
	3.3 Development seeking to improve access, services and infrastructure for community benefit.	Development that has a retrograde impact on community access services & infrastructure.
4 IMPACT ON LANDSCAPE	4.1 Development potential that is likely to maintain the existing open landscape character of the village.	Could result in a detrimental effect on the existing open landscape character of the village.
	4.2 Development potential unlikely to change the existing landscape form or topography.	Likely to result in unnecessary changes to existing landscape form or topography.
	4.3 Development potential with no loss of important trees or other key landscape attributes.	Likely to result in loss of important trees or other key landscape attributes.
	4.4 Development potential with no harmful intrusion into – or loss of – key views.	Likely to result in intrusion into – or loss of – key views.
5 IMPACT ON VILLAGE CHARACTER	5.1 Development likely to maintain and enhance the existing village character (design dependent).	Development likely to be disrespectful and harmful to the existing village character.
	5.2 Development potential to integrate comfortably into the existing village surroundings.	Development likely to be at odds with the existing village surroundings.
	5.3 Potential for buildings of scale and massing compatible with the built form noted in the VCA.	Development potential for buildings out of scale with the built form described in the Village Character Assessment.
	5.4 Development can fit in comfortably with the established village character and vernacular.	Development might result in buildings being over-showy, overtly grand, or otherwise inappropriate.
6 TRAFFIC & ACCESS	6.1 Development potential to improve traffic management, access ways and roads, including metalled road surfaces.	Development likely to make access ways & roads unsafe, degraded or otherwise unsatisfactory.
	6.2 Development unlikely to result in visual intrusion and/or unwanted additional traffic.	Development likely to result in visual intrusion and/or unwanted additional traffic.
	6.3 Development potential to provide off-street parking.	No on-site parking would require cars to park remote from site, on the street, or on the green.
7 BIODIVERSITY	7.1 Development potential for no adverse impact on biodiversity: natural flora & fauna of the village.	Development potential to harm or permanently remove natural flora & fauna.
	7.2 Development should contribute a 'net-gain' for biodiversity issues.	Development site where biodiversity net-gain is difficult or unlikely.
8 LAND USE & ECONOMY	8.1 Site development with potential to improve wasteland or brownfield land of low landscape value within the established settlement area.	Loss of land that could otherwise be of value in land use and economic terms. Brownfield sites outside the established settlement area should not be considered as development sites.
	8.2 Development potential with no loss of 'best & most versatile' [BMV] agricultural land.	Development potential with likely loss of 'best & most versatile' [BMV] agricultural land.
	8.3 Making the best use of a site from an economic and employment point of view.	Any development likely to have a negative impact on economic or employment potential.
9 HERITAGE	9.1 Development that protects, enhances and conserves existing heritage assets, groupings & character.	Development potential with any detrimental impact on heritage assets, groupings & character.
	9.2 Development that would protect and conserve any nearby listed building(s).	Development that might have a direct negative impact on any listed building.
	9.3 Development that would protect and conserve the setting of nearby listed building(s).	Development resulting in any harmful impact on the setting of any listed building.
	9.4 Development that would protect and conserve existing Conservation Areas.	Development that might have a harmful impact on a Conservation Area.
	9.5 Development that would protect and conserve the quality, value & enjoyment of Marsh Baldon Green and other open green spaces within the village.	Development resulting in any harm to the quality and value of Marsh Baldon Green and other open green spaces within the village.
	9.6 Development that is remote from - and unlikely to impact on any important archaeological site.	Development close to any important archaeological site of and that is likely to affect it adversely.

7.5 Results of the Sustainability Appraisal

The results of the sustainability appraisal are shown in Table 7.3 below:

Table 7.3

Site Number	Sustainability Objectives											
	Location		Housing		Well being		Landscape		Env protection & biodiversity		Heritage	
	Appraisal criteria											
Site Number	Location	Impact on Community	Potential Benefit	Visual Impact	Village Character	Biodiversity	Traffic and Access	Economy	Present landuse	Heritage	Climate Change	
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												

Not a differentiating criterion – the effect will depend on building design and construction practice

The longlisted sites have been ranked in increasing order of the number of red scores that each site has been given. The preferred sites are naturally those sites which have been awarded the fewest number of red scores as shown in Table 7.4

Table 7.4 Ranking of sites

Site	no of red scores	no of amber scores	no of green scores
20	0	0	10
4	0	1	9
9	0	1	9
21	0	2	8
2	0	3	7
8	0	3	7
23	0	3	7
24	0	5	5
15	0	7	3
16	0	8	2
18	0	8	2
1	2	7	1
25	3	3	5
6	3	4	3
17	3	6	1
26	4	2	4
22	4	3	3
19	4	4	2
7	4	5	1
3	5	3	2
5	5	4	1
10	6	3	1
11	6	3	1
14	6	1	3
13	7	2	1
12	7	2	1

7.6 Preferred Sites

From the ranking of the appraisal of sites shown in Table 7.4 above, the “preferred” sites are shown in Table 7.5 below:

Table 7.5: Preferred Sites

Site no	Location
20	Baldon Lane, Marsh Baldon
4	Hillfield Farm, Toot Baldon
9	East side of the Green, Marsh Baldon
21	Baldon Lane, Marsh Baldon
2	Manor Farm, Toot Baldon
8	Pebble Hill, Marsh Baldon
23	Little Baldon Farm
24	Little Baldon Farm
15	North side of Green, Marsh Baldon
16	West side of the Green, Marsh Baldon
18	South side of the Green, Marsh Baldon

Table 7.6 shows how the preferred site perform against the site selection criteria and confirms that it will be possible to achieve the target number of additional houses while substantially meeting the sustainability objectives.

Table 7.6 Performance of Preferred Sites

Preferred Site Number	Housing location	Well being		Landscape		Env protection & Biodiversity	Travel	Landuse	Heritage	Climate change
		Site selection criteria	Impact on community	Potential benefit	Visual impact					
2										
4										
8										
9										
15										
16										
18										
20										
21										
23										
24										

7.7 Rejected Sites

The non-preferred sites are rejected because they attract 3 or more red scores, as detailed in Table 7.7 below:

Table 7.7 Rejected sites

Site no	Criteria in which failed
1	Potential benefit to community, land use, conservation area
3	Existing settlement, impact on neighbours, visual impact, village character, landuse
5	Existing settlement, impact on neighbours, visual impact, village character, landuse
6	Village character, traffic, landuse
7	Impact on neighbours, visual impact, village character, landuse
10	Existing settlement, potential contribution, village character, traffic, biodiversity, landuse
11	Existing settlement, impact on neighbours, potential contribution, visual impact, village character, landuse, conservation
12	Existing settlement, impact on neighbours, potential contribution, visual impact, village character, biodiversity, landuse, conservation
13	Existing settlement, impact on neighbours, potential contribution, visual impact, village character, biodiversity, landuse, conservation
14	impact on neighbours, visual impact, village character, traffic, biodiversity, landuse, conservation
17	Potential contribution, village character, landuse, conservation
19	Existing settlement, visual impact, village character, landuse
22	Existing settlement, visual impact, village character, landuse
25	Existing settlement, visual impact, traffic and access
26	Existing settlement, visual impact, land use, heritage

8 Appraisal of Neighbourhood Plan Policies

8.1 The Policies

The following Neighbourhood Plan Policies are proposed for the implementation of the Plan:

POLICY 1 – GENERAL PRINCIPLES

New development must conform to the following general principles:

- The development should preserve or enhance the character and appearance of the Baldons and its landscape setting, as detailed in the Village Character Assessment (section 2.3) and the Landscape Assessment (section 2.4 and Appendix D)
- The development should preserve or enhance the important and valuable aspects of key views either of or from the villages, as identified in the Landscape Character Assessment (Appendix D) and detailed in Appendix E.
- The development should complement, enhance and reinforce local distinctiveness as described in section 2.3 of this Plan
- Development should not have a significant adverse impact on the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact.
- Development should result in a biodiversity net gain for the parish. The design of the development should enhance habitats for protected and notable species, i.e. bats, birds and pond dwelling animals and should be in accordance with the OWLS landscape and biodiversity guidelines as described in section 5.2.1
- Development should result in the conservation and enhancement of the villages character and the historic environment.

POLICY 2 - NEW HOUSES

Approximately 15 new houses should be constructed in the Baldons during the Plan period 2011 – 2033

Residential development for single dwellings or clusters of 1-3 dwellings in Toot Baldon or clusters of not more than 5 houses in Marsh Baldon in the preferred sites shown in Figures 6.2 – 6.3 and listed below will be supported.

- 02-TB
- 04-TB
- 08-TB
- 09-TB
- 15-MB
- 16-MB
- 18-MB
- 20-MB
- 21-MB

Proposals for residential development of single dwellings or clusters of 1-3 houses will be supported for the preferred sites located in Little Baldon, shown in Figure 6.4 and listed below:

- 23-LB
- 24-LB

Any other infill development proposed will need to comply with the infill policies set out for the wider district in the Development Plan.

POLICY 3 – LOCAL GAPS

New development or the re-use of rural buildings should preserve and where possible enhance;

- the landscape character of the Baldons;
 - the existing settlement pattern;
 - significant internal open spaces;
 - the green and leafy character of the villages and;
 - the gaps between the settlements;
- as detailed in the landscape character assessment.

POLICY 4 – HOUSING MIX

Proposals for new residential development will be supported where the mix of dwelling types;

- is appropriate to the site in terms of character and size of dwelling;
- addresses the district-wide shortage of smaller houses and;
- considers the needs of current and future households in the Baldons.

Proposals that recognise the need for smaller dwellings and comprise single houses, terraced cottages or groups of small detached or semi-detached houses, with a maximum of 3 bedrooms are strongly encouraged.

POLICY 5 - DESIGN GUIDE

Planning permission will only be granted where the proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in The Baldon Design Guide, shown in Appendix C, and the South Oxfordshire Design Guide.

POLICY 6 - MARSH BALDON GREEN

The Baldons Neighbourhood Plan designates Marsh Baldon Green (shown in Figure 5.2) as a Local Green Space.

Proposals for development on Marsh Baldon Green that would undermine its essential character openness and permanence will be resisted unless very special circumstances can be demonstrated.

POLICY 7- COMMUNITY FACILITIES

The Baldons Parish Council will support the improvement, extension and renewal of existing community facilities provided that these developments conform to the policies of the Development Plan. Such facilities include:

- St Peters church – modifications to provide toilet and basic cooking facilities and a meeting room would be supported
- The Parish Hall – its renewal and extension would be supported
- Marsh Baldon Primary School
- The two village pubs - The Seven Stars (Marsh) and The Mole (Toot)

POLICY 8- INFRASTRUCTURE

Community Infrastructure Levy contributions from development will be used for the benefit of the community, including the priority projects listed in paragraph 6.8.2.

Infrastructure needs, and their priority level, will be reviewed each year by the Baldons Parish Council.

POLICY 9 – BUSINESS**Enhancement of Employment Facilities**

Planning proposals that generate new employment opportunities, support existing ones or provide opportunities for home working and that are within the built-up areas of the villages will be supported subject to the following criteria:

- The proposals do not severely and negatively impact on traffic.
- The proposal respects the built character and landscape character of the villages.
- The proposal does not cause an unacceptable impact on the amenities of nearby residential properties; and
- The proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of South Oxfordshire District Council

Proposals located outside the built-up form of the village will only be supported if they are appropriate to a countryside location and they are consistent with development plan policies.

8.2 Appraisal of Policies

The Policies are designed to deliver the sustainability objectives listed in section 5.1 above: as a cross check the relationship between the policies and the sustainability objectives are presented in Tables 8.1 and 8.2

Table 8.1: Sustainable Objectives and corresponding Policies

Sustainability Objectives		Relevant Policies	
1	Housing	2,4,7	New Houses, Housing Mix, Community Facilities
2	Health & Wellbeing	all	New Houses, Building Design, Community Facilities
3	Landscape	1,2,3,5,6	General Principles, Local Gaps, Marsh Baldon Green
4	Environmental Protection	1,2,3,5,6	General Principles, Local Gaps, Marsh Baldon Green
5	Access & Travel	1,2,7,8,9	Infrastructure, Business
6	Biodiversity	1, 2,3,5	General Principles, Local Gaps
7	Landuse	1, 2 ,3,4	General Principles, New Houses
8	Heritage	1, 2, 5	General Principles, New Houses, Building Design
9	Climate Change	all	Building Design
10	Economy	2,7,8,9	Business

Table 8.2: Assessment of Policies on Sustainability Objectives

NP Policy	Sustainability Objectives									
	Housing	Well being	Landscape	Environmental protection	Access	Biodiversity	Landuse	Heritage	Climate change	Business
1										
2										
3										
4										
5										
6										
7										
8										
9										

8.3 Evaluation of the likely effects of the NP

Policy 1 General Principles: this policy sets out general rules governing future development aimed primarily at protecting the landscape and heritage, conserving our open spaces and preserving the environment and biodiversity, upon which people's health, wellbeing and community cohesion depend.

