

# CUDDESDON AND DENTON NEIGHBOURHOOD DEVELOPMENT PLAN

Referendum version



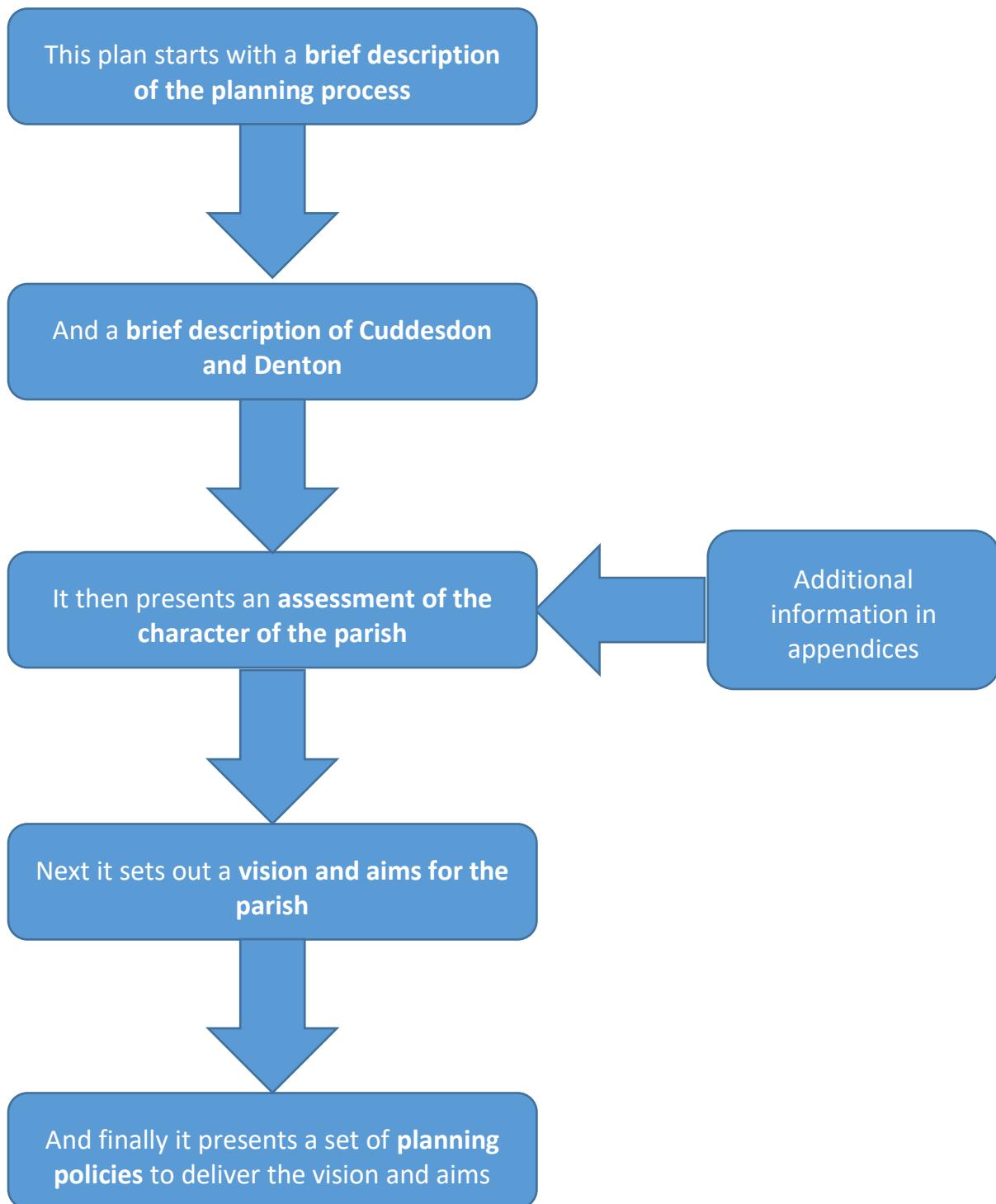
*Cuddesdon: originally an Anglo-Saxon hilltop settlement and still surrounded by open countryside with exceptional far-reaching views*

## SUMMARY

1. This document briefly describes the Neighbourhood Planning process for those who are unfamiliar with it and the village for those who have not visited it. This is followed by an assessment of the village character and then our vision and aims for the plan. It ends with a set of planning policies designed to deliver the vision and aims.
2. Cuddesdon and Denton is a small parish about 6 miles south east of Oxford with nearly 500 people in three distinct settlements – Cuddesdon, Chippinghurst and Denton.
3. Cuddesdon itself is home to Ripon College Cuddesdon, one of the largest theological colleges in the country and well known worldwide. Generations of theological students have appreciated the peace and tranquillity, as well as the stunning views of the surrounding countryside, a defining feature of the village.
4. The church and agriculture have shaped the parish for nearly 1500 years. More recently the Green Belt has maintained the character and protected the wonderful views across to the Chilterns, North Wessex Downs and Garsington. This protection is much valued by residents.
5. Cuddesdon is designated as a ‘Smaller’ unsustainable settlement with minimal services and within the Green Belt and is not expected to grow significantly. Denton and Chippinghurst are not classified meaning that growth is even less likely.
6. The parish has a mixed architectural style with some 28 Listed Buildings and Monuments. The theological college and Parish Church dominate the skyline from all sides. Denton House and Chippinghurst Manor anchor their respective settlements.
7. The redevelopment of Dove House Farm Barn will prevent the loss of this landmark listed building and will provide some nine new dwellings of mixed sizes but is a missed opportunity for the provision of affordable housing or social housing for rent.
8. The sustainability analysis identifies as key issues: the protection and expansion of green infrastructure and diverse habitats; the provision of affordable housing for those with a connection to the village; the need to design energy efficient buildings adapted to future climates; the lack of sustainable travel options to local services and to Oxford and the threats to the character of the settlements posed by inappropriate development and a possible Expressway.
9. The plan sets out a vision to “*maintain the parish of Cuddesdon and Denton as a unique and desirable place to live for people at all stages of their lives*” supported by policies on land use, design, housing, community facilities, local

green spaces and the local economy. It also includes statements on the possible expressway, sustainable transport, biodiversity and community assets.

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- A – Local Insight profile for Cuddesdon and Denton Area
- B – Landscape Character Assessment by Lepus Consulting
- C – Assessment of Views
- D – Sustainability Issues
- E - Assessment of cycling route to Oxford through Horspath

### **List of proposed planning policies**

- CD1 – General development principles
- CD2 – Design principles
- CD3 – Housing Infill Developments
- CD4 – Residential parking
- CD5 – Community facilities
- CD6 – Local green gap
- CD7 – Local green spaces
- CD8 – Home working

### **List of statements**

- Statement 1 – Possible expressway
- Statement 2 – Sustainable transport
- Statement 3 – Landscape character and biodiversity
- Statement 4 – Assets of community value
- Statement 5 – Community infrastructure priorities

# 1 Introduction to Neighbourhood Development Plans

## The Planning Process

- 1.1 Most people know that anyone wanting to modify their house or to put up a new one must get planning permission from the relevant Council - or Planning Authority.
- 1.2 The planning authority will assess the proposals against the policies set out in its Local Plan before deciding whether or not to give planning permission.
- 1.3 In our case, planning applications will be determined by South Oxfordshire District Council. The South Oxfordshire Local Plan 2035 was adopted in December 2020. It addresses a series of matters including housing, employment and infrastructure.
- 1.4 The newly adopted Local Plan continues to support and empower the production of neighbourhood plans.

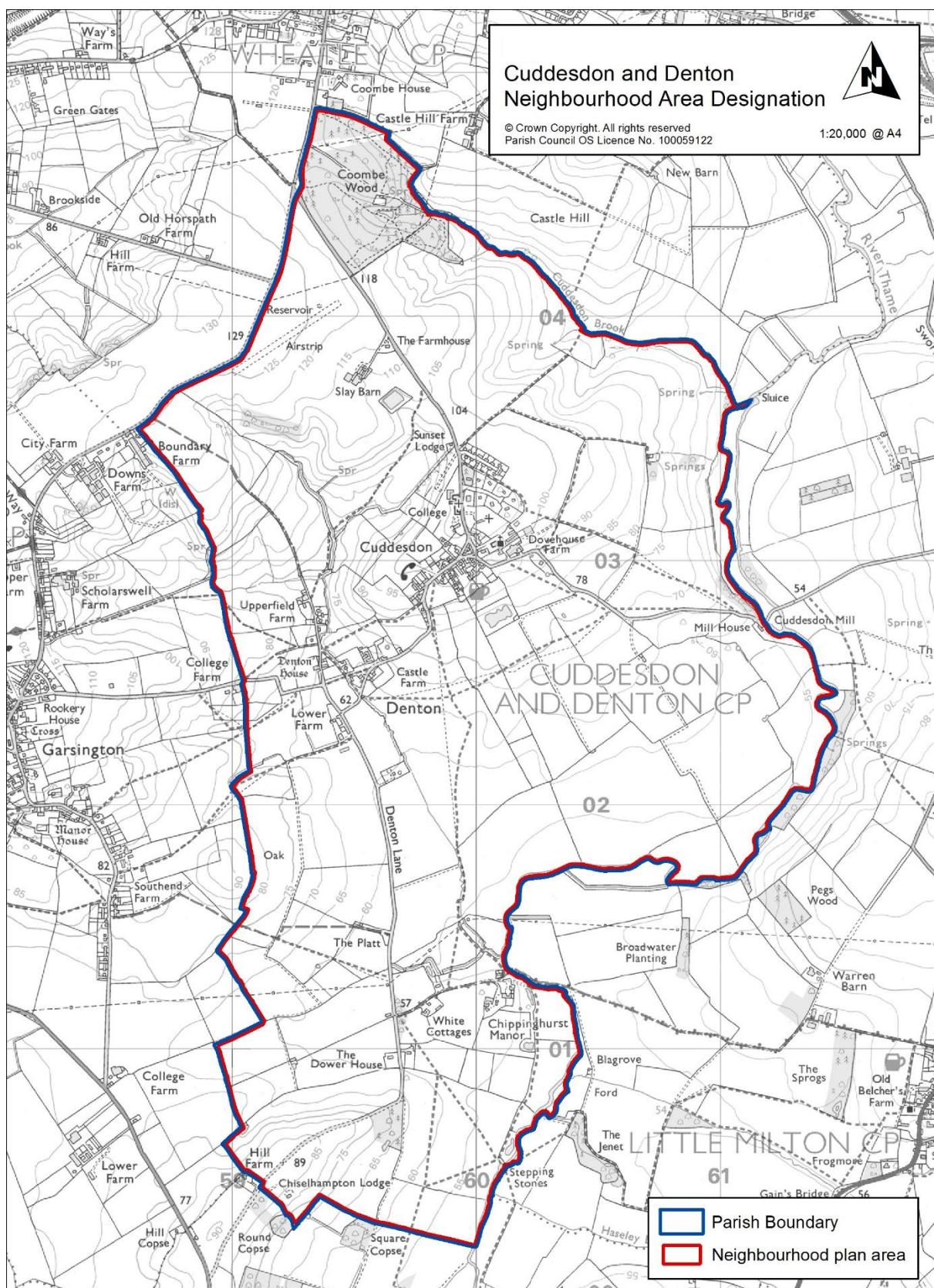
## Neighbourhood Planning

- 1.5 The 2011 Localism Act modified the planning process to give communities a much greater say in the process. Before the Act, communities were merely consulted on the proposals in the Local Plan which affected them. The Localism Act now enables communities to produce their own development plans for their neighbourhood. These plans have to meet certain specified 'basic conditions', which are:
  - a. Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan.
  - b. The making of the neighbourhood plan contributes to the achievement of sustainable development.
  - c. The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
  - d. The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
  - e. Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 1.6 This version of the Neighbourhood Development Plan is the result of much work by the Committee and three consultations. It also incorporates a first and second round of comments by SODC. Finally, it incorporates recommendations made by an independent examiner. The next step will be a parish referendum on the Plan. If approved by more than 50% of the community, it will become part of the SODC Local Plan, with the same legal status.