Policy 2 New Houses: the construction of approximately 15 houses will clearly meet the housing objective and will benefit the economy. By restricting house building to the preferred sites will minimise damage to the landscape, the environment, biodiversity, landuse and heritage. Additional housing will also result in an inevitable increase in traffic.

Policy 3 Local Gaps: by preserving local gaps, landscape, the environment, biodiversity and indirectly well-being will be preserved.

Policy 4 Housing Mix: this Policy will, by encouraging the construction of smaller and less expensive houses, have a beneficial effect on housing by providing a greater range of residents with the opportunity of living in the Baldons. Thus, it will also help wellbeing. By the avoidance of overly grand houses impacts on the landscape, landuse and heritage will also be minimised.

Policy 5 Design Guide: the adoption of the Design Guide will, by preserving and enhancing the Village Character, limit any adverse effect of house building on well-being, landscape, the environment and biodiversity landuse and the heritage.

Policy 6 Marsh Baldon Green: by extending the maximum possible protection to Marsh Baldon Green this Policy will make a significant contribution to the preservation of wellbeing, the landscape, environmental protection, biodiversity, landuse and heritage.

Policy 7 Community Facilities: this Policy will have a beneficial effect on the Housing objective as well as on Wellbeing and on the economy. In so doing it will have a small but negative effect on access and traffic.

Policy 8 Infrastructure: The improvement of village infrastructure will have a beneficial effect on health and well-being, access and the economy

Policy 9: Business: this Policy will also have a beneficial effect on health and wellbeing, and the economy. It could potentially have a positive effect on Access and Traffic by reducing the number of daily car journeys out of and into the villages.

8.4 Cumulative Impact

The likely effects of the implementation of the Baldons Neighbourhood Plan are summarised as follows:

SA objective	Likely effect of Baldons NP	Impact
1 Housing	The building of up to 15 houses within the Baldons in the next 10 years, clearly meets the SA housing objective. It more than meets both the SODC allocation of a 5 - 10% increase in the housing stock and the housing need identified in The Housing Needs Survey.	Positive
2 Health and Wellbeing	Even the small increase in population will, by improving the viability of Baldon facilities and community (including the school, pubs and churches as well as the various clubs), have a beneficial effect on community wellbeing.	Positive
3 Landscape	The benefit to the landscape as a result of sensitive building on brownfield sites (2,4, 9,20, 21) will offset the relatively minor adverse effect of buildings on the other preferred sites.	Neutral
4 Environmental protection	The building of approximately 15 houses within the Baldons in the next 15 years will clearly have a small but negative effect on the environment, through the loss of habitat.	Negative
5 Access & travel	It is estimated that any increase in the Baldons population will have a proportionate increase in the volume of traffic passing through the villages. This is unavoidable in the absence of a bus service.	Negative
6 Biodiversity	The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on biodiversity.	Neutral
7 Landuse	The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on landuse.	Neutral
8 Heritage	The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on our heritage.	Neutral
9 Climate change	The building of up to 15 houses within the Baldons in the next 15 years will clearly have a small but negative effect on climate change.	Negative
10 Economy	Even the small increase in population will, by improving the viability of Baldon facilities and community (including the school, pubs and churches as well as the various clubs), have a beneficial effect on the economy.	Positive

8.5 Mitigation of Adverse Effects and Maximising Beneficial Effects

SA objective	Mitigation	Maximising beneficial effects
1 Housing	The adverse effect of implementing the housing objective will be mitigated by careful site selection and design	The beneficial effects of an increase in the Baldon population will be maximised by the provision of improved community facilities and infrastructure to enhance wellbeing
2 Health and Wellbeing	All Policies have a positive effect on health and wellbeing	
3 Landscape	The adverse effect of additional house building on the landscape will be mitigated by careful site selection (Policy 2) the preservation of local gaps (Policy 3) appropriate housing mix (Policy 4) and good design (Policy 5)	The development of new housing on brownfield sites (sites TB2, TB4, TB9, MB20, LB24) maximises the beneficial effect of Policy 2
4 Environmental protection	As for Landscape	
5 Access & travel	In the absence of any public transport all the policies connected with the building of more houses will result in an increase in levels of traffic. Very little can be done to mitigate this although Policy 8 – Infrastructure can help alleviate parking issues.	
6 Biodiversity	As for Environmental Protection	
7 Landuse	As for Environmental Protection	As for Landscape
8 Heritage	As for Environmental Protection and further mitigated by the implementation of the Baldons Design Guide (Policy 5).	
9 Climate change	Mitigated by the implementation of the Design Guide and existing local and national requirements	
10 Economy		The beneficial effects of the Plan will be maximised by the construction of new houses (Policy 2), improved community facilities (Policy 7) and improved infrastructure Policy 8)

9 Monitoring Arrangements

Under the SEA directive there is a statutory duty to monitor the sustainability impacts of the implementation of the Neighbourhood Plan. To this end it is proposed that the degree to which sustainability objectives are met during the currency of the Neighbourhood Plan will be monitored by the Parish Council maintaining a register of planning applications in which the compliance of each application with the Neighbourhood Policies will be recorded.

APPENDIX 1: Relevant Plan and Programmes

Plan or programme	Key message
The National Planning Policy Framework (2012) & National Planning Practice Guidance (2014) (DCLG)	'presumption in favour of sustainable development'
National Heritage Protection Plan Historic England 2012/13	Proactive and positive local heritage management. Enhance new development proposals so that they respond well to the historic area, local context and wider surroundings
Connecting Oxfordshire: Local Transport Plan 2015 – 2031 (2015)	Jobs, housing growth and economic vitality; reduce transport emissions; protect and enhance environment and improve quality of life; improve public health, air quality, safety and wellbeing
Water Resources Management Plan 2015-2040 (Thames Water) & River Basin Management Plan – Thames River Basin District (2009) (Environment Agency)	Maintain the balance between supply and demand for water. Protect biodiversity and ecosystems. Adapting to climate change.
Oxfordshire's Biodiversity Action Plan 2015 (Oxfordshire County Council)	Conserve biodiversity
Thames (2014) & Cherwell, Thame and Wye Catchment Abstraction Licensing Strategies (2012) (Environment Agency)	Seek to ensure that new development supports greater autonomy of water supply and can manage during periods of low flow.
Oxfordshire Local Economic Partnership Strategic Economic Plan (March 2014)	Jobs, economic growth
Oxfordshire Draft Rights of Way Management Plan 2014-2024 (2014) (OCC)	Safeguarding Rights of Way and their management.
South Oxfordshire Core Strategy	
South Oxfordshire Local Plan 2011(2006)	Sustainable development: provision of homes
South Oxfordshire Housing Strategy 2008-2011 (SODC)	Provide homes, mix of homes is needed, meet needs of specific groups within the population.
South Oxfordshire Sustainable Community Strategy 2009-2026 (SODC)	Sustainable development; provide homes
South Oxfordshire Sustainable Community Strategy	Sustainable development; provide homes
South Oxfordshire District Council and Vale of White Horse District Council Strategic Flood Risk Assessment. Final Report (July 2013) (SODC & VOWH)	Flooding and drainage
The Baldons Parish Plan 2004	Housing, affordable housing, traffic issues, environment and services, roads and pavements, education and leisure.

APPENDIX 2: Baseline assessment

Introduction

The key features and issues of the Baldons are set out in this chapter, which has been prepared by the following individual in the working group who used their local knowledge together with published material to establish the baseline situation.

Table 3.1 Steering group contributors to the baseline assessment

Topics	Prime author
Biodiversity, Flora and Fauna	Natasha Eliot
Population, housing and human health	Laurence Attewill
Economy and Employment	Stephen Dance
Physical environment: water, air and climate	Laurence Attewill
Material Assets	Peter Cave
Landscape	Steve Wardell
Cultural Heritage	Elizabeth Gillespie Veronica Sandilands

The following sub-sections document their findings.

Biodiversity, fauna and flora

The landscape of the parishes of Marsh and Toot Baldon are described in the Oxfordshire Wildlife and Landscape Study. This defines the south and west of the parishes as Wooded Estatelands, with the main residential areas of the villages described as Lowland Village Farmland. To the east and north the landscape is described as Alluvial Lowland, while the south-eastern corner is described as Vale Farmland.

The predominant land use is arable farmland with woodland areas. As a result the entire area is designated as important habitat for farmland and grassland birds, notably Corn Bunting, Yellow Wagtail, Lapwing, Redshank and Stone Partridge.

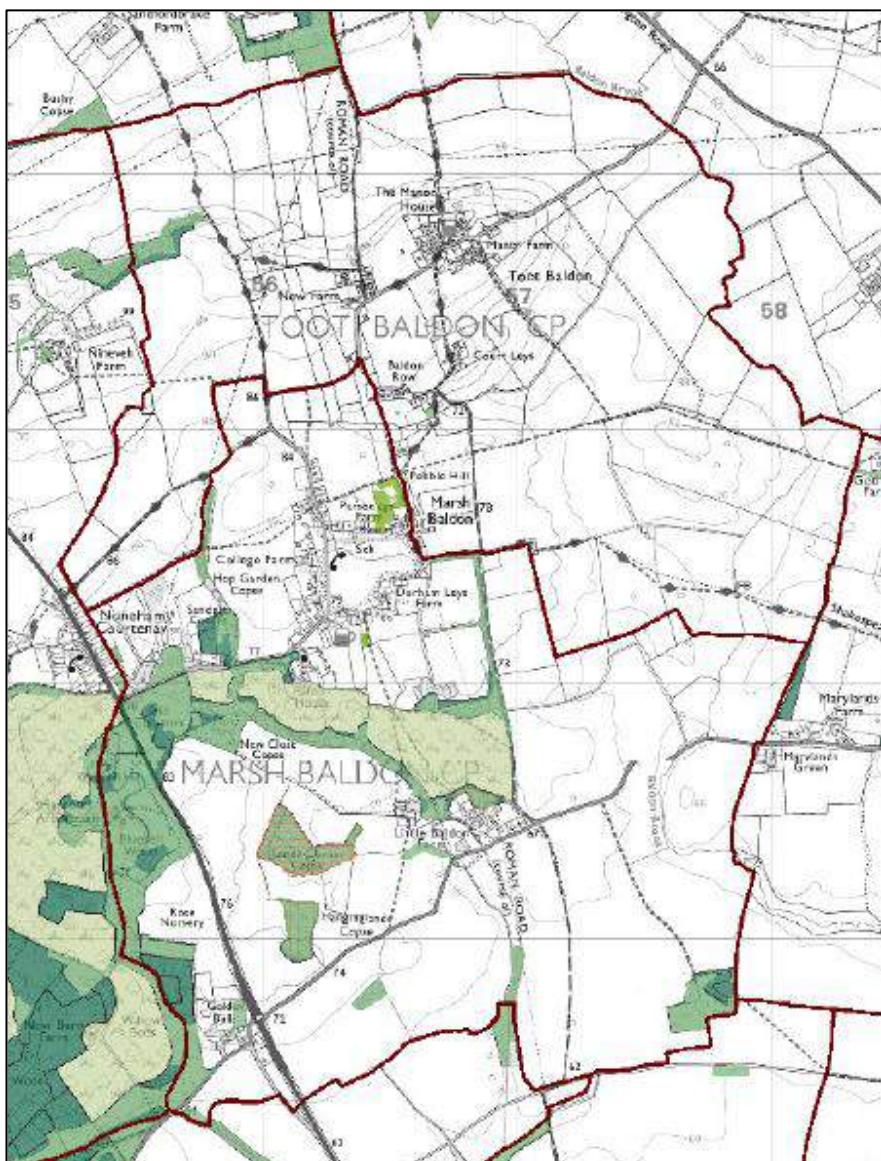


Figure 1: Distribution of Woodland and Orchard in the Baldons

Generally, all the woodland in the Baldons parishes is designated to be of high priority from a biodiversity perspective. The majority of this woodland is mixed deciduous (mid green), with small amounts of coniferous woodland (dark green). Some areas are designated as “Woodpasture and Parkland Priority Habitat” (pale green), particularly around Baldon House and the eastern margins of the Harcourt Arboretum, which falls within Marsh Baldon parish.

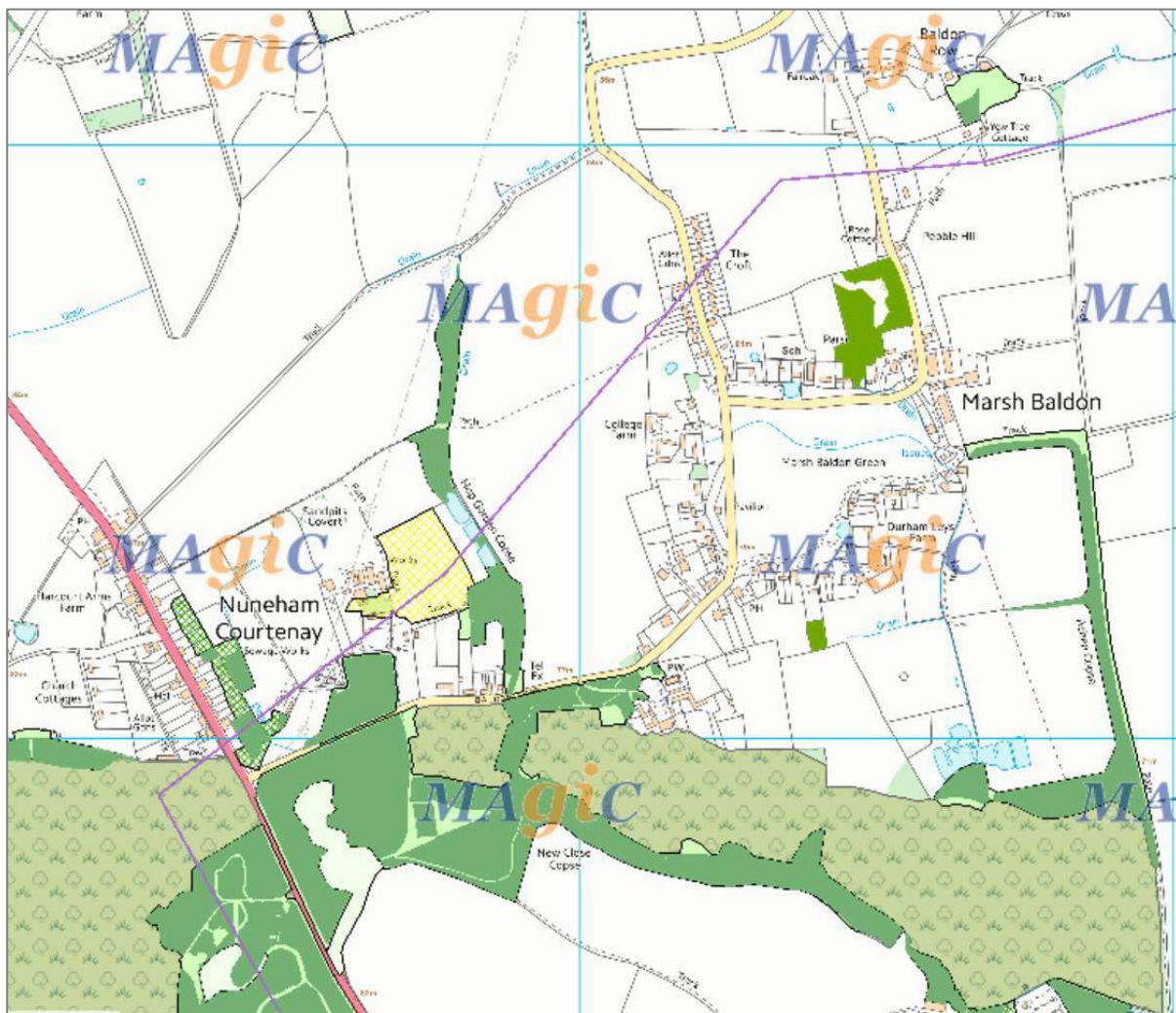
In addition, two areas, at Parsonage Farm and to the south of the Green, are designated as “Traditional Orchards” (bright green). The mid green area with red cross hatching, known as Sands Corner Copse is “Ancient Replanted Woodland”, while further to the south, Hanginglands Copse is “Ancient and Semi-Natural Woodland”

There has been considerable hedge replanting in recent years, using mixed native species such as hawthorn, blackthorn and elm, which has improved the potential for biodiversity in the parish by providing habitats and corridors for birds, mammals and insects.

Sources:

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

The darker green areas in the map below are designated deciduous woodland high priority habitats.



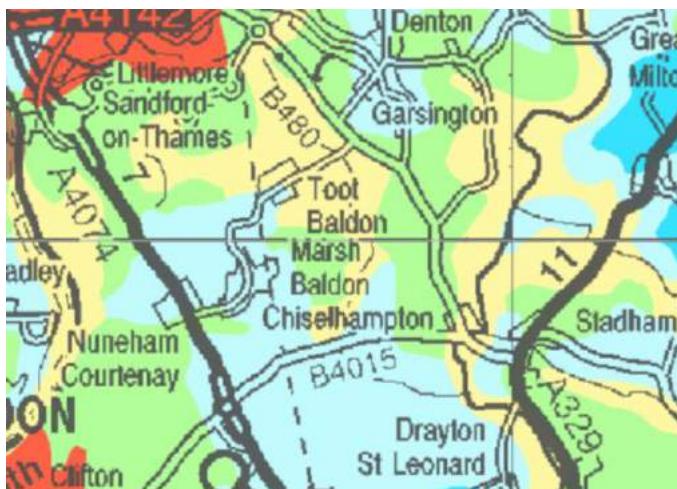
<http://magic.defra.gov.uk/MagicMap.aspx>

There are no EU designated nature sites such as Special Areas of Conservation or Sites of Special Scientific Interest near the Baldons.

The whole parish and surrounding areas are designated a Nitrate Vulnerable Zone (NVZ). NVZs were set up under Council Directive 91/676/EEC and have been established in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. Measures include a requirement for farmers to limit their applications of livestock manures

and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land. (ref <http://magic.defra.gov.uk/MagicMap.aspx>)

Agricultural Land Classification



<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

This map is an extract from the London and South East Region 1:250 000 Series Agricultural Land Classification map published by Natural England (www.naturalengland.org.uk). It shows that the south and west of the NP area is mainly designated as Grade 2 (Very Good) agricultural land under the Agricultural Land Classification scheme. A band of land running down the eastern side of the NP area is classified as Grade 4 (Poor), while smaller areas to the south and centre of the NP area are classified as Grade 3 (Good to Moderate).

Population, Housing and Human Health

Population

At the 2011 census there were 458 people living in the Baldons, distributed as shown in Table 3.2:

Table 3.2: Population

	Toot Baldon	Marsh Baldon	Total Baldons	South Oxfordshire
Population	148	310	458	134257
of which				
female (%)	48	55	53	51
male (%)	52	45	47	49
under 18	23	30	28	20
18 – 65	54	54	54	60
Over 65	23	16	18	18
Mean age	42.5	37.4	39	40.9

As a whole, there is a significantly higher percentage of under 18's in the Baldons than in South Oxfordshire as a whole, whereas the proportion of over 65's is the same as in the region.

However, there are remarkable disparities within the Baldons: the mean age in Marsh Baldon is 5 years less than that in Toot, reflecting that the under 18's represent 30% of the Marsh population but only 23% of that of Toot.

Housing

There are 176 houses in the Baldons, with a mean occupancy of 2.6 persons per house. The distribution of housing by Council Tax Band is shown in Table 3.2

Table 3.2: Housing

Council tax band	Toot	Marsh	Total Baldons	South Oxfordshire
Total houses	58	118	176	
of which (%)	0	7	5	4
Band A	2	4	3	9
Band B	19	19	19	27
Band C	7	13	11	23
Band D	16	23	20	16
Band E	29	14	19	10
Band F	21	19	20	10
Band G	7	2	3	1
Band H				

This data shows that the Baldons have considerably less housing in the lower tax bands (the smaller houses) than has South Oxfordshire in general. The percentage of Baldon houses in the expensive tax bands F, G and H is about twice that of South Oxfordshire.

Health

The percentage of Baldon residents whose day to day activities are limited by long term illness or disability is slightly lower than that for South Oxfordshire as a whole, as shown in Table 3.3 below:

Table 3.3: Health

	Toot	Marsh	Total	South Oxfordshire
Activity limited a lot	0.7	2.3	1.7	5.6
Activity limited slightly	7.4	9.4	8.7	8.2
Activity not limited	92	88	90	86

Economy and Employment

The Baldons are predominantly a rural economy, with most residents working outside the villages and travelling to work in Oxford, Reading, Didcot, Swindon or London. The majority of people in employment drive to work (c. 70% ONS data) with an average distance to work on c 14-16 kilometres. There is a significant number (c.20- 25% ONS data) working mainly from home.

There are [3] main farms in the parishes, with many smaller holdings turned over to agriculture or related uses. The surrounding land is actively farmed with a mixture of arable (predominantly cereal crops and oilseed rape) and beef cattle. Changes in farming practice have resulted in reduced direct employment in farming and the change in some landuses – for example to stabling and pasture for horses and other recreational uses such as caravanning.

These changes have also resulted in the development and conversion of farm buildings for commercial use. The best example is at Little Baldon, where a range of buildings have been converted to business uses and are fully let and occupied. There has also been some conversion in the “Chicken Sheds” at Marsh Baldon, although businesses here have been less actively encouraged and the buildings themselves are less adaptable. The practice of conversion to business use is now becoming challenged by the governments permitted conversion to residential uses – which in many cases can provide enhanced financial returns compared to business uses.

Within the villages there are now on two commercial premises – both public houses; The Mole and the Seven Stars, which is a community owned asset. Despite the problems besetting many rural pubs, both establishments are trading successfully – possibly due to their being in private ownerships and not tied. There is one purpose built office building on Baldon Lane which is currently unoccupied.

Table 3.4 shows the proportion of economically active persons in each parish.

Table 3.4: Economically activity

	Marsh Baldon	Toot Baldon
All people aged 16-74	189	103
Economically Active Employed Full time (Persons March 2011)	39%	36%
Economically Active Employed Part time (Persons March 2011)	15%	24%
Economically Active Employed Self-employed (Persons March 2011)	16%	17%
Economically active Unemployed persons (March 2011)	1%	3%
Values derived from ONS by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy.		

These numbers are broadly consistent with the wider district.

Table 3.5 shows the types of employment in each parish:

Table 3.5: Types of Employment

	Marsh Baldon	Toot Baldon
Managers Directors and senior officials	24.5%	13.5%
Professional occupations	28.5%	32.4%
Associate Professional and Technical Occupations	15.9%	13.5%
Administrative and Secretarial occupations	9.9%	10.8%
Skilled, Unskilled trades, caring and leisure (each<4%)	14.5%	11.7%
Elementary occupations	6.6%	8.1%
Values derived from ONS by aggregating data supplied using the Neighbourhood Statistics Geography Hierarchy.		

There is no predominant occupation. The ONS data suggests a very low number in Agriculture and a rather high proportion in Wholesale and retail and motor vehicle repair. Which does not match with perceived occupations on the ground. Health continues to be a significant employer.

The 2011 census data is likely to underplay the importance of homeworking to the local economy. The arrival of superfast broadband and changes to business practice means that many more people are conducting a proportion of their business from home. This ranges from professionals undertaking occasional home working through to consultants who might administer their entire business from the home computer and new enterprises that start up using the Internet and can be operated from anywhere. The mobile, connected environment will have a profound effect on the evolution of cities and villages.

Physical Environment

Soil

Soils covering most of the Plan area are free draining slightly acidic sandy soil derived from the limestones and calcareous sandstones of the Portland Group. By contrast in the north and west fringes of the area the soil is a richer loam derived from the Kimmeridge clay formation. The latter soil has better moisture retention characteristics and is rather more fertile than the sandy soil covering the bulk of the area

British Geological Survey. <http://www.bgs.ac.uk/data/mapviewers>

Developed by Cranfield University, supported by Defra. <http://www.landis.org.uk/soilscapes>

Water

The only area of flood risk within the Baldon parishes is associated with Baldon Brook which forms the eastern boundary of the Plan area and which is uninhabited, as shown in Figure 3.2 below:



Figure 3 2: Flood map of the Baldons

(ref Env Agency flood map <http://maps.environment-agency.gov.uk/>)

The entire Baldons Neighbourhood Plan area is designated as both a Nitrate Vulnerable zone and a drinking water safeguard zone.

Air quality

The Environment Agency air pollution maps does not record any issues for The Baldons

Environmental Agency – interactive maps for air quality and pollution. Accessed January 2016.

<http://maps.environment-agency.gov.uk>

Climate

The Intergovernmental Panel on Climate Change Fifth Assessment Report concluded that “warming of the climate system is unequivocal” and “it is extremely likely that human influence has been the dominant cause of the observed warming since the mid-20th century”. Carbon dioxide emissions from South Oxfordshire decreased between 2005 and 2012, from 8.2 to 7.0 tonnes CO₂ per capita. (source DEFRA CO₂ emissions data). This is below the Oxfordshire average of 7.3 tonnes per capita. Just over 36% of South Oxfordshire’s CO₂ emissions come

from industrial and commercial sources, 37% from domestic sources, 27% from road traffic. (DEFRA “Local and Regional CO₂ emissions Estimates for 2005-2012” June 2014).

The nearest Met Office weather station to the Baldons is located at Benson. Thirty year averages (1981-2010) from this station indicate the following averages for the local area:¹

Average annual max temperature 14.4°C (warmest month July 22.6°C)

Average annual min temperature 5.9°C (coldest month February 0.8°C)

Average annual rainfall 112.3mm (highest rainfall month November 11.1mm)

Climate change projections, according to a high emissions scenario (known as A1F1) – and therefore the worst case – indicate that the climate for the south east of England (finest resolution of current projections) can be summarised as changing as follows for 2050 and 2080:²

Table 3.6: Climate change projections

	2050	2080
Winter mean temperate	increase of 2.5°C	increase of 3.7°C
Summer mean temperature	increase of 3.1°C	increase of 4.9°C
Summer mean daily maximum	increase of 4.3°C	increase of 6.7°C
Annual mean precipitation	increase of 0%	increase of 1%
Winter mean precipitation	increase of 19%	increase of 30%
Summer mean precipitation	decrease of 19%	decrease of 29%

In summary, it is likely that the changes with the greatest effect will arise from significantly higher winter rainfall – which would exacerbate seasonal flooding – while summer drought is likely to impact on farming and other businesses that require water.