## Cuddesdon and Denton Neighbourhood Development Plan

- 1.7 The proposal to prepare a Neighbourhood Development Plan for the parish of Cuddesdon and Denton was first made at a packed meeting of the Parish Council in May 2017. It was formally agreed by the Parish Council at the following meeting in June 2017.
- 1.8 A Neighbourhood Plan Committee was set up with the following members:
- |  |   |
|--|---|
| Mavina Baker                                   | Lynda Ware                                |
| Peter Rutt <i>Chairman</i>                     | Nicko King <i>Secretary</i>               |
| John Bennett                                   | Robert Wilson                             |
| Arthur Smith Fitchett <i>Parish Councillor</i> | Chris Luke <i>Chairman Parish Council</i> |
| John Cook                                      |   |
- 1.9 South Oxfordshire designated the Neighbourhood Area in September 2017. It is the same as the civil parish and is shown in Figure 2.

**Figure 2 - Map of Cuddesdon and Denton Parish**



- 1.10 A grant from Locality was used to fund a Character Assessment by Lepus Consulting. A further grant from South Oxfordshire District Council was used to cover the costs of preparing the plan.
- 1.11 As well as the day-to-day discussions possible in a small community, formal consultations have been held as follows:
  - An event in the Village Hall in February 2018 when comments were invited on the Village Character Assessment.
  - A second event in the Village Hall in July 2018 seeking comments on the draft vision and aims of the plan.
  - Lastly, there was a formal six week pre-submission consultation which took place from 2 September–25 October 2019 including an open evening in the village hall on 18 October 2019.

#### Status

- 1.12 This document is the sixth draft of the Plan and now forms the referendum version for South Oxfordshire District Council including all the recommendations made by the independent examiner. When complete and following a successful referendum, the Plan will run for a 14 year period from 2021 to 2035.

#### Environmental Assessment

- 1.13 In accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC, South Oxfordshire District Council has determined that an environmental assessment of this plan is not required because: "Overall, we note that the plan does not allocate any sites for development and places great emphasis on conserving the character and appearance of the area. It is therefore concluded that the implementation of the Cuddesdon and Denton NDP would not result in likely significant effects on the environment."

## 2 The Parish of Cuddesdon and Denton

#### Location

- 2.1 Cuddesdon and Denton is located some 6 miles south east of Oxford. Clockwise from the north, it borders Wheatley, Great Milton, Little Milton, Stadhampton, Garsington and Horspath. Its area is 970 acres<sup>2</sup>.

#### Physical Description

- 2.2 The parish consists of three distinct settlements:

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<sup>2</sup> A History of the County of Oxford: Volume 5, Bullingdon Hundred. Originally published by Victoria County History, London, 1957. <https://www.british-history.ac.uk/vch/oxon/vol5/pp96-116> Accessed 8 October 2018

- Cuddesdon
  - Denton
  - Chippinghurst.
- 2.3 Cuddesdon itself is situated on a ridge overlooking the River Thame. Denton is a hamlet sited in the valley between Cuddesdon and Garsington. Chippinghurst is another separate hamlet about one mile south on the west bank of the River Thame.
- 2.4 Cuddesdon originally developed as an Anglo-Saxon linear hilltop village along what is now the High Street. Since the 19th century it has become a nuclear settlement centred on Cuddesdon Green with the Church of England additions on the northern edge of the village together with 20th century residential developments (principally Bishop's Wood and Parkside).
- 2.5 Denton and Chippinghurst are small hamlets built around their 'big house' – Denton House and Chippinghurst Manor.
- 2.6 All three settlements have extensive views over open farmland, a defining feature of the village. Cuddesdon in particular has superb, far-reaching views across to the Chilterns Area of Outstanding Natural Beauty (AONB), Wittenham Clumps, the North Wessex Downs AONB and Garsington.

### **Population**

- 2.7 The population of the parish in 2015 was 495 people<sup>3</sup>

## **3 History<sup>4</sup>**

### **Origins**

- 3.1 Evidence of human settlement in the parish goes back to Roman times, with the discovery of a Roman villa on Castle Hill (then in the parish but now part of Wheatley) and a nearby major Saxon burial site containing 57 graves, probably dating from after 571.
- 3.2 Evidence of the importance of Cuddesdon goes back to another Saxon burial in what is now the grounds of Cuddesdon House. Dating most probably from between 593 and 616, the nationally significant burial consists of a rare arrangement of several skeletons arranged radially in a circle, heads outwards. The burials were accompanied by a number of valuable grave goods, including the Cuddesdon Bowl (made of glass and now in the Ashmolean) and a possibly Coptic bucket, which would have come from Egypt. The quality of these objects and the style of burial indicates that the site may have been a 'princely' burial.

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<sup>3</sup> Oxford City Council and District Data Service (March 2017) *Local Insight profile for 'Cuddesdon and Denton' area Mid-Year Estimates (ONS) 2015*.

<sup>4</sup> This section draws heavily on Chapman, Mark (2004) *God's Holy Hill* (The Wychwood Press) and Victoria County History (1957) *A History of the County of Oxford: Volume 5, Bullingdon Hundred*. This has now been digitised and is available at <https://www.british-history.ac.uk/vch/oxon/vol5>

## Overview

- 3.3 From these early times, agriculture has dominated life in Cuddesdon until recently. In 1845, Bishop Samuel Wilberforce described his parishioners as “500 *quite* agricultural people”<sup>5</sup>. Post-World War II, this changed with increasing car ownership and the mechanisation of farming. In 1966 Robert Runcie, then Principal of the College and later Archbishop of Canterbury, rather poetically wrote “Cowley impinges on us as a bright light in the evening sky and a steady throb of production lines after the compline silence”<sup>6</sup>.

## The Church of England

- 3.4 The two ecclesiastical quotations in the previous paragraph illustrate the other major feature of Cuddesdon’s history - its relationship with the established Church. This has passed through three phases and continues today:
1. From shortly before 1066, the estate was held by Abingdon Abbey. This lasted for nearly 500 years until the Abbey was dissolved in 1539. The Abbey started work on the present church in 1180, probably on the site of a previous church.
  2. At the dissolution of the monasteries, in 1542, Henry VIII established the new diocese of Oxford. In 1589 Elizabeth I gave the revenue related to the church and part of the manorial lands in Cuddesdon as endowment for the diocese. However, due to lack of funds, the bishopric was mostly vacant until 1632 when John Bancroft was appointed on the condition that he built a Bishop’s Palace at his own expense. He chose Cuddesdon and the first Bishop’s Palace was completed by 1634. With breaks, this relationship lasted until 1978. (Cuddesdon House, now privately owned, is the third Bishop’s Palace on the site. The first was deliberately burnt during the Civil War in 1644 by the Royalists to deny it to the Parliamentarians. The second was burnt, possibly by arson, in 1958.)
  3. In 1853, the then Bishop, Samuel Wilberforce, founded a new theological college, now much extended and known as Ripon College Cuddesdon. The College is one of the largest Anglican colleges in the country and has a worldwide reputation amongst the Anglican Communion. Since then generations of theological students have appreciated the peace, tranquillity and views of the village. The College continues to play a major role in the life of the village.
- 3.5 As well as the Church itself and the College, the then Bishops of Oxford have sponsored two other buildings in the village:
1. The Village Hall which started life in 1886 as a reading and recreational room.

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<sup>5</sup> Chapman, Mark (2004) *God’s Holy Hill* (The Wychwood Press) p. 87.

<sup>6</sup> Chapman, Mark (2004) *God’s Holy Hill* (The Wychwood Press) p. 165.

2. The Village School which was opened in 1847 and closed in 1972. It then reverted to the Macclesfield Estate and is now two private houses.

### Land ownership

- 3.6 Abingdon Abbey held the Cuddesdon estate for nearly 500 years. With its dissolution in 1539, ownership reverted to the Crown. The estate then passed through many hands. By 1886 it was owned by the Earl of Macclesfield who leased the land for the current Village Hall. In 1901, Macclesfield Estates sold the Cuddesdon and Denton estate comprising 1,348 acres to Magdalen College (including land in Great Milton, Garsington and Horspath). Magdalen College is still the major landowner.

### Today

- 3.7 Whilst agriculture dominates the landscape and the church buildings dominate the architecture, the lives of most villagers have changed dramatically since World War II. The village no longer has a school, post office, shop or garage. Most residents now commute by car to work, school, doctors' surgery, shop and/or entertainment rather than work on the land. Electricity and mains water arrived just before the war. Telephones arrived slowly afterwards. Mains drainage was installed in the 1970s. Mains gas arrived in Cuddesdon itself in the 1980s, followed by high speed broadband in 2017, again just in Cuddesdon. Denton and Chippinghurst suffer from slow broadband and the need to use more expensive oil for heating.

## 4 Character Assessment

- 4.1 This section presents an assessment of the key characteristics of the parish, considering in turn areas such as planning status, population, housing, building types, landscape and transport.

### Planning status

- 4.2 The newly-adopted Local Plan identifies Cuddesdon as one of a series of smaller villages. As smaller hamlets, neither Denton nor Chippinghurst feature in the settlement hierarchy.
- 4.3 Cuddesdon has a pub which serves food and a recreation ground with play-equipment and goal posts which are weighted to score high. It does not have any of the facilities which make a community sustainable - shops, school or surgery – and crucially it has no public transport to reach those facilities.
- 4.4 The adopted Local Plan does not expect that the smaller villages will provide a significant source of housing supply. However, it is possible that some development proposals may come forward over the Plan period in these villages such as single dwellings, infilling and conversions from other uses. Such proposals will be considered against the relevant policies in the Local Plan and in this Plan.
- 4.5 The latest version of the National Planning Policy Framework<sup>7</sup> discourages significant development in less sustainable locations such as Cuddesdon and Denton. It argues that “Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 4.6 The entire parish lies within the Oxford Green Belt. This planning policy shapes the village and protects the important views around the village.
- 4.7 There have been no Rural Exception Sites in the parish (These are small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.)
- 4.8 There are no agreements, such as a section 106 agreement, giving housing priority for those with a parish connection.
- 4.9 There are no designated Conservation Areas in the parish.

### Village Population

- 4.10 The population of the parish has been fairly constant at around 500 people since 2001.
- 4.11 The College has a significant influence on the village population. It has a student population of 50, about 30 of whom are married, living in the college

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<sup>7</sup> Department of Housing, Communities and Local Government (2019) National Planning Policy Framework Para 103 (HMSO), p. 30.

with their families. The College population tends to be younger and with a higher proportion of children than the village population as a whole. Together with the staff the College makes up about 50% of the village population.

- 4.12 The age distribution for the parish is close to the pattern for England. Without the College, the average age would be higher.