1 Met Office: thirty-year data for Benson. Accessed January 2016.
www.metoffice.gov.uk/public/weather/climate

2 UK Climate Projections (UKCP09). Accessed January 2015.
<http://ukclimateprojections.metoffice.gov.uk>

Material assets

Introduction

The Baldons parishes comprise three settlements: Marsh Baldon, Toot Baldon and Little Baldon. They sit at 200 feet above sea level about 5 miles south of Oxford and half a mile to the east of Nuneham Courtenay which is on the A4074 (Oxford to Reading road). The general settlement layout of buildings has remained recognisably similar since the 13th and 14th centuries. The 24-acre Green is the geographical centre of Marsh Baldon but there is no formal structure to the layout of roads and buildings. With few exceptions, the present layout has remained largely unchanged for nearly two hundred years.

Most of the development since 1900 comprises: Little Baldon farm and buildings, the Wilmots area west of Toot (with Hillfield and New farms), some post-war houses in the Croft, some houses and an office building in Baldon Lane.

Apart from farm buildings and the one new office building, the general character of the building stock is of residential properties, mostly single-family dwellings (some semi-detached). There are no housing estates, no apartment blocks and no mobile home sites. Modern farm sheds aside, there are few large buildings – the largest being Baldon House plus the two churches and their vicarages – and the overall scale of development is modest with an open and spacious feel everywhere. In landscape terms, there are neither high nor dominant buildings: the architecture and vernacular are quiet and understated. There are few enclosed or intimate spaces; conversely, there are many long views into the open surrounding countryside.

Summary of Assets

There are historic buildings throughout the Baldons, including 55 Listed Buildings, and there are Conservation Areas in Marsh Baldon and Toot Baldon (see maps and appendix). Important buildings from an historical and architectural heritage viewpoint include:

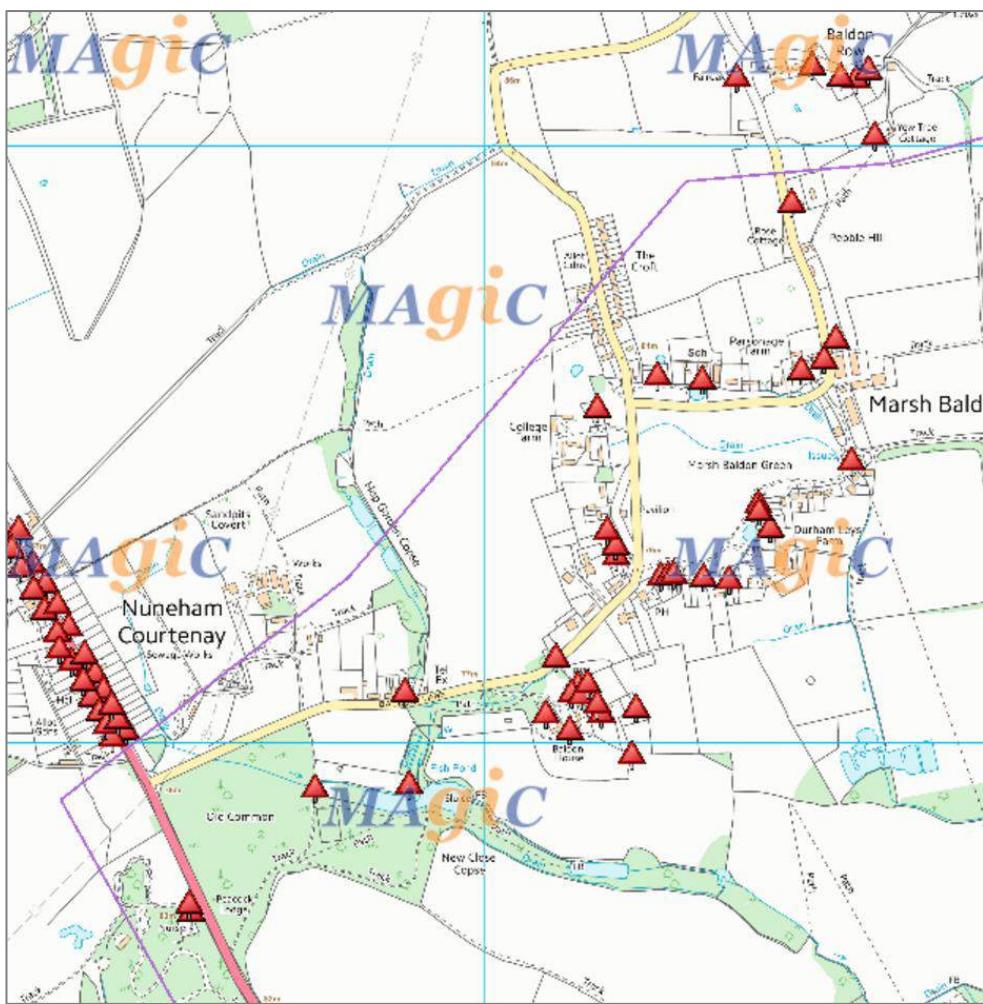
St Lawrence's Church & St Peter's Church

The Manor, Court Farm and Barn Court on Toot Baldon

Baldon House: its outbuildings, stables and landscape features

Many fine 16th, 17th & 18th century timber-frame and stone houses and cottages

The location of the listed buildings is indicated in Figure 3.3.



<http://magic.defra.gov.uk/MagicMap.aspx>

Figure 3.3: Listed Buildings

There are several landowners, estates and farms. Many redundant farm buildings have been converted to residential, office and workshop use. At Little Baldon, there are nine such workshop or office units providing a total of 15,000 square feet of accommodation. There are two well-used Pubs: the Mole Inn in Toot and the Seven Stars on the Green at Marsh Baldon, the latter being community-owned. On the Green there is a CoE Primary School and there is a Village Hall in the Croft. A small purpose-built office block was built in Baldon Lane in the 1990's.

In the late Victorian era and through into the early 20th century, a number of farm workers' cottages were built in various locations, including around the Green. Many have tiled roofs and contrasting brick dressings with diaper-pattern decoration and were typically semi-detached. Over the last 50 years or so, some of these have been knocked together to form larger single dwellings, but their style and character is still evident and they form an important part of the village vernacular.

Just before and after World War II, there were bursts of development activity: at Little Baldon (farm buildings plus workers' and manager's cottages); at Wilmots (an isolated street of seven semi-detached houses just to the west of Toot Baldon; and a several semi-detached houses in the Croft of pre-cast concrete construction. Since this period the Baldons have also seen the introduction of Hillfield Farm and New Farm - farmhouses and buildings close to Wilmots – plus further individual houses at various locations in Baldon Row, Baldon Lane and around the Green. Since 2000, there have been four new houses built: two at Durham Leys Farm, one beside the Seven Stars, and one on Baldon Lane beside Gateway Cottage.

Landscape assets include the Green (24 acres of common land owned by Queens College); Baldon House woods and ponds; Durham Leys ponds and Ashen Copse; the Roman Road bridleway; plus many important rights of way & footpaths through all areas of parishes' surrounding countryside and woodland.

Residential Housing Types

Throughout the parishes of the Baldons there are some 185 residential properties; nearly all of these are single-family dwelling-houses, detached or semi-detached.

The range of residential property is notable for its lack of many common features found in other locations in the Oxford area. Housing types **not** seen the Baldons include:

Large housing estates

High-rise buildings

Apartment blocks,

Static mobile home sites

There is also an absence of 'modern architecture' with very little evidence of steel & glass and other modern forms of construction.

The larger houses in the Baldons are the manor houses, vicarages and large farmhouses. Some of these remain single dwellings but some (eg: Baldon House) have been subdivided into multiple occupancy. These larger properties date from various periods, including the 16th, 17th, 18th and 19th centuries. Construction types vary through the different historical periods, from timber-frame, through stone walls, to stone and brick combined, and finally mostly brick. These larger buildings tend to have roofs of stone tiles, clay tiles or slates.

The various housing types in the area can be summarised as:

Historic timber-frame with stone, brick or render walls & thatched roofs (16th & 17th century)

Historic stone houses & cottages, tiled & thatched roofs (16th, 17th & 18th century)

Historic brick cottages with tiled roofs (17th & 18th century)

Pairs of 'Estate' cottages: stone & brick or contrasting brickwork (19th & early 20th century)

Individual houses & cottages of varied form and materials (early 20th century to present)

A few one-off 'mock-Georgian' houses (eg: Little Baldon Farmhouse, 1930's)

Converted farm buildings often with timber boarding and/or brick claddings

Many of the older historic building have been modified and/or extended in the 19th and 20th centuries; there are few that retain their original form.

Listed Buildings

There are 55 listed buildings in the Baldons: about 47 actual buildings, with the remainder being various monuments and landscape features. See the full list in the Appendix. Briefly, the listed buildings include:

St Lawrence's Church dating from 12th & 13th centuries

Toot Manor, Court House & Barn Court

Other houses & The Crown in Toot Baldon

Houses in Baldon Row & Pebble Hill

Houses around The Green and in Baldon Lane

St Peter's Church dating from 14th & 15th centuries

Baldon House area, including its landscape features

Dairy cottages at Little Baldon

There are two Conservation Areas, in Marsh Baldon and Toot Baldon, shown in Appendix 3.

Other Material Assets

Farm buildings: farmhouses, barns, sheds, stables, etc

Converted buildings: barns, byres & stables: now offices, workshops & storage

The Mole Inn at Toot Baldon

The Seven Stars pub on the Green

The Primary School on the north side of the Green

The Village Hall in the Croft

The office building in Baldon Lane

20th Century Development

Since the start of the 20th century, residential development has predominantly been at:

Little Baldon farm cottages

Post-2nd World War – 5 pairs of semi-detached concrete houses in the Croft

Other houses in the Croft

Wilmots – seven pairs of semi-detached houses

Hillfield Farm & New Farm

Sporadic infilling and backland development around The Green

Infilling in Baldon Lane & Infilling in Baldon Row

Recent new development:

Weber office building in Baldon Lane

New house opposite Baldon House (Penns)

New house beside the Seven Stars

Barn cottage at Durham Leys

Conversion of farm buildings beside Durham Leys farmhouse

Cultural heritage

Archaeology

The basic physical structure of the landscape has had a strong influence on patterns of human occupation and activity across South Oxfordshire. Slope, elevation and the supply of water have influenced the selection of sites for settlement.

Evidence of pre-historic settlement is sparse in the region. Favoured sites tend to be on the Thames side terraced gravels, the open Chiltern chalklands and the Corallian limestones and sands of the Oxford Heights. The Icknield way was a pre-historic thoroughfare and would have provided a focus for early settlement. Prehistoric impact on landscape would have been mostly seen in forest clearance, initially in high ground but as iron became available extending down to heavier lowland soils using ploughshares.

There is some spasmodic evidence of pre-historic activity in the Baldons area Palaeolithic Axe Heads were found in 1941 at SU577 977 and a possible ditch on land adjoining the Seven Stars.

There is little evidence of actual settlement in the Baldons at this time, although the Oxfordshire Historic Environment Record indicates [2] possible sites; an undated prehistoric enclosure (PRN 8561) at Marsh Baldon grid reference SU 560 978 and an unconfirmed Bronze age ring ditch (PRN 12588) at grid reference SP 5223 0776.

It seems likely that by the time of the Roman Invasion the area would have been in the hands of that enigmatic tribe the Catuvellauni, which occupied much of the central part of England and were probably the main resistance to Julius Caesar in the first invasion.

Dorchester on Thames was a major settlement at that time and the advent of the Romans brought huge changes to the whole region – creating an integrated pattern of new settlements, roads, farming estates and kilns for the manufacture of pottery. One such road passes through the Baldons as it ran from modern day Dorchester to Alchester (just south of Bicester).

There appears to be no evidence of Roman settlement in the Baldons (although we might like to imagine some weary legionnaires breaking off their march for a pot of well-earned ale at this spot) Coins were found at SU558 993. There must, however, have been trade in the area as Marsh Baldon was the location of at least two potteries that were making the range of red-slipped wares for which the Oxfordshire potteries in the area were renowned in the 3rd and 4th centuries AD. The locations were in the area known as Daglands, to the north of Baldon Lane and in farmland on the line of the current main road to Oxford, adjacent to Golden Balls roundabout [Historic Monument].

There is record of a linear boundary bank possibly dating from the Roman/Dark Ages and potentially delineating village boundaries of that time; An extract from the record is set out below:

HER Number: 4420

Road alignment called Flitway before 1713. N-S course very close to postulated Roman road (PRN 8923) and may be identical with it.