## Housing

- 4.13 In 2011, there were 207 households. 70% of the houses were detached or semi-detached, well above the English national average of 53%.
- 4.14 There was some new housing between the wars: School View was built in 1932 but the post-war period saw a major expansion of the village housing stock with the construction of Parkside, Brookside, Bishops Wood, The Green and the flats at Ripon College. Parkside has been partially re-developed but in recent years new housing has been largely limited to infilling and barn conversions.
- 4.15 Many of the current houses in the High Street are replacements for smaller thatched cottages, as shown in early photographs of the street.
- 4.16 Housing tenure shows a mix between owner-occupied and rented. 50.8% is owner-occupied, less than the English average of 64.1%. There is a bias towards renting because the figures include those studying at the college.
- 4.17 A confidential survey conducted by ORCC (now Community First Oxfordshire) for the 2010 Parish Plan showed a small demand for houses in the village – three 1 bed houses for rent; one 1/2 bed house for shared ownership and one 4 bed property for rent. At the time, “many respondents said they would support a small development of affordable homes for people with a genuine connection to the parish .... ORCC reported that Dove House Farm and Parkside would be the most popular sites for any such development from those born in the village who have had to move away.”
- 4.18 ORCC also concluded that first time buyers would generally struggle to afford a home in the village.

## Village Character Assessment - Cuddesdon

- 4.19 Since the 19th century Cuddesdon (the ‘hill of Cuthwine’<sup>8</sup>) has gradually been transformed from the linear Anglo-Saxon hilltop village along the High Street to the nuclear village, centred on the village green, that it is today. However it retains a very open feel and since most housing is only one building deep with gaps in the building line, a high proportion of houses have far-reaching views into the surrounding open countryside.
- 4.20 The sense of openness is enhanced by the green spaces – the recreation ground and College Field – both of which have extensive views and by the

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<sup>8</sup> Victoria County History (1957) *A History of the County of Oxford: Volume 5, Bullingdon Hundred*. This has now been digitised and is available at <https://www.british-history.ac.uk/vch/oxon/vol5>

village green with its recently erected war memorial. In addition, the connection with the landscape is further enriched, for many, by the surrounding network of formal and informal footpaths.

- 4.21 Another feature, particularly valued by the theological college, is the sense of peace in the village. Through traffic is increasing but it is not yet at the level and speed which disturbs the tranquillity of a rural village.
- 4.22 In the second consultation, it became apparent that parents appreciate the safe environment for their children and particularly the recreation ground with its play equipment. However, others commented on the lack of facilities for teenagers.

#### Village Character Assessment - Denton

- 4.23 Unlike the original linear form of Cuddesdon, Denton originally developed as a group of houses around Denton Green and later along the lane past Denton House. Smaller than Cuddesdon, it has its own distinct character: even more rural and even more connected to the surrounding countryside.

#### Village Character Assessment - Chippinghurst

- 4.24 Formed from a small number of large houses dispersed in the open countryside, Chippinghurst is different again in character with the open countryside flowing through it. Originally a separate Saxon settlement, the name means ‘the hill of Cibba’<sup>9</sup>. The Manor House dates back to the 12<sup>th</sup> century and is located by a historic ford across the River Thame.

#### Building types - Cuddesdon

- 4.25 At the modern core of Cuddesdon is a coherent Victorian group of buildings – the College, College House, the chapel of Ss. Peter and St Paul and the Church, all of which show the hand of G. E. Street who was appointed Diocesan architect in 1850 and helped promote the Victorian Gothic revival.
- 4.26 In recent years, the College has been extended twice: Once to provide a free-standing block of student accommodation and secondly to extend the main building and to construct the award-winning Bishop Edward King chapel.
- 4.27 To the north of the College lie two streets of post-war housing. Bishops Wood was constructed in the 1960s at the initiative of the then College Principal, Robert Runcie. He felt that the village needed “some middle class housing (to) bring some sort of leadership into the village”.<sup>10</sup> It consists of detached houses behind hedges. Parkside was originally built as post-war council housing. The current social landlord has replaced some of the original concrete panel houses with brick houses, increasing the housing density at the same time.

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<sup>9</sup> Victoria County History (1957) *A History of the County of Oxford: Volume 5, Bullingdon Hundred*. This has now been digitised and is available at <https://www.british-history.ac.uk/vch/oxon/vol5>

<sup>10</sup> Chapman, Mark (2004) *God's Holy Hill* (The Wychwood Press) p.165

- 4.28 The bulk of Cuddesdon lies to the south of the College, running up Denton Hill along the High Street and around the south of the Church. There is a wide range of housing types from the late C17 thatched Orchard cottage; the Victorian school and Village Hall; post-war council houses; farm workers houses together with more modern developments such as the bungalows in Church Close and the six houses on the Green.
- 4.29 The Victorian Dove House, probably built on an earlier manor burnt down during the Civil war, the possibly C16 Dove House Barn and the late C17/early C18 Manor House are larger structures which dominate the skyline to the south east when looking up from the fields below. Dove House is considered in more detail below.
- 4.30 Given this very mixed development over the years, the original vernacular style of stone rubble buildings with clay tile or thatched roofs has been much diluted by the use of many other types of building materials. Designs and materials should fit well with their immediate surroundings. More important is the scale and density of any new developments to maintain the sense of openness and connection with the surrounding landscape.
- 4.31 Cuddesdon Mill and Mill House stand in splendid isolation in the river valley, a reminder of the importance of the river in the agricultural cycle to grind wheat into flour as well as the scene of the 1066 Cuddesdon 'Miracle'<sup>11</sup>.

#### **Building types - Denton**

- 4.32 Denton Green consists of a small group of houses and farm buildings around a green. The houses range from the late C16 Manor Farm House to a modern farm bungalow. Castle Farm and Hill House have far-reaching views down the Thame Valley.
- 4.33 The rest of Denton consists of the C16/C17 Denton House and its stables together with a single lane of mixed housing: early C17 thatched cottages; brick Council housing; probably early Victorian farm cottages, much extended and a very recent barn conversion. These buildings are spread out along the unnamed lane with large gaps. Given this settlement is all in the Green Belt, it is unlikely that any significant new development would be appropriate here.

#### **Building types - Chippinghurst**

- 4.34 Chippinghurst has a different character from the rest of the village. At its core are three large houses – the Manor House, Dower House and Bailiff's House - built in the Arts and Crafts style. Chippinghurst Manor is hidden from the road by a small hill. Originally built in the 16th century, it was reconstructed and extended in 1937 by Fielding Dodd for James McDougall the inventor of self-raising flour.<sup>12</sup> Apart from its staff houses, it and the other houses in this area

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<sup>11</sup> Chapman, Mark (2004) *God's Holy Hill* (The Wychwood Press) p.15.

<sup>12</sup> Chippinghurst Manor House and Attached Garden Walls <https://britishlistedbuildings.co.uk/101047707-chippinghurst-manor-house-and-attached-garden-walls-cuddesdon-and-denton>

are large and detached, each within a significant area of land. Both Chippinghurst Manor and Chiselhampton Lodge have superb views across open countryside to the Chilterns. Given the dispersed nature of this settlement which is all in the Green Belt, it is again unlikely that any significant new development would be appropriate here.

### Village Assets

- 4.35 While the parish lacks the services of larger settlements, it does have some important assets which contribute to the life of the village and which should be protected. These include:
- the church;
  - the village pub, the Bat and Ball;
  - the village hall, established in 1880 as a reading room by the Bishop of Oxford;
  - green spaces – the recreation ground, College Field, Cuddesdon Green, Denton Green as shown in Figure 14;.
  - children's play equipment on the recreation ground;
  - two allotments in Cuddesdon at either end of the village;
  - a network of footpaths which circle the village – both formal public rights of way and informal routes which have become established through long use.
- 4.36 Whilst there is a playground for children, there are no facilities for young people. This was recognised in the 2010 Parish Plan and confirmed in the July 2018 consultation on the draft vision and aims for this Plan.

### Heritage Assets

- 4.37 The heritage assets - both listed buildings and heritage groupings described below - make a major contribution to the character of the neighbourhood area and it is very important to avoid harm to those assets from development proposals.
- 4.38 In addition to the value of the assets, it is the views both from and of the individual buildings and groups which are so important.

### Listed Buildings and monuments

- 4.39 There are 28 listed buildings and monuments in the parish. The Church of All Saints is listed Grade I and Denton House II\*. The table below shows the full list<sup>13</sup>:

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<sup>13</sup> Taken from the Historic England website <https://historicengland.org.uk/listing/the-list/list-entry/1369200>  
Accessed on 15 October 2018.

**Table 1 - Listed buildings in Cuddesdon and Denton**

<b>Grade</b>	<b>Building</b>
I	Church Of All Saints, Cuddesdon
II*	Denton House, together with the Stable Block and Garden Wall Ripon College
II	Appletree Cottage, Denton Barn Approximately 50 Metres East Of Dove House Chapel Of St Peter And St Paul At Cuddesdon House Chippinghurst Manor House And Attached Garden Walls Creepy Cottage, Denton Denton House - Cottage And Attached Outbuilding; North and South Gate piers and attached walls on west side of Stable yard; wall of kitchen garden. Lower Farmhouse, Denton Lychgate Approximately 60 Metres West Of Church Of All Saints Manor House, Cuddesdon together with Stables And Attached Farm Building Manor Farm House, Denton The Mill House At Cuddesdon Mill The Orchard And Orchard Cottage, Cuddesdon Vicarage At Ripon College (now College House) White Cottage Chest Tomb Approximately 1 Metre South Of Transept Of Church Of All Saints Gardiner Memorial Approximately 1 Metre South East Of South Transept Of Church Of All Saints Medieval Cross And War Memorial, Cuddesdon Sheene Memorial Approximately 6 Metres East Of Chancel Of Church Of All Saints War Memorial Cross In Forecourt Of Ripon College

4.40 While the listing process provides some protection from inappropriate development, it is also important to protect the wider setting of the listed buildings and their relationship with their surrounding landscape:

- Dove House Farm Barn and Manor House Cuddesdon – the view to and from the Thame valley below and across to the Chilterns;
- Ripon College Cuddesdon and Vicarage At Ripon College – the view across the valley to Garsington and the view of the College from the fields below;
- Manor Farm House Denton – the view within Denton Green;
- Denton House - the view of Denton House from the top of Denton hill;
- Chippinghurst Manor and Chiselhampton Lodge – the view across the Thame valley to the Chilterns;
- Cuddesdon Mill and Mill House – the view from up and down the Thame valley.

### **Dove House Farm and Barn**

- 4.41 The Dove House Farm site is important to the Parish. Firstly, it is the last site of any size available for development within Cuddesdon itself. Secondly, it includes a listed building, which stands proud above the valley, visible from miles around. Redevelopment is urgently needed to find an alternative viable use for this landmark building.
- 4.42 The farm has a collection of working buildings which are no longer suitable for modern farm machinery. The most important is the listed, possibly 16C, Dove House Barn, a large structure which stands out on the horizon when viewed from the valley below. Through a lack of maintenance, these buildings have been allowed to deteriorate over recent years and in particular the Barn had become structurally unsafe, which has now been addressed. After a few years of blue sheeting as a roof covering, it is good that the roof tiles have now been replaced.
- 4.43 There have been two planning applications to convert the barns to housing as a way of securing their long term life. The first in 2014 was for an office and 8 dwellings of which 3 would have been ‘affordable’. The second application, made in 2017 and which has been approved, has nine dwellings, none of which are classified as affordable.
- 4.44 The Parish Council objected to the 2017 application because it did not include any affordable houses. However the application was approved because at the time developers could argue that a scheme would not be viable if it had to include affordable housing. Planning policy has since changed.
- 4.45 It is clear from the consultations held during the preparation of this plan that the village would welcome the construction of affordable housing and social housing for rent on this site, particularly for those with a connection to the village who have had to move elsewhere.
- 4.46 The current proposal creates an isolated group of houses with very limited connection to the rest of the village. There are no through routes, not even footpaths, to encourage the development of wider relationships with the rest of the village. This is something that the current plan seeks to avoid.

## Heritage Groups

4.47 The historically important buildings are widely dispersed around the parish. There are, however, particular areas where listed buildings and notable vernacular buildings are grouped in a form that can be said to best characterise the built form of the three settlements. These significant 'heritage groupings' include:

**Table 2 - Heritage Groups in Cuddesdon and Denton**

Group	Description
A	Cuddesdon Mill and Mill House (listed)
B	Dove House Farm Barn (listed), Dove House, Manor House Cuddesdon (listed), Wellbourne House
C	The Church, the Lychgate, the cottages opposite the Lychgate, the Cuddesdon House, Ripon College Cuddesdon, College House, Bishop Edward King Chapel, the Old Vicarage, Cuddesdon Green and War Memorial
D	The Bat and Ball Pub, the Old School, the Village Hall
E	The group of houses and cottages at the top of Denton Hill, including Vine Cottages
F	Manor Farm House Denton (listed) and the houses around Denton Green
G	Denton House and Stables (both listed)
H	Chiselhampton Lodge, Chippinghurst Manor (listed), the Bailiff's House and the Dower House

- 4.48 Group A consists of two stone buildings, by themselves and below Cuddesdon on the river. The Mill House is listed and the Mill is a vital part of the group with its connection to the river.

**Figure 3 Heritage Group A Cuddesdon Mill and Mill House**



- 4.49 Group B consists of what could loosely be called the row of stone buildings with red tile roofs along Church Road which face towards the valley below - Manor House Cuddesdon (listed), Dove House, Dove House Farm Barn (listed) and Wellbourne House. Of these Dove House Farm Barn is the most prominent, set above the open fields which it still works.

**Figure 4 – Part of Heritage Group B: Dove House and Dove House Farm Barn**



4.50 Group C is the core of the village, now dominated by the College and Church with a striking example of modern architecture in the Bishop Edward King Chapel and nice examples of vernacular styles in the cottages opposite the Church as well as the old vicarage. All these are stone apart from the new chapel, which is in buff-coloured brick. Again the church tower stands proud on top of the hill above the surrounding buildings, dominating the village and its surroundings.

**Figure 5 - Heritage Group C: Collage showing the Church, cottages opposite the church, Ripon College Cuddesdon and the Bishop Edward King Chapel**



4.51 Group D is the social heart of the village with both the pub and the Village Hall, either side of the Victorian old school building. Again these were built in stone apart from the red brick Village Hall.

**Figure 6 – Heritage Group D: The Bat and Ball Pub, Old School and Village Hall**



4.52 Group E frames the view on the village side of the recreation ground with examples of what could be seen as a Victorian housing development and the row of Vine Cottages, now white painted stone with a red tiled roof.

**Figure 7 – Heritage Group E: The top of Denton Hill and Vine Cottages**



4.53 The housing on Denton Green are good examples of vernacular stone architecture untouched by the Victorians.

**Figure 8 – Heritage Group F: Denton Green**



4.54 The stone-built Denton House and its stables are both listed grade II\*.

**Figure 9 – Heritage Group F: Denton House and Stables**



**Figure 10 – Heritage Group H: Chiselhampton Manor**



### Services

- 4.55 Apart from the Church and a popular pub, the Bat and Ball, the nearest services are in Wheatley for local shops, surgery, library and post office. The catchment primary school is in Garsington and secondary school is in Wheatley. The only bus services are school buses. This lack of services is the principal reason why the village is on the borderline between 'Smaller' and 'other' village in the District Council's Settlement Hierarchy.
- 4.56 Given the size of the parish and the proximity of services in Wheatley and on the eastern side of Oxford, it is unlikely that it would ever be viable to re-establish such services in Cuddesdon.

### Transport

- 4.57 With the lack of services in the village, some form of transport is essential.
- 4.58 The subsidised bus service which has recently been withdrawn was unattractive as it did not provide a direct route to either Oxford or Wheatley. The Parish Plan survey showed a demand for a bus service to Wheatley and in the recent consultations others suggested some version of the recently introduced PickMeUp service in East Oxford.
- 4.59 With no bus service, most people drive. Houses in the High Street and on Denton Hill are close together and many do not have space for off-road parking, making parking in the street difficult. Some drivers also find it difficult to negotiate the long lines of cars on Denton Hill/ High Street and at times by

the College. Pedestrians, particularly with buggies or in wheelchairs, often find it difficult to negotiate cars parked on the pavement, particularly by the college. Any new developments should require on-site parking for residents and visitors.

- 4.60 For those able to cycle, it is quicker to cycle into the centre of Oxford than to take the car. The Gilligan Report<sup>14</sup> has highlighted the benefits to Oxford – reduced congestion, better air quality, better well-being – of encouraging commuter cycling from the surrounding villages. Gilligan also highlighted the low level of investment in cycling by Oxfordshire County Council. Appendix C shows that the route to Oxford through Horspath is a case study of poor design and neglect. In particular, after a tragic death, the chicane at the bottom of the hill on Cuddesdon Road Horspath was modified to make it safe for speeding drivers by removing one half of the chicane. In the process this made it far less safe for cyclists, deterring would-be cyclists from doing so.
- 4.61 For those without a car or cycle, walking into Wheatley is the remaining option to access a bus service. Walking along the 60mph Garsington-Wheatley Road is high risk – a jogger was killed at the junction with Wheatley Road, Cuddesdon in recent times.

#### Road maintenance

- 4.62 Most people in the village are concerned at the state of the roads. Cuddesdon is on a spring line. As a result, in most winters, spring water combined with frost breaks up the road surface on Denton Hill and on Church Road. This is exacerbated on Church Road by the steadily increasing amount of traffic using it as a rat run to avoid congestion elsewhere. In the 2017/2018 winter, the pot-holes were so bad that it was impossible to avoid them. To avoid damage to their vehicles drivers had to negotiate them at walking pace in first gear.
- 4.63 Rather than repair the roads at the end of each winter, there is a view in the village that it would be far cheaper to capture and divert the springs away from the roads so as to make a permanent one-off repair.
- 4.64 Heavy vehicle movements associated with new buildings at Upper Farm in Denton have caused the road to subside. The road has not been repaired and some cars have grounded on the ridge that has been created in the middle of the road. Unfortunately, the District Council has not taken enforcement action against the developer to repair the damage.
- 4.65 Cuts to Council budgets have also meant that roadside verges are not mowed as frequently as they used to be. Several people have commented on poor visibility in summer on the narrow single lane roads due to uncut verges. This is a particular issue on Church Road down to the Mill, which seems to be used by drivers who are unfamiliar with the dangers.

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<sup>14</sup> Gilligan, Andrew (2017) *Running out of Road Investing in cycling in Cambridge, Milton Keynes and Oxford* (National Infrastructure Commission)

## Possible Oxford-Cambridge Expressway

- 4.66 In September 2018, the Government announced that it intended to explore two options for the Oxford end of the proposed Oxford-Cambridge Expressway. One would pass to the west of Oxford and the other to the south and east, potentially through the parish and either through the riverine habitat of the Thame Valley or close to Cuddesdon itself.
- 4.67 Even before this, residents had started to express their concerns. The monthly Parish Council meeting on the 2nd May 2017, when residents first became aware of the possibility, had one of the largest numbers of the public ever in attendance. This was swiftly followed by an Emergency General Meeting of the Parish Council on the 15th of May with an even larger number present.
- 4.68 In response to these concerns, the Parish Council established the Expressway Action Group which is led by a resident of Cuddesdon and Denton.

## Landscape Assessment

- 4.69 For any rural village, its relationship with the surrounding landscape is important in defining its sense of place. For Cuddesdon, standing proud on a ridge which commands wide-ranging views, this relationship is crucial to its identity. Although lower down the hill, both Denton and Chippinghurst also enjoy far-reaching views across open countryside. There is a strong sense in the village that destroying any of these views would destroy the character of the village.
- 4.70 A landscape assessment has been carried out by Lepus Consulting and is presented in Appendix B. The conclusions are as follows:
- 4.71 “The landscape surrounding the settlements is largely open and rural in character. The topography of the NDP area is focused around the hill that the village of Cuddesdon is located upon. There are other hilltop villages in the local area, but Cuddesdon, because it is compact, remains an archetypal small hilltop settlement rising from the surrounding countryside. All Saints’ Church defines the skyline of the village, particularly when viewed from the south. The tall buildings of Ripon College are also a defining feature that are visible from the surrounding area, particularly from the north. The expansive panoramic views towards the Chilterns AONB from the Cuddesdon hilltop and from Chiselhampton Hill are valued highly by local people.
- 4.72 The tree-lined watercourses of Cuddesdon Brook, Denton Brook and the River Thame and their alluvial plains are valuable riverine wildlife habitats. The action of these watercourses has strongly influenced the topography in the area, creating a river valley that cuts through the landscape.
- 4.73 Pockets of deciduous woodland are scattered across the area and distinctive field boundaries, with hedgerow trees that help mark out the network of fields, small and large, that surround the settlements. The broadleaved and coniferous woodland at Coombe Wood is designated as Ancient & Semi-

Natural Woodland and Ancient Replanted Woodland. Coombe Wood is home to a variety of fauna and flora including bluebells, red kites and muntjac.”

- 4.74 There are a number of key points and recommendations in the Landscape Assessment which are worth drawing out:
- 4.75 There is a tension between economic agricultural practices and the retention of wildlife habitats and traditional field layouts. The report recommends that it is vital to find a balance between these two. Common themes among the recommendations for each landscape area are:
- “Strengthen the field pattern by conserving species rich hedgerows and sympathetically maintaining all hedgerows.
  - Where appropriate, replant gappy hedges using species such as field maple (*Acer campestre*) hawthorn (*Crataegus monogyna*) blackthorn (*Prunus spinosa*), wayfaring tree (*Viburnum lantana*), dogwood (*Cornus sanguinea*) and spindle (*Euonymus europaea*).
  - Maintain the presence of trees in this landscape and enlarge woodlands where possible.”
- 4.76 In this respect, the River Thame Fringes (Landscape Character Area 3) is particularly important as relatively unmodified grass flood meadows. This riverine habitat is protected by a management agreement with the Environment Agency to prevent the use of fertilisers and herbicides. It supports a diverse population of wetland birds including mallard, swans, geese, moorhen, coot, cormorants, grey heron and little egret. In addition it is home to muntjac and roe deer as well as hare, badger and fox. It is a working flood plain, used to store flood water to protect downstream settlements from flooding. When flooded, it is well-used by wading birds. This stretch of the river is also popular for angling. Lastly the River Thame Conservation Trust has constructed scrapes alongside the river at Chippinghurst as well as a new backwater just downstream of Cuddesdon Mill to encourage barbel. It is therefore particularly important to maintain the character of this riverine habitat, which the Trust is now considering designating as an Important Freshwater Area.

### Views and Gaps

- 4.77 The Landscape Character Assessment identified a number of the views which are so important to the village. Subsequently, we became aware of the methodology originally developed by Brendon Neighbourhood Plan group to assess views. A modified version of this approach has been used in Appendix C to simplify the number of views and to go into more detail. The views are summarised in Table 4 and shown in Figure 3 with some photographs in Figures 5 - 13.