Bank and ditch on west side along Ashen Copse, turning sharp left to Marsh Baldon green at SU 56859950. Emery suggests this may be an early boundary dividing Baldon into the 4 quadrants, Marsh, Toot, St Lawrence and Little Baldon

The Saxon and later history of the Baldons is reasonably well recorded, particularly in the Victoria History of the Counties of England, which is not reproduced here. The best historical map record dates from c1740 and is in the library of Queens College, Oxford. This shows the Marsh Baldon Green and the named fields (pre-enclosure) between Daglands (west), Garsington (North and east), Baldon Brook (East) and Dorchester Field (probably Little Baldon – South). Individual houses (and in some cases their owners/occupants) are also shown.

It is worth noting that the medieval Village of Little Baldon has been deserted and nothing visible now remains of it.

History

Marsh Baldon, Toot Baldon, Baldon on the Green, Little Baldon, Big Baldon, Baldon-in-between

This old rhyme is a reminder that there are a number of ancient settlements in the area known as the Baldons. Toot Baldon is probably the earliest settlement dating back to Anglo-Saxon times, although the area was inhabited in the Roman period. A Roman Road passes through the parishes and Roman pottery and coins have been found. The Anglo-Saxons liked to settle on high ground and reference can be found to “Bealda’s Hill”, while Toot is the Saxon word for a look-out. A good water supply and fertile soil would have encouraged this early habitation.

The Domesday Book refers to Baldedone and does not differentiate between the various hamlets, which shared a common field system with strip farming. However, there were already seven different estates and there is little doubt that the four hamlets Toot Baldon, Marsh Baldon, Baldon St. Lawrence and Little Baldon named in 13th Century documents were already in existence at the time of Domesday.

It is possible that there were Anglo-Saxon chapels both at Toot and at Marsh Baldon but the first clear reference to a Baldons Church is in a Papal Bull of 1163 and research suggests that the church was at Baldon St. Lawrence.

By 1279 the land was mainly divided between 3 or 4 manors and the tax returns for 1316 and 1327 indicate that Marsh Baldon was now the largest village. In 1377 there were 10 taxpayers at Baldon St. Lawrence, 22 at Toot Baldon, 25 at Little Baldon and 67 at Marsh Baldon. It is interesting to note the apparent size of Little Baldon at that time. Enclosure of the land was the main cause of decrease in population and by the 16th Century much land had been enclosed. However, the common field system which was shared by all the hamlets continued on a 3-year rotation until the 18th Century.

Some details about the regulation of common pastures have survived; in 1527 a man might pasture 30 sheep and 3 other beasts for every virgate (22 acres). The use of Marsh Baldon Green was also restricted and carefully managed. Sheep and pigs were not allowed on it at certain times of the year and pigs had to be ringed. Horses were also kept on the Green. Growing crops had to be guarded from straying animals and no one could allow hens to be at large at the time of sowing the grain.

These matters and all other aspects of village life, such as the management of ditches and drainage and the building and repair of houses and out-buildings, were strictly controlled by the Manorial Courts. In 1514, for example, a farmer was presented to the court for allowing two houses to fall down and for selling iron bars and lead outside the Manor. Licences were required for taking down a house or moving it.

By the mid sixteenth century a large part of four Domesday estates had been acquired by the Queen’s College. In Tudor times fellows and students used to withdraw to the college’s

properties in the village when there was plague in Oxford. In 1519, for example, the whole college was in residence at Toot Baldon. It is likely that the manorial courts were held at Court House Farm.

Marsh Baldon Manor grew in prosperity during the 16th and 17th centuries and for 60 years from 1712 Elizabeth Lane was a highly active lady of the manor, which she had inherited from her parents John and Elizabeth Pollard. Her husband Dr. Lane came from Bristol and had a long-standing trade association with Christopher Willoughby, who bought the manor after Elizabeth Lane's death.

Elizabeth Lane's most obvious legacy was Marsh Baldon School, started as a result of a bequest by her in 1771 for the education of 6 poor boys and 6 poor girls. Other children could be educated at the expense of their parents. By 1866 the numbers had risen to 56 and the curriculum included reading, writing and arithmetic. By 1815 Toot Baldon also had a school which was enlarged in 1886 to cater for 60 children. It survived until 1920 when the managers closed it and the children were transferred to Marsh Baldon school.

The Willoughby family had a profound effect on the village by pioneering important advances in farming, which included introducing a far more varied pattern of crop rotation and encouraging the cultivation of swedes which were said to be twice as nourishing as turnips.

The Baldons were self-supporting to a large extent: in the 16th, 17th and 18th century mention is made of a tailor, two butchers, a slaughter house, a currier, a maltster, a sawyer, a carpenter and more unusually, a bone-setter. In the latter half of the 19th century there was a blacksmith, a grocer, a baker, a butcher, a wheelwright and a beer-retailer. There were also 3 pubs.

The population in 1801 was 208 in Marsh Baldon and 223 in Toot Baldon. In 1901 the figures were 280 in Marsh Baldon and 228 in Toot Baldon. The 2001 census shows 289 in Marsh Baldon and 136 in Toot Baldon. Remarkably little overall change in two hundred years.

Although both Churches have been altered over the centuries, Toot Baldon Church is essentially a good example of a small early thirteenth century church and Marsh Baldon Church is mainly fourteenth or early fifteenth century. The present north aisle at Marsh Baldon was built in 1890. At various times both the congregations and the buildings were neglected but both have had times when the energy and enthusiasm of an incumbent have restored order in the Parish.

In 1954 the benefices of Toot and Marsh Baldon were united and patronage passed to Queen's College which was already patron of Toot Baldon. The two parishes had been under the care of one clergyman since 1913.

The Willoughby estate was put on the market in 1914. It extended to 2,500 acres and included properties in Dorchester and Drayton St. Leonard. It was offered at auction in its entirety, or in

lots. Baldon House was offered with 163 acres, and included the lordship of the manor, the gift of the living and the soil of the village green. In the event the house and surrounding land was bought by Dr. and Mrs. Priestley in 1915 and the village green and other parts of the estate were sold to Queen's College in 1921.

Looking at the old maps it is remarkable how little the form of the old villages has actually changed over the last four hundred years. The old open fields finally disappeared with the Enclosure Act of 1836 but the 24-acre village green, which was specifically excluded from enclosure is still carefully preserved and is perhaps rather tidier than it was when cows, pigs, sheep and horses were grazing on it. Many interesting old buildings remain and there are plenty of historical clues to be found on a walk around the villages.

Landscape

Topography and Drainage

The elevation of the two parishes varies from 89m above sea level in the north west to 59m in the south east, with water draining to Baldon Brook which flows from north to south close to the eastern boundary.

Landscape

There are a series of landscape character studies of the area, from a broader level of the National Character Profile, 109: Midvale Ridge³, the current local study undertaken by Oxford Wildlife and Landscape Study (OWLS)⁴, and the original landscape character study undertaken in 2003 by South Oxfordshire CC⁵.

Character Profile 109, describes the broader area as:

"The Midvale Ridge National Character Area (NCA) is a band of low-lying limestone hills stretching east–west from the Vale of Aylesbury in Buckinghamshire to Swindon. It is surrounded by the flat lands of the Oxfordshire clay vales, giving extensive views across the surrounding countryside. It is a predominantly agricultural area with a mixed arable/ pastoral farming landscape, cereals being the most important arable crop."

It lists the key characteristics as:

³ <http://publications.naturalengland.org.uk/publication/5431100?map=true&category=587130>

⁴ <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

⁵ <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/policy-publications/south>

<https://historicengland.org.uk/listing/the-list/list-entry/1000122>

Low, irregular wooded limestone ridge giving way to a series of isolated steep-sided tabular hills in the east which rise from the surrounding clay vales.

Contrast between the moderately elevated limestone hills and ridges and the surrounding low-lying clay vales.

Mixed pastoral and arable landscape with large, geometric fields divided by hedges and regularly spaced hedgerow trees punctuated by blocks of woodland

Settlement pattern of nucleated villages on the hill tops and along the springline with low density of dispersed settlement.

Hill top villages are a distinctive feature of the ridge. They are often clustered round a village green and are linked by small sunken lanes enclosed by low hedges. To the east, houses are built of the local limestone or sometimes red brick and timber frame with thatch or tiled roofs. In contrast, to the west houses are typically of local limestone, either Cornbrash or Corallian, with stone slate roofs. Settlements have also grown up along springlines. Isolated farmsteads mostly result from late enclosure.

From the assessment by the Oxfordshire Wildlife and Landscape Survey the Plan area has three main landscape types:

Wooded Estatelands

Lowland Village farmland

Alluvial lowlands

These are indicated on Figure 3.4

To the west and south of the parish the Wooded Estatelands is associated with the Registered Park and Garden of Nuneham Courtenay⁶ and its arboretum. It is characterised by extensive deciduous woodland with rolling arable farmland and some grazing, large parklands and mansion houses. The landscape includes large blocks of ancient woodland and mixed plantations of variable sizes.

The Lowlands Village Farmlands is a variable, often large scale farmed landscape closely associated with village settlements. Key characteristics are: a varied, gently rolling and almost flat topography; medium to large-sized arable and hedged fields; thinly scattered hedgerow trees, which are mostly ash; ash, willow and poplars fringing ditches and streams; and prominent village settlements scattered throughout the area.

The Alluvial Lowlands landscape includes flat landscapes of lowland river valleys, associated with alluvial soils. It is characterised by a regular pattern of medium-sized hedged fields with permanent pasture and arable cropping; broad alluvial plains; mixed farming pattern with regular fields with both arable cropping and pasture; densely scattered hedgerow trees of ash and willow; dense willow corridors bordering a large number of ditches; and is sparsely settled.

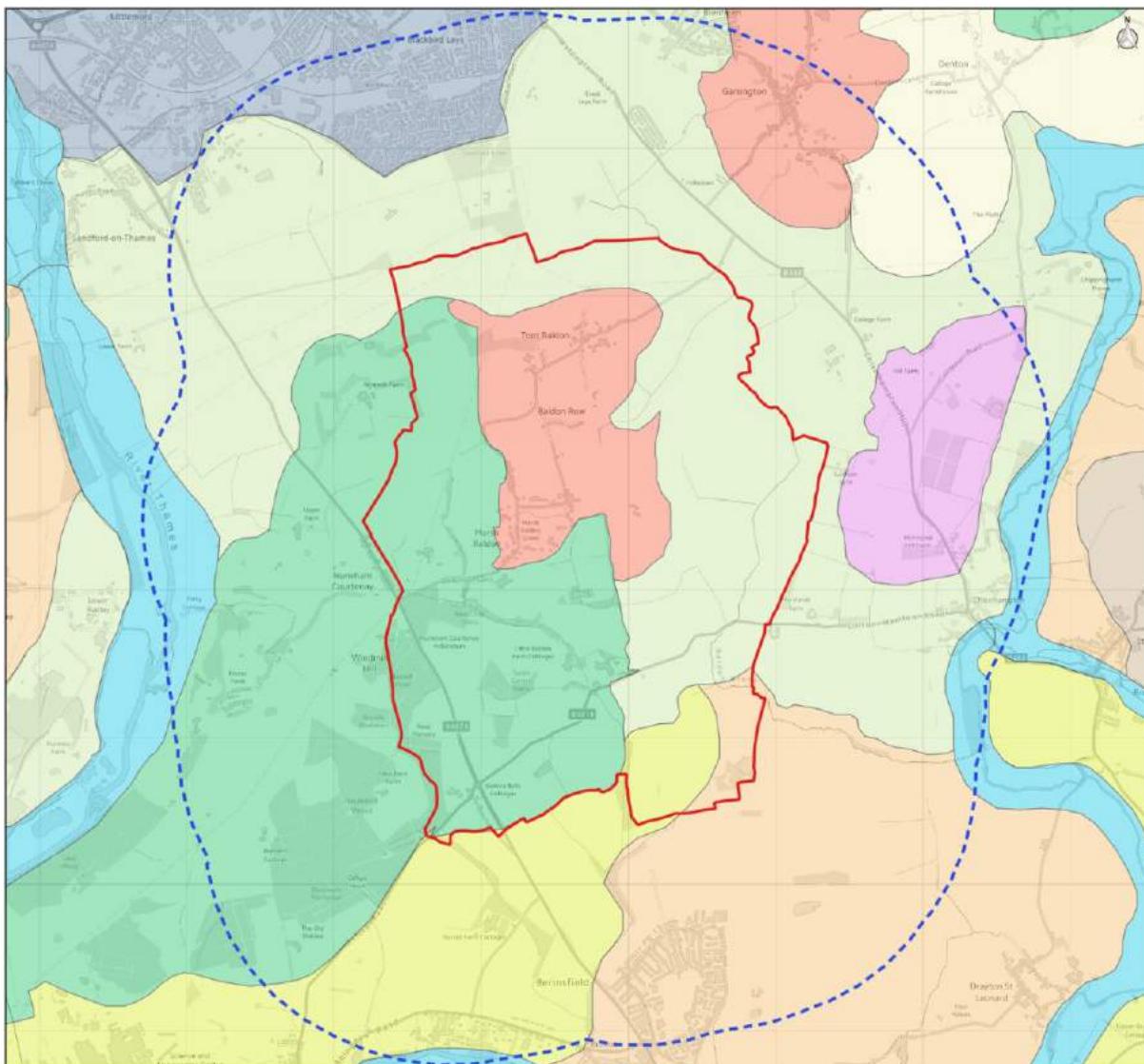
The original Landscape Character Study of 2003 locates the villages in the Nuneham Courtenay Ridge area, in the open farmed hills and valleys sub division for Toot Baldon, and Semi-enclosed farmed hill and valleys for Marsh Baldon. It describes them:

"Toot Baldon also originated as an old English settlement, perched on the outer edge of a hill where the greensand gives way to the clays below. However, medieval expansion of settlements and colonisation of nearby marshland created a larger estate with a shared field system, which included the associated settlement of Marsh Baldon and two other Baldons, Little Baldon and Baldon St Lawrence, of which only the isolated church of the latter survives."

The villages typically developed around a central green, of which Marsh Baldon has one of the finest surviving examples. In contrast to the predominance of stone buildings in the Northern Oxford Heights, Marsh Baldon also demonstrates the lack of uniformity in building styles and materials within this area. Clustered around the green there is 'a colourful medley of houses in coursed rubble, brick or timber framing, with roofs of thatch or tiles'."

As part of the report's conclusions regarding development in this area, it concluded that generally development would be inappropriate in this rural and unspoilt area, and especially in the estate farmlands, low lying areas and the areas in the open landscape and hill tops.

These studies help build up a picture of the landscape of the parish, of settlements located up on a ridge, with open views out across the arable landscape and towards the City of Oxford. This character of the villages, their buildings and their views are illustrated in the small selection of photos in this report.

**LEGEND**

- The Baldons Neighbourhood Plan Area
- 1.5km Radius from Neighbourhood Plan Area

Landscape Types

- Alluvial Lowland
- Lowland Village Farmlands
- Farmland Hills
- Lowland Village Farmlands
- River Meadowlands
- Rolling Farmland
- Terrace Farmland
- Urban Areas
- Vale Farmland
- Wooded Estatelands

Figure 3.4: Landscape Types



View of open country and distant Chilterns from St Lawrence's (Toot) churchyard

Landscape Designations

The context of the villages in relation to landscape planning designations, access and their topography are covered in Figures **02, 03, 04 and 05 shown in Appendix 4.**

Landscape

The North Wessex Downs AONB is approximately 4km to the south of Marsh Baldon.

Green Belt

The Green Belt washes over the whole of the neighbourhood area, providing protection under the key tenants of Green Belt Policy⁷ in Section 9 of the National Planning Policy Framework.

⁷ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

As part of South Oxfordshire's Green Belt review⁸ the villages within the Green Belt were 'tested' against Green Belt purposes, an extract from the report setting out the scope:

"The Oxford Green Belt within South Oxfordshire washes over several smaller settlements with only the town of Wheatley inset into the Green Belt. A list of 22 settlements have been reviewed and tested against the purposes of the Green Belt. These settlements have been assessed as to whether they have 1) an open character; and 2) whether that open character makes an important contribution to the openness of the Green Belt."

7.3 The following 'washed over' villages were considered for review: Beckley, Great Milton, Berinsfield, Holton, Burcot, Horsepath, Clifton Hampden, Little Milton, Chislehampton Marsh Baldon, Culham Nuneham Courtenay Cuddesdon Sandford Dorchester Stadhampton, Drayton St Leonard, Stanton St John, Forest Hill, Tiddington, Garsington, Warborough and Shillingford"

The conclusion within the report for Parcel 7 Area E (main pages p40-42) is that the Green Belt prevents coalescence between settlements and should remain.

Historic Environment

Both villages are within Conservation Areas.

The Registered Park and Garden at Nuneham Courtenay is 0.5km to the west of the Marsh Baldon.

⁸http://www.southoxon.gov.uk/ccm/support/dynamic_serve.jsp?ID=493068833&CODE=5C6B516DFEC1AB96D22DB485D6C9D764

APPENDIX 3: Notes on Appraised Sites

Note: The Landscape Character Assessment, to which reference is made in these notes, is presented in Appendix C of The Neighbourhood Plan.

SITE 01 -TB

Location:	The garden of Court House, Toot Baldon	
Owner	Mr & Mrs Ardern	
Previous planning applications	No	
Approx Site Area (ha)	< 0.1	No of houses 1 no
Description		
The site is situated to the north east of Court House, a Grade 2 listed building. The site is separated from the road by the garden of the neighbouring house.		
Landscape Character Area T1		
Criterion	No	Appraisal
Existing settlement	1.1	Within existing settlement
	1.2	Not ribbon development
	1.3	Not open green space
	1.4	Backland development
	1.5	N/A
Impact on the community	2.1	Significant impact on neighbours
	2.2	Loss of amenity for neighbours
Potential benefit to community	3.1	No impact
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Adverse impact: The site is prominent being situated on the ridge. The visual impact of new development would be significant when viewed from the north. The Landscape Assessment finds that this site is unsuitable for development from a landscape and visual perspective
	4.2	Adverse impact: see above
	4.3	No impact
	4.4	No impact
Impact on Village Character	5.1	No impact
	5.2	No impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	No significant impact
	6.2	No significant impact
	6.3	Development will include off street parking
Impact on biodiversity	7.1	Loss of habitat
	7.2	Development provide opportunity for some mitigation
Land use and economy	8.1	No impact
	8.2	Some loss of grade 2 land
	8.3	No impact
Heritage	9.1	This site is within the Toot Baldon Conservation Area and development could result in an adverse impact on heritage assets, grouping and character
	9.2	Development at this site could not have a direct adverse impact on the adjacent listed building, Court House
	9.3	Development at this site could have an adverse impact on the setting of Court House
	9.4	Development at this site would have an adverse impact on the Toot Conservation Area
	9.5	No impact – not in vicinity of open green space
	9.6	No impact - not in vicinity of an archaeological site

SITE 02 -TB

Location:	Immediately to the east of the Mole Inn, Toot Baldon	
Owner	The Queens College	
Previous planning applications	No	
Approx Site Area (ha)	0.4	No of houses 3 no
Description		
The site comprises the former yard of Manor Farm, which is no longer a working farm		
Landscape Character Area T1		
Criterion	No	Appraisal
Existing settlement	1.1	Within existing settlement
	1.2	Not ribbon development
	1.3	Not open green space
	1.4	Not backland development
	1.5	Not an Infill site
Impact on the community	2.1	No significant impact
	2.2	No loss of amenity
Potential benefit to community	3.1	Redundant buildings will be put back to beneficial use
	3.2	Will remove unsightly buildings
	3.3	No impact
Impact on Landscape	4.1	The site sits behind an elevated edge which would mitigate impact from the through route. The Landscape Assessment finds that this site would be suitable for development.
	4.2	No impact – as above
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	The development could enhance village character
	5.2	The development will integrate into its surroundings
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
Traffic and access	6.1	No significant impact
	6.2	No significant impact
	6.3	Development will include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Development provide opportunity for enhancement
Land use and economy	8.1	Brownfield site
	8.2	No loss of BMV
	8.3	Makes best use of site
Heritage	9.1	The site is situated in a former farmyard and replaces unsightly redundant agricultural buildings Development would therefore enhance heritage assets.
	9.2	The site is situated at the rear of the Mole Inn (formerly the Crown, the adjacent listed building) but the development would not necessarily have an adverse impact
	9.3	Development at this site could have beneficial impact on the setting of the Mole Inn
	9.4	Development at this site could have a beneficial impact on the Toot Conservation Area
	9.5	No impact – no open green spaces in vicinity
	9.6	No impact on archaeological assets - none in vicinity

SITE 03 -TB

Location:	Immediately to the east of Wilmots, 200m west of the core of Toot Baldon		
Owner	Not known		
Previous planning applications	No		
Approx Site Area (ha)	0.5	No of houses	up to 5
Description			
This is a Greenfield site bordering the east side of the Wilmots cul-de-sac			
Landscape Character Area T3			
Criterion	No	Appraisal	
Existing settlement	1.1	Outside existing settlement	
	1.2	Constitutes ribbon development	
	1.3	Open green space	
	1.4	Not backland development	
	1.5	Not an infill site	
Impact on the community	2.1	Significant adverse impact	
	2.2	Significant loss of amenity	
Potential benefit to community	3.1	No benefit to community	
	3.2	No improvement to the quality of the village built form	
	3.3	No impact	
Impact on Landscape	4.1	Detrimental impact on open landscape character	
	4.2	Adverse impact	
	4.3	No impact	
	4.4	Physical and visual gaps separating the existing and established development patterns are important and valued. A development here would have a significant visual impact by diminishing the scale of an important existing gap between adjacent developed areas. The Landscape Assessment finds that this site is unsuitable for development.	
Impact on Village Character	5.1	Significant adverse impact on village character	
	5.2	Unlikely to integrate into its surroundings	
	5.3	development scale will be incompatible with surroundings	
	5.4	N/A	
Traffic and access	6.1	Adverse impact – the road here being single track	
	6.2	As above	
	6.3	Development would include off street parking	
Impact on biodiversity	7.1	Adverse impact	
	7.2	Unlikely to provide opportunity for biodiversity net gain	
Land use and economy	8.1	Pasture land	
	8.2	Loss of grade 2 agricultural land	
	8.3	No impact	
Heritage	9.1	The site is 200m west of the Toot Conservation Area and 400m away from the nearest listed buildings – Toot Manor and the Mole inn, from which it is separated by several houses	
	9.2	As above: the nearest listed buildings (Toot Manor and The Mole Inn) are out of sight	
	9.3	No impact – as above	
	9.4	No impact – as above	
	9.5	No impact: no open green space in the vicinity	
	9.6	No impact: no archaeological site in the vicinity	

SITE 04-TB

Location:	Hillfield Farm: Immediately to the west of Willmots and north of New Farm	
Owner	Mr R Brooks	
Previous planning applications	No (planning permission now already granted)	
Approx Site Area (ha)	0.4	No of houses 3 - 4 no
Description		
This site comprises the redundant farm buildings of Hillfield Farm and a small paddock adjacent to the farm access track, bordering the rear gardens of Wilmots and New Farm stables		
Landscape Character Area T4		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Not ribbon development
	1.3	Not on open green space
	1.4	Not backland development
	1.5	N/A
Impact on the community	2.1	No impact
	2.2	No loss of amenity
Potential benefit to community	3.1	No benefit to community
	3.2	No improvement to the quality of the village built form
	3.3	No impact
Impact on Landscape	4.1	No detrimental impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	No significant impact: the new development will sit within the curtilage of existing redundant farm buildings. The Landscape Character Assessment finds that this site is suitable for development.
Impact on Village Character	5.1	No impact on village character
	5.2	Can integrate into its surroundings
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
Traffic and access	6.1	No significant adverse impact
	6.2	As above
	6.3	Development includes off street parking
Impact on biodiversity	7.1	No impact
	7.2	Will provide opportunity for biodiversity net gain
Land use and economy	8.1	Brownfield site
	8.2	N loss of BMV
	8.3	No impact
Heritage	9.1	The site is 200m west of the Toot Conservation Area and 400m away from the nearest listed buildings – Toot Manor and the Mole inn, from which it is separated by several houses
	9.2	As above: the nearest listed buildings (Toot Manor and The Mole Inn) are distant and out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 05-TB

Location:	Immediately to the south of New Farm	
Owner	Mr & Mrs D Greenaway	
Previous planning applications	No	
Approx Site Area (ha)	0.5	No of houses up to 5 no ?