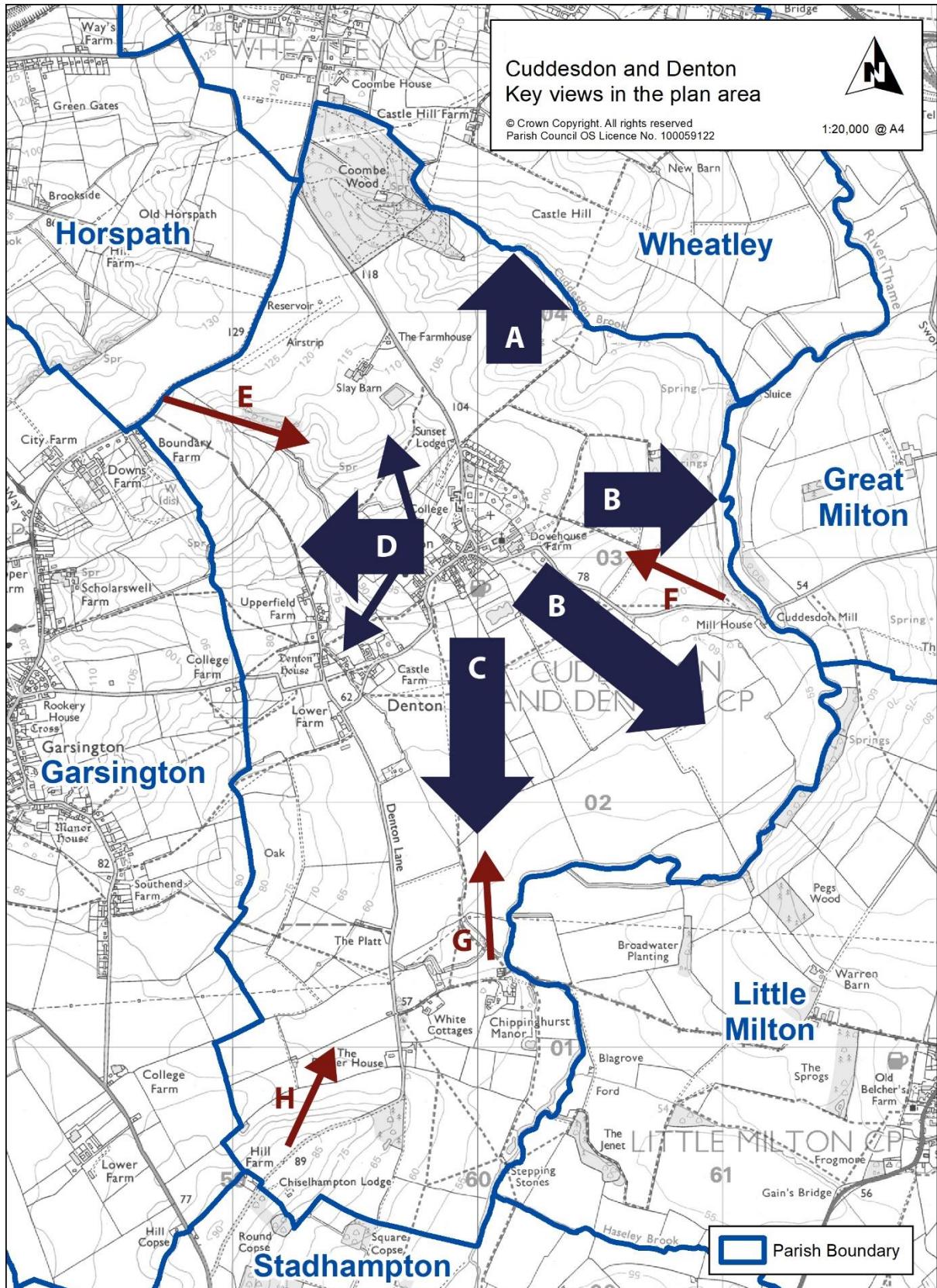
- 4.78 The majority of the views can be classified as exceptional because as well as being highly valued, panoramic and long distance they include either the Chilterns AONB or the North Wessex Downs AONB or listed buildings
- 4.79 It is not just in the daytime that the views are valued. The Landscape Assessment also notes the importance of the dark skies to the village. Currently the night sky is dark in an arc east to the Chilterns and round to the southwest over Chiselhampton Hill from the centre of the village. On a clear moonless night it is possible to see an impressive starscape.
- 4.80 Linked to the views are the gaps between Cuddesdon and Denton and on to Chippinghurst. Maintaining these gaps is important to maintaining the character of the parish.
- 4.81 The network of formal and informal footpaths around the village enable inhabitants to enjoy the views and landscape at close hand. They are particularly popular with dog-walkers. However the dogs need to be kept under control to protect the wildlife.

**Table 3 - Description of views from and of Cuddesdon**

<b>View</b>	<b>Direction</b>	<b>Description</b>
A	North from Cuddesdon	Looks across the valley formed by Cuddesdon Brook swooping down and up to Castle Hill Farm, Wheatley. Then north up the Thame Valley as it widens and touches the eastern edge of Otmoor towards Brill Hill, some 8 miles in the distance.
B	East and South East from Cuddesdon	Sweeping open farmland down to the River Thame and up to Great Milton with the Chilterns AONB some 10 miles behind. A view of Great Haseley wind mill when the sun is on it. Enhanced by the song of skylarks and the whistling of red kites in season.
C	South from Cuddesdon	A wide expanse of open farmland gently sloping down to the more distant river and Chippinghurst, with woods, Wittenham Clumps and the North Wessex Downs AONB, some 10 miles in the distance
D	North West and South West from Cuddesdon	A more intimate view over the narrower valley between Cuddesdon and Garsington formed by Denton Brook with a patchwork of woods and fields. Looking down on Denton with Denton House and the lantern of its stables appearing through the trees. Wittenham clumps can be seen to the south west about 6 miles away.

<b>View</b>	<b>Direction</b>	<b>Description</b>
E	View of Cuddesdon from footpath south of Wheatley Road, Garsington	Looks across the intimate valley formed by Denton Brook with Ripon College Cuddesdon standing proud on the first ridge. This view point is higher than the college so that a wide section of the Chilterns AONB can be seen in the distance.
F	View towards Cuddesdon from Cuddesdon Mill	The view is dominated by the Grade 1 listed Cuddesdon Church and its tower looking out over open fields.
G	View towards Cuddesdon from River Thame at Chippinghurst	Looking north over a wide expanse of open fields towards Cuddesdon village and church tower grouped together on the far horizon.
H	Chiselhampton Hill	View of Cuddesdon from a high point across Chippinghurst to Cuddesdon village and church on the ridge with the Chilterns off to the east.

**Figure 11 - Key views in the plan area**



**Figure 12 – View A looking north over Cuddesdon Brook**



**Figure 13 – View B looking east to Chilterns AONB**



**Figure 14 – View C looking south from Dove House Farm**



**Figure 15 – View D looking towards Garsington from College Field**



**Figure 16 – View E of the College with Chilterns behind from Wheatley Road**



**Figure 17 – View F Cuddesdon from just downstream of Cuddesdon Mill**



**Figure 18 – View G Cuddesdon from Chippinghurst**



**Figure 19 – View H Cuddesdon, Denton and Chippinghurst from Chiselhampton Hill**



**Figure 20 – Wittenham Clumps and Berkshire Downs AONB from Wheatley Road**



## Gaps

- 4.82 The gap between Cuddesdon and Denton along Denton Hill and the associated field establishes separate identities for the two settlements. The footpath through the field provides far-reaching views towards Wittenham Clumps and the North Wessex AONB across open countryside. There is a desire to maintain this sense of openness and the separate character of the two settlements.

## Employment

- 4.83 Ripon College Cuddesdon is the largest employer in the parish followed by the pub, the Bat and Ball. Agriculture now employs a relatively small number. The views, recreation ground and footpaths attract visitors to the pub.
- 4.84 Again, the character of the village has been a key factor in the development of the College over the years. It influenced the decision to stay in this location in 1975 when Cuddesdon College merged with another Theological College (Ripon Hall, then situated on Boar's Hill) to form the present College. The setting was also a factor in the decision of the Cuddesdon Sisters<sup>15</sup> to move to the College and endow the new Bishop Edward King Chapel in 2013.
- 4.85 Thus the views and rural setting are a significant contributor to the success of the two largest employers in the parish.

## Key Elements

- 4.86 Cuddesdon and Denton is a small parish some 6 miles south east of Oxford of nearly 500 people in three distinct settlements – Cuddesdon, Chippinghurst and Denton. Cuddesdon is home to Ripon College Cuddesdon, one of the largest and best known theological colleges in the country and well known throughout the worldwide Anglican Communion.
- 4.87 About half the population is associated with the college. As a result the average age of the population is less than it might otherwise be and there is a bias toward rented accommodation.
- 4.88 For nearly 1500 years, since Saxon times, the parish has been shaped by its relationship with the established church and by agriculture
- 4.89 Surrounded by farmland on all sides, a key feature of the village is the stunning views for 270 degrees to the Chilterns, North Wessex Downs and Garsington across open farmland. Not only are they appreciated in the day-time, they also give a wonderful night view of the stars due to the lack of street-lighting.
- 4.90 The Green Belt washes over the village, maintaining its character and protecting these views.

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<sup>15</sup> The Community of St John Baptist together with the Community of the Companions of Jesus the Good Shepherd

- 4.91 The newly-adopted Local Plan identifies Cuddesdon as one of a series of smaller villages. As smaller hamlets neither Denton nor Chippinghurst feature in the settlement hierarchy.
- 4.92 The adopted Local Plan does not expect that the smaller villages will provide a significant source of housing supply. However, it is possible that some development proposals may come forward over the Plan period in these villages such as single dwellings, infilling and conversions from other uses. Such proposals will be considered against the relevant policies in the Local Plan and in this Plan.
- 4.93 Denton and Chippinghurst are not classified in the settlement hierarchy. This means that development proposals in Denton and Chippinghurst should relate to very specific needs such as those of the agricultural industry or enhancement of the environment.
- 4.94 Housing is generally one plot deep and ‘gappy’ so that most houses have a connection with the views.
- 4.95 In Cuddesdon building types are diverse, part of their character, ranging from early C17 thatched cottages through Victorian Gothic to post-war council houses and more modern developments. Any development needs to respect the massing of the neighbouring buildings and to maintain the sense of openness and connection to the surrounding landscape.
- 4.96 Building types are also diverse in Denton but the gaps between houses are significant, making it unlikely that any significant development would be appropriate.
- 4.97 Chippinghurst has a different feel to Cuddesdon and Denton. Its core is three large ‘Arts and Crafts’ houses dispersed in their own estates. Two other more recent houses continue this pattern, making it unlikely that any further development would be appropriate here.
- 4.98 There are 28 Listed Buildings and Monuments dispersed throughout the parish. It is possible to identify a number of heritage groupings of listed and non-listed buildings whose character should be maintained.
- 4.99 Dove House Farm is probably the last significant development site within the parish. Current plans will provide nine new dwellings. Redevelopment is urgently needed but it is disappointing that the current planning permission does not include any affordable housing or social housing for rent, a missed opportunity.
- 4.100 There is no public bus service to Wheatley, let alone Oxford so most inhabitants use a car to go shopping or to get to work. There are bus services to the primary school in Garsington and secondary school in Wheatley. Cycling is the fastest mode of transport to Oxford but even keen cyclists are put off by the condition of the width-restrictions in Horspath.
- 4.101 Road maintenance is unsatisfactory on Church Road; Denton Hill by the Manor Farm House, Denton and along the lane past Denton House.

- 4.102 The fields around the village host a wide range of wildlife. Most important is the River Thame valley, which as a riverine habitat in a working floodplain is relatively unspoilt.
- 4.103 Residents are concerned about the potential environmental impact of the proposed Oxford-Cambridge Expressway.

## 5 Sustainability Issues

- 5.1 Appendix C considers the sustainability issues and objectives relevant to Cuddesdon and Denton. They are summarised in the table below:

**Table 4 - Sustainability objectives**

Sustainability Issue	Objective
Biodiversity and green infrastructure	To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity.
Population and community	To encourage the provision of affordable housing within the capacity of the village.  To ensure any new developments are physically integrated with village; energy efficient and designed for future climates.
Health and wellbeing	To support and maintain communal village infrastructure.
Transport and accessibility	To encourage the development of sustainable transport modes to shops, work and services.  To support the development of local business including homeworking within the capacity of the village to reduce the need to travel.  To ensure adequate parking provision in any new development
Land use, geology and soils	To ensure new development is within built up area to protect existing farmland and jobs.
Water	To protect aquatic habitats from pollution so as to enhance biodiversity.
Climate change	To ensure new developments are energy efficient and adapted to heatwaves. And to encourage use of renewable energy.  To avoid any developments in the flood plain.

Cultural heritage	To conserve and enhance the village's character and setting, in particular its heritage assets, listed and unlisted.
Landscape and townscape	To conserve and enhance the character of the surrounding open countryside and to maintain the far-reaching views.

## 6 Vision, Aims and Objectives

- 6.1 In this section we pull together the analysis above to develop a view of what we want our village to look like over the life of the plan. Two comments from the consultations sum up the overall approach and provide the foundation for our Plan:
- “A very special place worthy of careful nurture and preservation.”
  - “Conserve yes, but not keep in aspic; allow for some development.”
- 6.2 We want to keep what is special about our parish and adapt as necessary, leading to this vision for our Plan:
- Our vision is to maintain the parish of Cuddesdon and Denton as a unique and desirable place to live for people at all stages of their lives. We wish to conserve the village as a visually attractive and peaceful place to live, play, study, work or visit, whilst responding positively, within our capacity, to the national need for sustainable development.*
- 6.3 The following aims and objectives have been chosen to help deliver the overall vision:

**Table 5 - Aims and Objectives**

Aims	Objectives
<b>Village character</b> To maintain the atmosphere and sense of community of the village and conserve its historic and rural character.	1 To conserve and enhance the village's character and setting, in particular its heritage assets, listed and unlisted. 2 To maintain the local gap between the individual settlements of Cuddesdon and Denton to prevent their coalescence and to protect their distinctive individual character and setting. 3 To maintain a dark sky at night. 4 To ensure that new development is of high quality design; complements local character, particularly of adjoining houses; the massing of the neighbouring buildings and maintains the sense of openness and connection to the surrounding landscape.

Aims	Objectives
<b>Landscape character and biodiversity</b> To conserve the local landscape and environment and to minimise the impact of development on the surrounding countryside, landscape and ecosystems.	5 To conserve and enhance the character of the surrounding open countryside and to maintain the far-reaching views. 6 To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity. 7 To ensure new development is within the built up areas to protect the Green Belt, existing farmland and jobs. 8 To protect aquatic habitats from pollution so as to enhance biodiversity.
<b>Housing</b> Within the capacity of the parish, to respond positively to the national and local need for more houses and to promote sustainable and affordable development which is in keeping and character with both the surrounding built environment and the adjacent open rural landscape.	9 Within the capacity of the village, to encourage development which provides houses which meet the needs of younger adults and their families at prices they can afford particularly for those with a local connection. 10 To ensure any new developments are physically integrated with village; energy efficient and adapted to heatwaves. 11 To avoid any developments in the flood plain.
<b>Transport and accessibility</b> Encourage sustainable modes of travel to work, shops and other facilities	12 To ensure adequate parking provision in any new development. 13 To require new developments to be fitted with charging points for electric cars. 14 To support the development of local businesses including homeworking within the capacity of the village. 15 To encourage the provision of a bus service to Wheatley. 16 To promote a safe cycling route to Oxford.
<b>Community facilities</b> To maintain and improve community facilities such as the Church, pub, recreation ground and village hall	17 To support and maintain communal village infrastructure 18 To provide facilities for young people 19 Conserve open spaces and designate sites for protection where appropriate. 20 Identify the pub for protection as an asset of community value.

## 7 Neighbourhood Plan Policies

### Introduction to policies

- 7.1 In this chapter we set out the policies which we believe will help deliver our vision, aims and objectives for the future of Cuddesdon and Denton.
- 7.2 The policies set out in Neighbourhood Plans can only consider land use. A number of the objectives set out above are outside this scope and are therefore considered separately in section 15.
- 7.3 The list of policies is:
  - General development principles
  - Design principles
  - Housing
  - Residential parking
  - Community facilities
  - Local green gap
  - Local green spaces
  - Home working.

## 8 Policy CD1 - General Development Principles

### Intent

- 8.1 One of the strongest messages from both consultations and indeed the 2010 Parish plan is just how much residents value the landscape setting and character of Cuddesdon and Denton. These have been formally described above and in the separate Landscape Character Assessment. The policy below is intended to capture this by addressing the village character, landscape character and biodiversity aims and by contributing to the delivery of the objectives shown in the box.
- 8.2 It sets out general principles for future developments in the Plan Area. It provides a finer level of detail than the Local Plan by linking development in the Plan Area to the findings of the Character and Landscape Assessments.

### Objectives

- 1 To conserve and enhance the village's character and setting, in particular its heritage assets, listed and unlisted.
- 5 To conserve and enhance the character of the surrounding open countryside and to maintain the far-reaching views.
- 6 To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity.

## POLICY CD1 – GENERAL DEVELOPMENT PRINCIPLES

Development proposals will be supported where they have regard to the following general principles insofar as they are relevant to their nature, scale and location:

- a) Proposals for infill development within the built-up area of Cuddesdon itself will be supported, provided they accord with all relevant requirements set out in other policies in this plan and in the South Oxfordshire Local Plan 2035; and
- b) The development should preserve or enhance the important and valuable aspects of key views either of or from the settlements, as identified in the Character Assessment (Chapter 4) and detailed in Appendix C; and
- c) The development should maintain the visual importance and setting of individual heritage assets and the Heritage Groups as identified in the Character Assessment (Chapter 4); and
- d) Where it is practicable to do so, development proposals should result in a 10% net gain in biodiversity compared with the predevelopment baseline. The design of the development should enhance habitats for protected and notable species and where relevant should follow the recommendations set out in the Landscape Character Assessment (Annex B).
- e) Proposals for development within the settlements of Chippinghurst and Denton and outside the built-up area of Cuddesdon itself will only be supported if they are appropriate for a Green Belt Location or can demonstrate very special circumstances.

## Justification

8.3 This Policy seeks to:

1. maintain the overall rural character of Cuddesdon and Denton and in particular the views which are so valued by residents.
2. support the Local Plan vision' *that South Oxfordshire will remain a beautiful and prosperous place to live. It will be an attractive place for people to work and spend their leisure time.*
3. support and amplify Policy STRAT1: the Overall Strategy in the Local Plan 2035 in particular:
  - *Supporting smaller and other villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services*

- *Protecting and enhancing the countryside and particularly those areas within the two AONB and Oxford Green Belt by ensuring that outside of the towns and villages any change relates to very specific needs such as those of the agricultural industry or enhancement of the environment*
- *Support and enhance our historic environment.*

- 8.4 The policy recognises that the circumstances of Chippinghurst and Denton are different from Cuddesdon itself. Developments in Chippinghurst and Denton would have a greater impact on the openness of the Green Belt than within Cuddesdon and therefore particularly need to demonstrate the special circumstances which might justify their support. Due to its sensitivity and rural character, any proposals for development in Denton in the unnamed lane past Denton House will be expected to make good any damage to the lane before the development is occupied.
- 8.5 The requirement to deliver a 10% increase in habitat value for wildlife compared with the pre-development baseline reflects emerging guidance from DEFRA included in the 2019-2021 Environment Bill.
- 8.6 For clarity, the built-up area of Cuddesdon does not include the College Field nor the allotments.

## 9 Policy CD2 - Design Principles

### **Intent**

- 9.1 As well as the landscape, residents also value the variety of building types in the plan area, as described in the Assessment above. The sustainability assessment underlines the need to ensure that any new buildings remain fit for purpose over their lifetime. In response, this policy is intended to address the village character, housing, travel and accessibility aims and to contribute to delivering the objectives shown in the box.
- 9.2 It sets out general principles for future developments in the Plan Area. It identifies particular design principles which are important to the character of the village and to its sustainability.

## Objectives

- 1 To conserve and enhance the village's character and setting, in particular its heritage assets, listed and unlisted.
- 3 To maintain a dark sky at night.
- 4 To ensure that new development is of high quality design; complements local character, particularly of adjoining houses; the massing of the neighbouring buildings and maintains the sense of openness and connection to the surrounding landscape.
- 10 To ensure any new developments are physically integrated with village; energy efficient and adapted to heatwaves.
- 12 To ensure adequate parking provision in any new development.
- 13 To require new developments to be fitted with charging points for electric cars.

## Policy

### POLICY CD2 – DESIGN PRINCIPLES

- a) All development, including rebuilding or alterations, should be of a high quality design, which will protect and, where practicable, enhance the character of the settlement concerned as described by the Character Assessment in chapter 4.
- b) In particular development proposals should have regard to the following design principles as appropriate to their scale, nature and location:
  - i. the relevant elements of the adopted South Oxfordshire Design Guide
  - ii. relate to the character of the immediate area and wider context within the village with respect to the materials, scale, mass, density, layout and design of the development, as well as its visual connection to the surrounding landscape; and
  - iii. Integrates the development with the surrounding area through connection to footpaths, open spaces and road frontages.
  - iv. Avoids a significant adverse impact on the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact; and
  - v. Protects the dark night sky by not including street lighting; and
  - vi. Retains the dark visual ambiance of the village via minimal external illumination; and

- vii. Maintains the rural character of the village by not installing pavements or kerbs to existing village lanes; and
- viii. Provides at least one fast charging point for an electric car; and
- ix. Supports the national targets to reduce carbon emissions through meeting and preferably exceeding the standards for energy efficiency in the SODC adopted development plan'; and
- x. Minimises the risk of overheating through appropriate design, natural ventilation, materials, and construction.

### **Justification**

- 9.3 This policy seeks to maintain the built character of the village. It also seeks to address issues identified in the sustainability analysis (Annex D summarised in Table 5) by ensuring houses are fit for purpose over their lifetime in a changing climate; in a village with limited parking and with no sustainable transport.
- 9.4 In doing this it aims to support and amplify policies in the Local Plan 2035 including policies DES1: Delivering High Quality Development, DES2: Enhancing Local Character, Policy DES6: Residential Amenity and Policy DES9: Promoting Sustainable Design.

## **10 Policy CD3 - Housing**

### **Intent**

- 10.1 This policy is intended to make the most of the very limited capacity for new housing in the Plan Area, a rural location situated in the Green Belt with minimal services. The aim is to protect the Green Belt and farmland; to steer any development to Cuddesdon itself and, within Cuddesdon, to focus on affordable housing for younger people to maintain a mix of both housing sizes and population, as identified in the Assessment.

### **Objectives**

- 7 To ensure new development is within the built up areas to protect the Green Belt, existing farmland and jobs.
- 9 Within the capacity of the village, to encourage development which provides houses which meet the needs of younger adults and their families at prices they can afford particularly for those with a local connection.