Description

This is an open greenfield site forming a gap between the New Farm/Hill Farm and Wilmots to the north and Potland Cottages/Holly Cottage to the south

Landscape Character Area T5

Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not an infill site
Impact on the community	2.1	Significant adverse impact
	2.2	Significant loss of amenity
Potential benefit to community	3.1	No benefit to community
	3.2	No improvement to the quality of the village built form
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact
	4.3	No impact
	4.4	Physical and visual gaps separating the existing and established development patterns are important and valued. This site is part of an important gap and development here would have a significant visual impact. The Landscape Character Assessment finds that development of this site would affect the openness of the landscape and would over-extend the settlement edge of Toot Baldon.
	5.1	Significant adverse impact on village character
Impact on Village Character	5.2	Unlikely to integrate into its surroundings
	5.3	development scale will be incompatible with surroundings
	5.4	N/A
	6.1	Adverse impact
Traffic and access	6.2	Adverse impact
	6.3	Development would include off street parking
	7.1	Adverse impact
Impact on biodiversity	7.2	Unlikely to provide opportunity for biodiversity net gain
	8.1	Pasture land
Land use and economy	8.2	Loss of grade 2 agricultural land
	8.3	No impact
	9.1	The site is 300m west of the Toot Conservation Area and 500m away from the nearest listed buildings – Toot Manor and the Mole inn, from which it is separated by several houses
Heritage	9.2	As above: the nearest listed buildings (Toot Manor and The Mole Inn) are distant and out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 06-TB

Location:	Immediately to the north of Chapel cottage, south of Baldon Row	
Owner	Mr and Mrs M Brooks	
Previous planning applications	Yes – 2015, withdrawn	
Approx Site Area (ha)	0.1	No of houses 1 no
Description		
This site is in the garden of Chapel cottage at the end of a narrow track serving two properties – Chapel cottage and Yew Tree cottage		
Landscape Character Area M3		
Criterion	No	Appraisal
Existing settlement	1.1	Within existing settlement
	1.2	Does not constitute ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Infill site
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity
Potential benefit to community	3.1	No impact
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	Physical and visual gaps separating the existing and established development patterns are important and valued. This site is part of an important gap and development here would have a significant visual impact. The Landscape Character Assessment finds that development of this site would affect the openness of the landscape and would over-extend the settlement edge of Toot Baldon
Impact on Village Character	5.1	No significant impact on village character
	5.2	As above
	5.3	As above
	5.4	As above
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Could provide opportunity for biodiversity net gain
Land use and economy	8.1	Garden
	8.2	N/A
	8.3	No impact
Heritage	9.1	This development is outside the Toot Conservation Area but could have an adverse impact on the character of the immediate grouping
	9.2	There would be no direct impact on the nearest listed building – Yew Cottage
	9.3	There could be an adverse impact on the setting of Yew Cottage
	9.4	No impact - well outside the Toot Baldon Conservation Area
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 07-TB

Location:	At the north end of Pebble Hill, opposite Cobwebs and Thurlfield Cottage	
Owner	Mr R Greenaway	
Previous planning applications	No	
Approx Site Area (ha)	0.2	No of houses 2 no
Description		
This is a small meadow at the north-east end of Pebble Hill with open views of the countryside		
Landscape Character Area M3		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not an infill site
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	Site is elevated and exposed to long distance views from east. Development would create a significant adverse impact. The Landscape Character Assessment finds that this site forms an open space between adjacent dwellings and is not suitable for development
Impact on Village Character	5.1	Significant impact on village character
	5.2	Incompatible with surroundings
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Meadow
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	Possible detrimental impact on heritage assets grouping and character
	9.2	No direct impact on Thurlfield Cottage, the nearest listed building
	9.3	Possible harmful effect on the setting of Thurlfield Cottage
	9.4	Situated in the MB conservation area
	9.5	Harms an open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 08-TB

Location:	On the east side of Pebble Hill, between Porter House to the north and Hunters Gap cottage to the south	
Owner	Mr P Greenaway	
Previous planning applications	No	
Approx Site Area (ha)	0.2	No of houses 2 no

Description

This site is waste land between two houses on the east side of Pebble Hill.

Landscape Character Area M1

Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	Infill site
Impact on the community	2.1	Minimum adverse impact on neighbours
	2.2	Minimum loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	No impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	The key impact is on views to Pebble Hill from the footpath to the east. Because of the topography of the site, the backdrop of existing tall trees and the hedgerow screening the visual impact, both from the open country looking west and from Pebble Hill looking east would not be significant. The Landscape Character Assessment that this site is suitable for development in landscape terms
Impact on Village Character	5.1	No impact on village character
	5.2	Integrates with surroundings
	5.3	Compatible with the built form
	5.4	Compatible with surrounding vernacular
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Wasteland
	8.2	N/A
	8.3	Good use of the site
Heritage	9.1	No detrimental impact on heritage assets
	9.2	Subject to design, development at this site is unlikely to have an impact on Hunters Gap, the adjacent listed building
	9.3	Impact would be limited provided the design respects the neighbouring listed building and its setting.
	9.4	Situated in the MB conservation area
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 09-TB

Location:	Redundant chicken sheds on the eastern side of Marsh Baldon Green.	
Owner	The Queens College	
Previous planning applications	No (planning permission for a single house has now been granted)	
Approx Site Area (ha)	0.3	No of houses 2 - 3no
Description		
The site is part of Parsonage Farm situated to the east of the perimeter road round Marsh Baldon Green and comprises redundant chicken sheds.		
Landscape Character Area M1		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	N/A
Impact on the community	2.1	Minimum adverse impact on neighbours
	2.2	Minimum loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	Positive impact
	3.3	No impact
Impact on Landscape	4.1	Enhances the existing village character
	4.2	No impact
	4.3	No impact
	4.4	Positive, due to the proximity of modern agricultural barns and replacing the chicken sheds. The Landscape Character Assessment that this site is suitable for development in landscape term
Impact on Village Character	5.1	The development could enhance village character
	5.2	The development will integrate into its surroundings
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No adverse impact
	7.2	Likely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Brownfield site
	8.2	N/A
	8.3	Good use of the site
Heritage	9.1	No detrimental impact on heritage assets
	9.2	The closest listed buildings, Parsonage Farm and its barns, are 100m to the northwest and partially shielded from the site by large modern agricultural buildings
	9.3	No impact - as above
	9.4	This site is adjacent to but outside the Marsh Baldon Conservation Area which would be enhanced by the replacement of unsightly chicken shed with appropriate development.
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 10-MB

Location:	On the west side of Tinny Lane, a bridlepath linking Marsh and Toot Baldon	
Owner	Not known	
Previous planning applications	No	
Approx Site Area (ha)	0.1	No of houses 1 - 2no
Description		
The site is situated in pastureland between Marsh and Toot Baldon villages, accessible only from a bridlepath.		
Landscape Character Area M3		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not an infill site
Impact on the community	2.1	No adverse impact on neighbours
	2.2	No loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	This development would entail the conversion of a bridlepath to an access road which would have no community benefit
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact of the access track
	4.3	Adverse impact – loss of hedgerow
	4.4	No significant loss of key views
Impact on Village Character	5.1	Significant impact on village character
	5.2	Incompatible with surroundings
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	The new access road would entail the destruction of a hedgerow and the consequent loss of habitat. It is unlikely that the development could provide opportunity for biodiversity net gain
Land use and economy	8.1	Meadow
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	No significant impact
	9.2	No direct impact on the nearest listed building: Thurlfield Cottage
	9.3	Could have an adverse impact on the setting of Thurlfield Cottage
	9.4	This site is adjacent to but outside the Marsh Baldon Conservation Area which would be unaffected by the development
	9.5	Adverse impact on an open green space
	9.6	No impact: no archaeological site in the vicinity

Site 11- MB

Location:	At the northern end of the Croft, on the east side	
Owner	The Queens College	
Previous planning applications	No	
Approx Site Area (ha)	0.1	No of houses 1 no

Description

This site is pastureland and development here would extend the row of houses forming the Croft.

Landscape Character Area M2

Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not an infill site
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	Adverse impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact
	4.3	Adverse impact
	4.4	The open landscape between areas of existing settlement are important characteristics which help to define village character. A development here would further project urban development into the landscape causing visual impact. This view is reinforced in the Landscape Character Assessment
Impact on Village Character	5.1	Significant adverse impact on village character
	5.2	Significant adverse impact on integration with village character
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Pasture
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	The site is 500m north of the Marsh Baldon Conservation Area and 600m away from the nearest listed buildings – 11 and 19 The Green, from which it is separated by The Croft
	9.2	As above: the nearest listed buildings are distant and out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	The development is situated on open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 12-MB

Location:	At the northern end of the Croft, on the west side	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	0.1	No of houses 1 no

Description

This site is pastureland and development here would extend the Croft development.

Landscape Character Area 5

Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not an infill site
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	Adverse impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact
	4.3	Adverse impact
	4.4	Significant loss of key views Development on this site would be outside the village curtilage and would be an isolated development. It would project into open countryside and have a significant visual impact. The Landscape Character Assessment states that development at this site would be undesirable as it would extend the ribbon development north of Marsh Baldon
Impact on Village Character	5.1	Significant impact on village character
	5.2	Significant adverse impact on integration with village character
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Arable farmland
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	The site is 500m north of the Marsh Baldon Conservation Area and 600m away from the nearest listed buildings – 11 and 19 The Green, from which it is separated by The Croft
	9.2	As above: the nearest listed buildings are distant and out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	The development is situated on open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 13-MB

Location:	The allotments on the west side of the Croft	
Owner	The Queens College	
Previous planning applications	No	
Approx Site Area (ha)	0.4	No of houses up to 5
Description		
This is an allotment site		
Landscape Character Area M1		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Non-compliant infill site
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	Adverse impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact
	4.3	Adverse impact
	4.4	Significant loss of key views. This is a highly visible site with an open aspect. The visual impact would be significant. The Landscape Character Assessment finds that this site is not suitable for development
Impact on Village Character	5.1	Significant impact on village character
	5.2	No impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Allotment gardens
	8.2	Loss of grade 2 agricultural land
	8.3	Negative impact
Heritage	9.1	The site is 400m north of the Marsh Baldon Conservation Area and 500m away from the nearest listed building – 11 The Green, from which it is separated by the Village Hall and the southern end of The Croft
	9.2	As above: the nearest listed building is distant and out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	The development is situated on open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 14-MB

Location:	Adjacent to the north-west corner of Marsh Baldon Green	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	0.2	No of houses 2 -3 no

Description

This is a greenfield site forming a gap between the houses on the west side of Marsh Baldon Green and those on the north side

Landscape Character Area M1

Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Does not constitute ribbon development
	1.3	In open green space countryside
	1.4	Not backland development
	1.5	Non-compliant infill site
Impact on the community	2.1	Significant adverse impact on neighbours
	2.2	Significant loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental effect on existing open landscape character
	4.2	Adverse impact
	4.3	No impact
	4.4	Severe loss of key views. This site forms an important gap to the countryside beyond and development here would create a significant visual impact. The Landscape Character Assessment finds that this site is not suitable for development
Impact on Village Character	5.1	The development would harm village character
	5.2	The development would not integrate into its surroundings
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact significant extra traffic on the through road immediately to the south of a "pinch point"
	6.2	Adverse impact: as above
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Arable agricultural land
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	Significant detrimental impact on heritage assets, grouping and character
	9.2	No direct impact on the adjacent listed building no 11 The Green
	9.3	Adverse impact on the setting of the nearby listed building
	9.4	Adjacent to the Marsh Baldon Conservation Area: access would entail a new road over the Green
	9.5	Development would harm the quality and value of the Marsh Baldon Green by closing off its north-west corner
	9.6	No impact: no archaeological site in the vicinity

SITE 15-MB

Location:	On the north side of Marsh Baldon Green, immediately to the west of Queens Cottage	
Owner	Queens College	
Previous planning applications	Yes – 2015, withdrawn	
Approx Site Area (ha)	0.1	No of houses 1 no
Description		
This is an infill site forming a gap between two houses on the north side of Marsh Baldon Green: No 25 and Queens Cottage		
Landscape Character Area M1		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	-
Impact on the community	2.1	Little adverse impact on neighbours
	2.2	Little loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Maintains the existing landscape character
	4.2	No impact
	4.3	No impact
	4.4	No significant loss of key views. The gap here is in an intermittent line of houses. It is narrower than that at site MB14 and less open: there are no views of the site from the north and no views of open country from the Green. A development sensitively designed and in context would not create a significant impact
	5.1	Maintains the village character
Impact on Village Character	5.2	The development fits the pattern of settlement very well and will integrate into its surroundings
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
	6.1	Small adverse impact
Traffic and access	6.2	Small adverse impact
	6.3	Development would include off street parking
	7.1	Small adverse impact
Impact on biodiversity	7.2	Unlikely to provide opportunity for biodiversity net gain
	8.1	wasteland
Land use and economy	8.2	N/A
	8.3	Good use of the site
	9.1	No significant detrimental impact on heritage assets provided the design is sensitive and respectful.
Heritage	9.2	The site is separated from Parsonage Farm, the nearest listed building by The Queens Cottage: no direct impact
	9.3	No impact: as above
	9.4	No significant adverse impact provided a sensitive and appropriate design
	9.5	No impact: as above
	9.6	No impact: no archaeological site in the vicinity

SITE 16- MB

Location:	On the west side of Marsh Baldon Green in a gap between No 9 and Low Hill Farm	
Owner	Barclay Farms Ltd	
Previous planning applications	Yes – withdrawn	
Approx Site Area (ha)	0.15	No of houses 1 no
Description		
This is an infill site forming a gap between two houses on the west side of Marsh Baldon Green: No9 and Low Hill Farm		
Landscape Character Area M1		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	-
Impact on the community	2.1	Little adverse impact on neighbours
	2.2	Little loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Maintains the existing landscape character
	4.2	No impact
	4.3	Some loss of trees would be inevitable: high quality landscape design imperative
	4.4	This site is reasonably well screened. There are no significant open views through it westwards to open land from the Green. Selective retention of existing vegetation would strongly mitigate new development which would fit into a pattern of housing around the edge of the village boundary.
Impact on Village Character	5.1	Maintains the village character
	5.2	The development will integrate into its surroundings provided the design is respectful and appropriate
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Small adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	wasteland
	8.2	N/A
	8.3	Good use of the site
Heritage	9.1	No significant detrimental impact on heritage assets provided the design is sensitive and respectful.
	9.2	The site is separated from Willoughbys (No 7), the nearest listed building by Nos 8 & 9 The Green: no direct impact
	9.3	No impact: as above
	9.4	No significant adverse impact provided a sensitive and appropriate design
	9.5	No impact: as above
	9.6	No impact: no archaeological site in the vicinity