### POLICY CD3 – HOUSING INFILL DEVELOPMENTS

- a) Limited infilling within the built-up area of Cuddesdon and limited affordable housing for local community needs will be supported where those developments:
  - i. reflect the character of their immediate area in terms of their scale, design and layout; and
  - ii. contribute towards a balanced mix of housing in the Plan area; and where applicable are consistent with the special characteristics of their location as described in the Cuddesdon and Denton Character Assessments; and
  - iii. will not involve the outward extension of the built-up area of the village; and
  - iv. are consistent with Policies H8, H10 and H16 of the South Oxfordshire Local Plan'; and
  - v. meet all relevant requirements set out in other policies in this plan and in the SODC adopted development plan.

### Justification

- 10.2 The Plan Area is ‘washed over’ by the Oxford Green Belt. Chapter 13 of the National Planning Policy Framework (NPPF) (2019) sets out the Government’s policy on Green Belt to which it attaches great importance. The essential characteristics of Green Belts are their openness and their permanence.
- 10.3 Paragraph 136 of the NPPF states: “*Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of plans.*” Paragraph 143 states that “*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.*”
- 10.4 Paragraph 145 states that Local Planning Authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include limited infilling in villages, and limited affordable housing for local community needs under policies set out in the local plan.
- 10.5 In Policy H16 of the Local Plan, SODC defines infill development as “the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. ‘
- 10.6 In the light of national policy that the construction of new buildings in the greenbelt is ‘inappropriate’ except in very special circumstances, the Cuddesdon and Denton NDP cannot allocate sites for development.

- 10.7 This policy supports limited in-filling in Cuddesdon itself. Proposals for in-fill housing development in Denton or Chippinghurst are unlikely to be supported because of the impact on the openness of the Green Belt (National Planning Policy Framework 2019 paragraph 145).

## 11 Policy CD4 - Residential Parking

### Intent

- 11.1 The Assessment above has confirmed that parking, particularly on Denton Hill and in the High Street, is a concern to all residents. This policy is intended to address this concern by delivering objective 12.

### Objective

- 12 To ensure adequate parking provision in any new development.

### Policy

#### **POLICY CD4 - RESIDENTIAL PARKING**

- a) New residential development (including extensions) that gives rise to the need for additional parking will be supported where adequate parking provision is made in line with the parking standards set out by Oxfordshire County Council.
- b) Where practicable car parking requirements should be provided on site. Where on-site parking solutions are neither practicable nor appropriate, planning proposals should provide an effective and sensitive approach to mitigate the impact of additional on-street parking. Proposals should also address the need for parking solutions for visitors.

### Justification

- 11.2 This policy recognises that parking standards for developments are set by Oxfordshire County Council as the Highways Authority.
- 11.3 For most people, private cars are the only possible form of transport with the ending of the bus service. The density of housing on Denton Hill and in the High Street has led to a long-standing problem of congested parking. The long lines of cars on Denton Hill/High Street and past the College can also be difficult to negotiate.
- 11.4 The 2010 Parish Plan and the Assessment on which this plan is based have both recognised the parking problem. Whilst it cannot be solved through the planning system, it is important that new developments should not make parking any more congested.

## 12 Policy CD5 - Community Facilities

### Intent

12.1 The Assessment above has established the importance of local facilities where the community can meet. This policy is intended to address the community facilities aim and to contribute to the delivery of the two community objectives:

### Objectives

- 17 To support and maintain communal village infrastructure
- 18 To provide facilities for young people

### Policy

#### **POLICY CD5 - COMMUNITY FACILITIES**

- c) Proposals for the improvement, extension and refurbishment of existing community facilities will be supported where they meet all relevant requirements set out in other policies in this plan and in the Local Plan.
- d) Proposals that will result in either the loss of, or significant harm to an identified community facility, will not be supported, unless it can be clearly demonstrated that the operation of the facility, or of another community use of the facility, is no longer economically viable, or that there is an alternative, accessible location within or adjoining the built up area of the village.
- e) Development of suitable facilities for young people will be supported

### Justification

- 12.2 A range of local facilities all play a vital role in maintaining the sense of community in the parish. They should be maintained and improved as thought best by the bodies that manage them. They include:
- All Saints Church
  - The Pub – The Bat and Ball
  - The Village Hall
  - The recreation ground.
- 12.3 The need for better facilities for young people was identified in the 2010 Parish Plan and confirmed in the July 2018 Neighbourhood Plan consultation. Whilst planning policies cannot deliver such facilities, they can support and encourage them.

## 13 Policy CD6 - Local Green Gap

### Intent

- 13.1 The Character Assessment has established that residents value the gap between Cuddesdon and Denton. It helps maintain their separate characters and sense of openness. This policy is intended to address the objective below:

### Objective

- 2 To maintain the local gap between the individual settlements of Cuddesdon and Denton to prevent their coalescence and to protect their distinctive individual character and setting.

### Policy

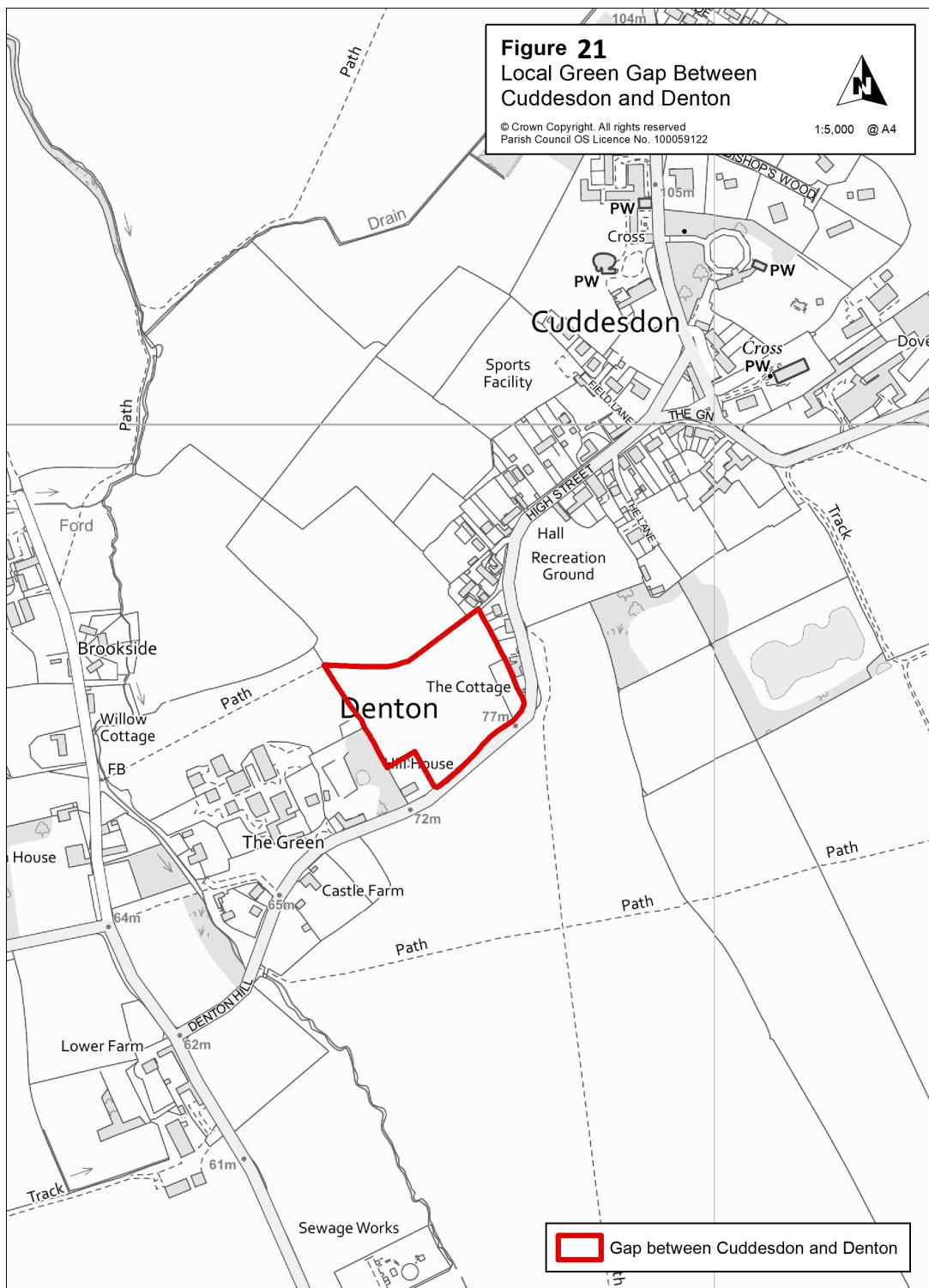
#### **POLICY CD6 - LOCAL GREEN GAP**

- a) The Neighbourhood Plan identifies the Local Green Gap between the individual settlements of Cuddesdon and Denton as shown in Figure 21.
- b) Development proposals should ensure the retention of the open character of this Local Green Gap and protect the long-distance views C and D as identified in Figure 11.

### Justification

- 13.2 This policy seeks to protect the essential countryside character of the key area between the individual settlements of Cuddesdon and Denton. The intention is to prevent coalescence between these separate settlements and to protect both the view and their distinctive individual character and setting.

**Figure 21 - Gap between Cuddesdon and Denton**



## 14 Policy CD7 - Local Green Spaces

### Intent

- 14.1 The Assessment has identified the importance of three local green spaces to the community. This policy is intended to protect them for the benefit of all current and future residents.

### Objective

19 Conserve open spaces and designate sites for protection where appropriate.

### Policy

#### **POLICY CD7 - LOCAL GREEN SPACES**

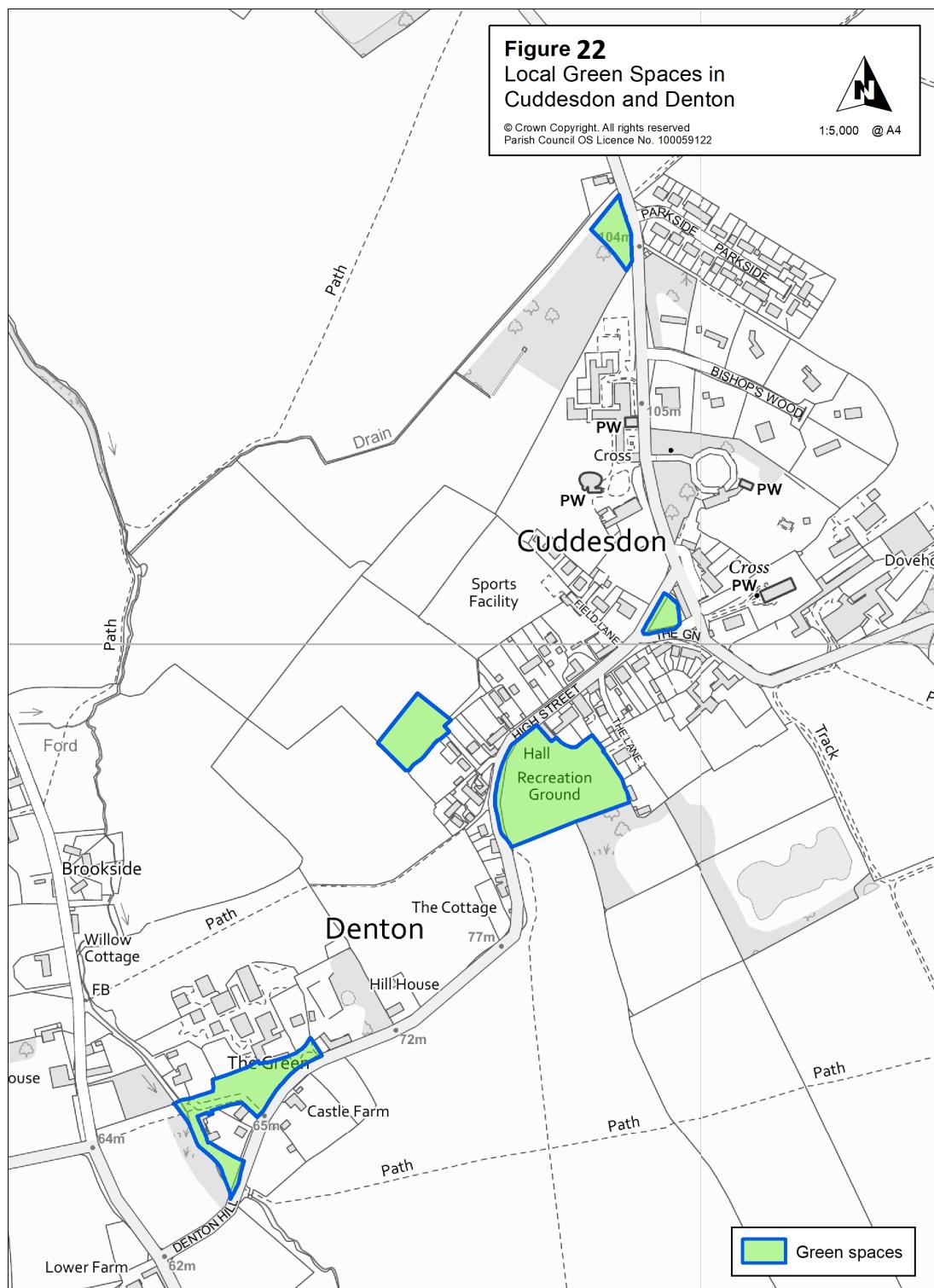
- a) The following parcels of land (as shown on Figure 22) are designated as Local Green Spaces:
  - Cuddesdon Green;
  - Cuddesdon Recreation Ground
  - Denton Green
  - Parkside Allotments
  - Denton Hill Allotments
- b) New development will not be supported on land designated as Local Green Space except in very special circumstances.

### Justification

- 14.2 Paragraph 100 of the NPPF sets out the criteria for Local Green Space designations:
- "The Local Green Space designation should only be used where green space is:*
- 1. In reasonably close proximity to the community it serves;*
  - 2. Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - 3. Local in character and is not an extensive tract of land."*
- 14.3 The five green spaces – Cuddesdon recreation ground, Cuddesdon and Denton Greens and the two allotments – are all within the community they serve.
- 14.4 They are all local in character.

- 14.5 Cuddesdon recreation ground is special as an open space for village events linked to the adjacent Village Hall such as the November 5 bonfire and fireworks and summer fetes; as a sports ground and as a children's' playground. Cuddesdon Green is important as the setting for the newly restored village war memorial. Lastly, Denton Green is important as the setting for Heritage Group E (Table 3): the listed Manor Farm House, Denton and the houses around Denton Green.
- 14.6 College Field is also an important green space but is not included in the list since it is privately owned by the College. It is however outside the built-up area of the village and within the Green Belt. It is therefore unlikely that any development on this field would ever be appropriate.
- 14.7 The two allotments are also in close proximity to their users; hold a particular significance as allotments and are local in character.

**Figure 22 - Public Green Spaces in Cuddesdon and Denton**



## 15 Policy CD8 - Home working

### Intent

- 15.1 The sustainability assessment has shown the need to reduce carbon emissions by reducing the need to travel outside the village to work. Encouraging homeworking is one way in which this can be achieved.

### Objective

- 14 To support the development of local businesses including homeworking within the capacity of the village.

### Policy

#### **POLICY CD8 – HOME WORKING**

- a) Insofar as planning permission is required, proposals for home working will be supported where they do not have an unacceptable impact on the amenities of surrounding residential properties.
- b) Proposals to provide additional visitor car parking required for home working will be supported where they can be safely incorporated into the local highway network and where they do not have an unacceptable impact on the amenities of surrounding residential properties.
- c) Proposals to improve broadband speed and accessibility in the neighbourhood area will be supported where they take account of the landscape and heritage assets

### Justification

- 15.2 Creating local employment reduces the need to travel to places of work outside the village, helping reduce congestion and air pollution on the local road network and reducing carbon emissions.
- 15.3 Of particular concern is the provision of high speed fibre broadband in Denton and Chippinghurst. The current slow speed makes working from home very frustrating.

## 16 Neighbourhood Plan Statements

16.1 In this section we consider issues which are outside the scope of Neighbourhood Plans but contribute to our vision and objectives. They are:

- Possible Expressway
- Sustainable transport
- Landscape character and biodiversity
- Assets of community value
- Community Infrastructure Levy Priorities

16.2 These statements will not form part of the Local Plan in the same way as the policies presented above. They are included because consider issues raised during the planning process and show how they have been addressed.

## 17 Statement 1- Possible Expressway

### Intent

17.1 The sustainability analysis shows that the proposed expressway is a significant threat to the sustainability of the settlements in the plan area, should the final route pass close-by. This statement is therefore a response to the village character, landscape character and biodiversity aims and to the following objectives:

### Objectives

- 1 To conserve and enhance the village's character and setting, in particular its heritage assets, listed and unlisted.
- 3 To maintain a dark sky at night.
- 5 To conserve and enhance the character of the surrounding open countryside and to maintain the far-reaching views.
- 6 To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity.
- 7 To ensure new development is within the built up areas to protect the Green Belt, existing farmland and jobs.
- 8 To protect aquatic habitats from pollution so as to enhance biodiversity.

## Statement

### STATEMENT 1 – POSSIBLE EXPRESSWAY

- 1.1 All residents in the Parish are concerned that the proposed Expressway could irrevocably destroy much of what makes Cuddesdon and Denton special: the views; the peace and tranquillity, particularly valued by the College; the dark night sky and much of the local habitats, particularly the important wildlife corridor and working flood-plain that is the River Thame.
- 1.2 Residents are also concerned that the decision to focus on two corridors around Oxford for development of possible routes was taken without any environmental assessment.
- 1.3 They expect that a full environmental assessment of the route options will be carried out by Highways England and its consultants as an integral part of the process to select the final proposed route ie in time to influence the final decision.
- 1.4 Lastly they expect all those involved in the decision-making to have due regard to the evidence set out in this plan and to the Vision set out in the South Oxfordshire Local Plan: *South Oxfordshire will remain a beautiful and prosperous place to live. It will be an attractive place for people to work and spend their leisure time.*

## Justification

- 17.2 This statement seeks to support the overall Vision of the South Oxfordshire Local Plan 2033 and to express the concerns of residents as evidenced in Appendix D - Sustainability Issues.

## 18 Statement 2- Sustainable transport

### Intent

- 18.1 The Assessment has identified a number of sustainable transport issues which are brought together in this statement. In particular, the statement is intended to address the two objectives below:

### Objectives

- 15 To encourage the provision of a bus service to Wheatley.
- 16 To promote a safe cycling route to Oxford.

## Statement

### STATEMENT 2 – SUSTAINABLE TRANSPORT

- 2.1 This plan calls on Oxfordshire County Council to support the provision of sustainable transport routes to and from Cuddesdon and Denton. In particular:
- i. the provision of a local bus service to Wheatley to give access to shops, services and other bus routes for those without a car; and
  - ii. recognising the Oxford to Cuddesdon cycling route through Horspath as a radial route in its Local Cycling and Walking Investment Plan and other plans; and
  - iii. making the eastern most chicane on the Cuddesdon Road in Horspath safe for cyclists as well as speeding vehicles by installing properly designed cycle by-passes; and
  - iv. making both BMW Gate 7 and the entrance to the new sports ground on the south side of Oxford Road Horspath attractive and safe for cyclists with a design which prioritises cyclists in accordance with national planning policy, including properly designed clear and unambiguous signage; and
  - v. responding to the Gilligan report by developing a safe and attractive cycling route from Oxford to Cuddesdon.
  - vi. providing a safe cycling and walking route to Wheatley in the absence of a bus service.
  - vii. to capture and divert spring water away from the roads by Denton Green and Wellbourne corner so as to repair these surfaces cost effectively for the convenience of all road users.
  - viii. to repair the damage done to the full length of the lane past Denton House by developer's traffic.
  - ix. as an alternative to travelling, to provide high speed fibre broad band in Denton and Chippinghurst.

### Justification

- 18.2 This statement sets out a range of local actions which can help deliver Local Plan 2035 Policy TRANS2: Promoting Sustainable Transport and Accessibility. The cycling actions deliver a wide range of national, county and district ambitions and policies as described in Appendix E.

## 19 Statement 3 – Landscape character and biodiversity

### Intent

- 19.1 Although the day-to-day management of the landscape within the Plan Area is outside the scope of this plan, the Assessment has identified a number of issues which are expressed in the two objectives and addressed in the statement below.

## Objectives

- 6 To protect and expand green infrastructure and the different habitats in the parish so as to enhance biodiversity.
- 8 Protect aquatic habitats from pollution so as to enhance biodiversity.

## Statement

### **STATEMENT 3 – LANDSCAPE CHARACTER AND BIODIVERSITY**

This plan encourages land owners and managers to adopt appropriate practices from national agri-environment schemes so as to protect, improve and expand the range of habitats in the parish including aquatic habitats.

This plan also encourages dog walkers to control their dogs so as to protect livestock, birds and wild mammals.

## Justification

- 19.2 This statement seeks to support Strategic Objective 7.1 in the SODC Local Plan 2012-2035: “*Protect and enhance the natural environment, including biodiversity, the landscape, green infrastructure and our waterways*”... by focusing on issues identified in the planning process.

## 20 Statement 4 - Assets of community value

### Intent

- 20.1 Designating a building as an asset of community value gives the community greater say in its future should the owners decide to sell or change its use. It is often used to protect the future of village pubs.

### Objective

- 20 Identify the pub for protection as an asset of community value.

## Statement

### **STATEMENT 4 - ASSETS OF COMMUNITY VALUE**

Given the importance of the village pub to the community, the Parish Council will nominate the Bat and Ball as an asset of community value.

## Justification

- 20.2 The Pub plays a vital role in maintaining the sense of community in the parish and residents wish to take advantage of the protection provided by the planning system.

## 21 Statement 5 - Community Infrastructure Levy (CIL) Priorities

### Intent

- 21.1 The Community Infrastructure Levy (CIL) will require the developers of all new buildings to contribute to the cost of the provision, improvement, replacement, operation and maintenance of local infrastructure. 25% of the charge, which will be at a rate determined by SODC, levied on development in Cuddesdon and Denton will be made available to the Parish Council to spend on parish infrastructure. This statement sets out the approach and aspirations of the Parish Council.

### **STATEMENT 5 - COMMUNITY INFRASTRUCTURE LEVY (CIL) PRIORITIES**

Community Infrastructure Levy contributions from development received by the Parish Council will be used for the benefit of the community, including the priority projects listed in paragraph 21.2. Infrastructure needs, and their priority level, will be reviewed each year by Cuddesdon and Denton Parish Council.

## Justification

- 21.2 Current infrastructure priorities based on the evidence collected by consultation include more frequent but selective cutting of the roadside verges in summer to improve road safety and maximise wildlife habitats. They could include improvements to local green infrastructure and assets such as the village hall and recreation ground, a water supply to the allotments.