SITE 17-MB

Location:	At the south east corner of Marsh Baldon Green behind Nos 32 and 33	
Owner	Mr P Cave and Mr C Black	
Previous planning applications	No	
Approx Site Area (ha)	0.15	No of houses 2 no
Description		
This site is open pasture land to the rear of Nos 32 and 33 The Green.		
Landscape Character Area M5		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Backland development
	1.5	-
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental effect on the existing landscape character
	4.2	No impact
	4.3	No impact
	4.4	New development would impact on existing views from the Green to the agricultural land beyond.
Impact on Village Character	5.1	Harmful to the village character
	5.2	The development will not integrate into its surroundings
	5.3	development scale will be compatible with surroundings
	5.4	No conflict with surrounding vernacular
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Small adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Pasture
	8.2	N/A
	8.3	No impact
Heritage	9.1	The site is south of the Marsh Baldon Conservation Area, separated by 32 and 33 The Green. There are unlikely to be any significant heritage impacts
	9.2	As above: the nearest listed building is out of sight
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	The development is situated on open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 18-MB

Location:	On the south side of Marsh Baldon Green, to the rear of Durham Leys Barn	
Owner	Mr R Wells	
Previous planning applications	Planning permission under consideration	
Approx Site Area (ha)	0.2	No of houses 1 -2 no
Description		
This site comprises several modern agricultural barns currently used as stabling for up to 40 horses.		
Landscape Character Area M5		
Note: During the preparation of this report Mr Wells has been granted planning permission to replace the barns with a house		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Backland development
	1.5	-
Impact on the community	2.1	No impact
	2.2	No impact
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental effect on the existing landscape character
	4.2	No impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	No impact
	5.2	The development will not integrate into its surroundings
	5.3	Scale will not be compatible with surroundings
	5.4	No impact
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Possible opportunity for biodiversity net gain
Land use and economy	8.1	Stabling
	8.2	N/A
	8.3	No impact
Heritage	9.1	The site is south of the Marsh Baldon Conservation Area, from which it is separated by Durham Leys Farmhouse. There are no significant heritage impacts
	9.2	As above: the nearest listed buildings are far enough away not to have their settings compromised
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact – not in vicinity of open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 19-MB

Location:	On the north side of Baldon Lane between Penstemon House to the east and the redundant telephone exchange to the west	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	up to 1	No of houses up to 5 no
Description		
This site is in open country on the north side of Baldon Lane		
Landscape Character Area 5		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Not compliant infill
Impact on the community	2.1	Adverse impact on neighbours
	2.2	Loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	Adverse impact
	3.3	No impact
Impact on Landscape	4.1	Detimental impact on open landscape character
	4.2	Adverse impact
	4.3	Adverse impact
	4.4	Physical and visual gaps separating the established development patterns are important and valued part of the visual characteristics of the village. A development here would have a significant visual impact by diminishing the scale of an important existing gap between adjacent development areas.
Impact on Village Character	5.1	Significant impact on village character
	5.2	Adverse impact: development would be at odds with surroundings
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Pasture
	8.2	Loss of grade 2 agricultural land
	8.3	No impact
Heritage	9.1	The site is immediately to the west of the Marsh Baldon Conservation Area and opposite the grounds of the nearest listed buildings – Baldon House. It would have an adverse impact on the approach to the village
	9.2	No direct impact on the neighbouring listed building
	9.3	Adverse impact on the setting of Baldon House – see comment 9.1 above
	9.4	No direct impact
	9.5	Adverse impact: The development is situated on open green space
	9.6	No impact: no archaeological site in the vicinity

SITE 20-MB

Location:	Former telephone exchange, Baldon Lane	
Owner	Mr James Watkins	
Previous planning applications	No	
Approx Site Area (ha)	0.1	No of houses 1 no

Description

The site is occupied by the former telephone exchange and is now wasteland

Landscape Character Area M6

Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	Compliant infill site
Impact on the community	2.1	Minimum adverse impact on neighbours
	2.2	Minimum loss of amenity of neighbours
Potential benefit to community	3.1	Benefit to community
	3.2	Removal of unsightly building
	3.3	No impact
Impact on Landscape	4.1	No impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	No impact on village character
	5.2	Integrates with surroundings
	5.3	Compatible with the built form
	5.4	Compatible with surrounding vernacular
Traffic and access	6.1	Minimum adverse impact
	6.2	Minimum adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Wasteland
	8.2	N/A
	8.3	Good use of the site
Heritage	9.1	No impact: the site is distant from the Marsh Baldon Conservation Area and the nearest listed buildings
	9.2	No impact - as above
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 21 MB

Location:	On the north side of Baldon Lane, situated between the former telephone exchange and No 5	
Owner	Mr Matthew Norton	
Previous planning applications	No	
Approx Site Area (ha)	0.1	No of houses 1 no

Description

The site comprises wasteland between the telephone exchange and No 5

Landscape Character Area M6

Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space countryside
	1.4	Not backland development
	1.5	Compliant infill site
Impact on the community	2.1	Minimum adverse impact on neighbours
	2.2	Minimum loss of amenity of neighbours
Potential benefit to community	3.1	Benefit to community
	3.2	Removal of unsightly building
	3.3	No impact
Impact on Landscape	4.1	No impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	No impact on village character
	5.2	Integrates with surroundings
	5.3	Compatible with the built form
	5.4	Compatible with surrounding vernacular
Traffic and access	6.1	Minimum adverse impact
	6.2	Minimum adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Wasteland
	8.2	N/A
	8.3	Good use of the site
Heritage	9.1	No impact: the site is distant from the Marsh Baldon Conservation Area and the nearest listed buildings
	9.2	No impact - as above
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

Site 22-MB

Location:	On the northern side of Baldon Lane immediately to the west of the former Weber office	
Owner	Not known	
Previous planning applications	No	
Approx Site Area (ha)	0.3	No of houses 2 no
Description		
This site is a meadow and development here would extend the row of houses forming the on the north side of Baldon Lane		
Landscape Character Area M6		
Criterion	No	Appraisal
Existing settlement	1.1	Outside existing settlement
	1.2	Constitutes ribbon development
	1.3	Open green space
	1.4	Not backland development
	1.5	Non-compliant infill site
Impact on the community	2.1	Minimal impact on neighbours
	2.2	Minimal loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental impact on open landscape character
	4.2	Adverse impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	Significant impact on village character
	5.2	Development inconsistent with village character
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Minimal impact
	6.2	Minimal impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	Unlikely to provide opportunity for biodiversity net gain
Land use and economy	8.1	Pasture
	8.2	Loss of grade 3 agricultural land
	8.3	No impact
Heritage	9.1	No impact: the site is distant from the Marsh Baldon Conservation Area and the nearest listed buildings
	9.2	No impact - as above
	9.3	No impact – as above
	9.4	No impact – as above
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 23-LB

Location:	Within the Little Baldon settlement close to Little Baldon Farmhouse	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	0.15en	No of houses 1- 2 no
Description		
This site was part of the garden of Little Baldon Farmhouse which is now to be converted into apartments.		
Landscape Character Area L1		
Note: Barclay Farms Ltd are not at present in favour of development at this site		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space
	1.4	Not backland development
	1.5	Compliant infill site
Impact on the community	2.1	Minimal impact on neighbours
	2.2	Minimal loss of amenity of neighbours
Potential benefit to community	3.1	Benefit to community
	3.2	No impact
	3.3	Possible improvement to infrastructure
Impact on Landscape	4.1	No impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	No impact on village character
	5.2	No impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Minimal impact
	6.2	Minimal impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Provides an opportunity for biodiversity net gain
Land use and economy	8.1	Open space
	8.2	N/A
	8.3	No impact
Heritage	9.1	No impact on heritage assets
	9.2	No direct impact: the site is distant from the only Little Baldon listed building, Dairy Cottages and separated from it by other farm buildings.
	9.3	No impact – as above
	9.4	No impact – there is no conservation area at Little Baldon
	9.5	No impact: no open green space in the vicinity
	9.6	No impact: no archaeological site in the vicinity

SITE 24-LB

Location:	Within the Little Baldon settlement to the north of the farm cottages	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	0.2	No of houses 3-4 no
Description		
This is a redundant farmyard immediately to the north of Little Baldon cottages and to the west of the Little Baldon – Marsh Baldon bridlepath which follows the route of the old Roman road.		
Landscape Character Area L1		
Note: Baldon Farms Ltd are not at present in favour of development on this site		
Criterion	No	Appraisal
Existing settlement	1.1	Inside existing settlement
	1.2	Does not constitute ribbon development
	1.3	Not in open green space
	1.4	Not backland development
	1.5	Compliant infill site
Impact on the community	2.1	Minimal impact on neighbours
	2.2	Minimal loss of amenity of neighbours
Potential benefit to community	3.1	Benefit to community
	3.2	Improves the quality of the built form
	3.3	Possible improvement to infrastructure
Impact on Landscape	4.1	No impact on open landscape character
	4.2	No impact
	4.3	No impact
	4.4	No loss of key views
Impact on Village Character	5.1	No impact on village character
	5.2	No impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Minimal impact
	6.2	Minimal impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	No impact
	7.2	Provides an opportunity for biodiversity net gain
Land use and economy	8.1	Brownfield site – redundant farmyard
	8.2	N/A
	8.3	No impact
Heritage	9.1	No direct impact: the site is distant from the only Little Baldon listed building – Dairy Cottages
	9.2	No impact – as above
	9.3	No impact – there is no conservation area at Little Baldon
	9.4	No impact: no open green space in the vicinity
	9.5	No impact: no archaeological site in the vicinity
	9.6	No direct impact: the site is distant from the only Little Baldon listed building – Dairy Cottages

SITE 25-LB

Location:	Within the settlement of Little Baldon south of the B4015	
Owner	Barclay Farms Ltd	
Previous planning applications	No	
Approx Site Area (ha)	0.2	No of houses 2 -3 no
Description		
This site is adjacent to an existing house within the Barclay Farms complex but south of the main Golden Balls –Chiselhampton road		
Landscape Character Area 3		
Criterion	No	Appraisal
Existing settlement	1.1	Outside the existing settlement
	1.2	Does not constitute ribbon development
	1.3	In open green space
	1.4	Not backland development
	1.5	Non-compliant infill site
Impact on the community	2.1	Minimal impact on neighbours
	2.2	Minimal loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental effect on open landscape character
	4.2	Adverse impact
	4.3	No impact
	4.4	Loss of key views
Impact on Village Character	5.1	No impact on village character
	5.2	No impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Adverse impact
	6.2	Minimal impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	No opportunity for biodiversity net gain
Land use and economy	8.1	Agricultural land
	8.2	N/A
	8.3	Situated on a potential gravel extraction site
Heritage	9.1	No direct impact: the site is distant from the only Little Baldon listed building – Dairy Cottages
	9.2	No impact – as above
	9.3	No impact – there is no conservation area at Little Baldon
	9.4	No impact: no open green space in the vicinity
	9.5	No impact: no archaeological site in the vicinity
	9.6	No direct impact: the site is distant from the only Little Baldon listed building – Dairy Cottages

Site 26-MB

Location:	South side of Baldon Lane, between St Peters church and Dulnain	
Owner	Mr D Young	
Previous planning applications	No	
Approx Site Area (ha)	0.4	No of houses 2 -3 no

Description

This site is a field used for grazing horses and sheep situated between St Peters churchyard and Dulnain on the south side of Baldon Lane

Note : this site was not on the original long list and is appraised here in response to a request by Mr Young following the public pre-submission consultation

Criterion	No	Appraisal
Existing settlement	1.1	Outside the existing settlement
	1.2	Constitutes ribbon development
	1.3	In open green space
	1.4	Not backland development
	1.5	Non-compliant infill site
Impact on the community	2.1	Significant impact on neighbours
	2.2	Significant loss of amenity of neighbours
Potential benefit to community	3.1	No benefit to community
	3.2	No impact
	3.3	No impact
Impact on Landscape	4.1	Detrimental effect on open landscape character
	4.2	Adverse impact
	4.3	No impact
	4.4	Loss of key views
Impact on Village Character	5.1	Adverse impact on village character
	5.2	Adverse impact
	5.3	No impact
	5.4	No impact
Traffic and access	6.1	Small adverse impact
	6.2	Small adverse impact
	6.3	Development would include off street parking
Impact on biodiversity	7.1	Adverse impact
	7.2	No opportunity for biodiversity net gain
Land use and economy	8.1	Pasture land
	8.2	Loss of grade 3 agricultural land
	8.3	N/A
Heritage	9.1	This site is within the Marsh Baldon Conservation Area and development would result in an adverse impact on heritage assets, grouping and character
	9.2	Development at this site would not have a direct adverse impact on the adjacent listed building, St Peters Church
	9.3	Development at this site would have a severe adverse impact on the setting of St Peters Church
	9.4	Development at this site would have an adverse impact on the Marsh Baldon Conservation Area
	9.5	No impact – not in vicinity of open green space
	9.6	No impact - not in vicinity of an archaeological site