



# **Tiddington-with-Albury NEIGHBOURHOOD PLAN**

**2016-2035**

## **Referendum Plan**



Published by  
Tiddington-with-Albury Parish Council under the Neighbourhood Planning  
(General) Regulations 2012 as amended.

March 2023

## **Guide to Reading this Plan**

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

### **1. Introduction & Background**

Explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

### **2. The Neighbourhood Area**

Details many of the features of the designated area.

### **3. Planning Policy Context**

Relates this Plan to the National Planning Policy Framework and the planning policies of South Oxfordshire District Council.

### **4. Community Views on Planning Issues**

Explains the community involvement that has taken place.

### **5. Vision, Objectives & Land Use Policies**

Key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed on page 6. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

### **6. Implementation**

Explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. We acknowledge also that it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

# **Tiddington-with-Albury NEIGHBOURHOOD PLAN**

**2016-2035**

## **REFERENDUM VERSION**

**MARCH 2023**

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## **FOREWORD**

This Neighbourhood Plan covers the parish of Tiddington-with-Albury (The Parish). Neighbourhood Planning allows a community to have a strong voice in how development i.e., the use of land, should be shaped in their town or village in the future. The Plan must be firmly based on national and local authority policies, but also considers how those policies should be applied specifically in the parish of Tiddington-with-Albury and expands on those policies with local detail where appropriate.

The Parish Council wishes to thank members of the Steering Group who produced the Plan, the outside organisations who have given invaluable assistance and, most particularly, to all the parishioners who have completed the questionnaires and have contributed information relevant to the production of the Plan.

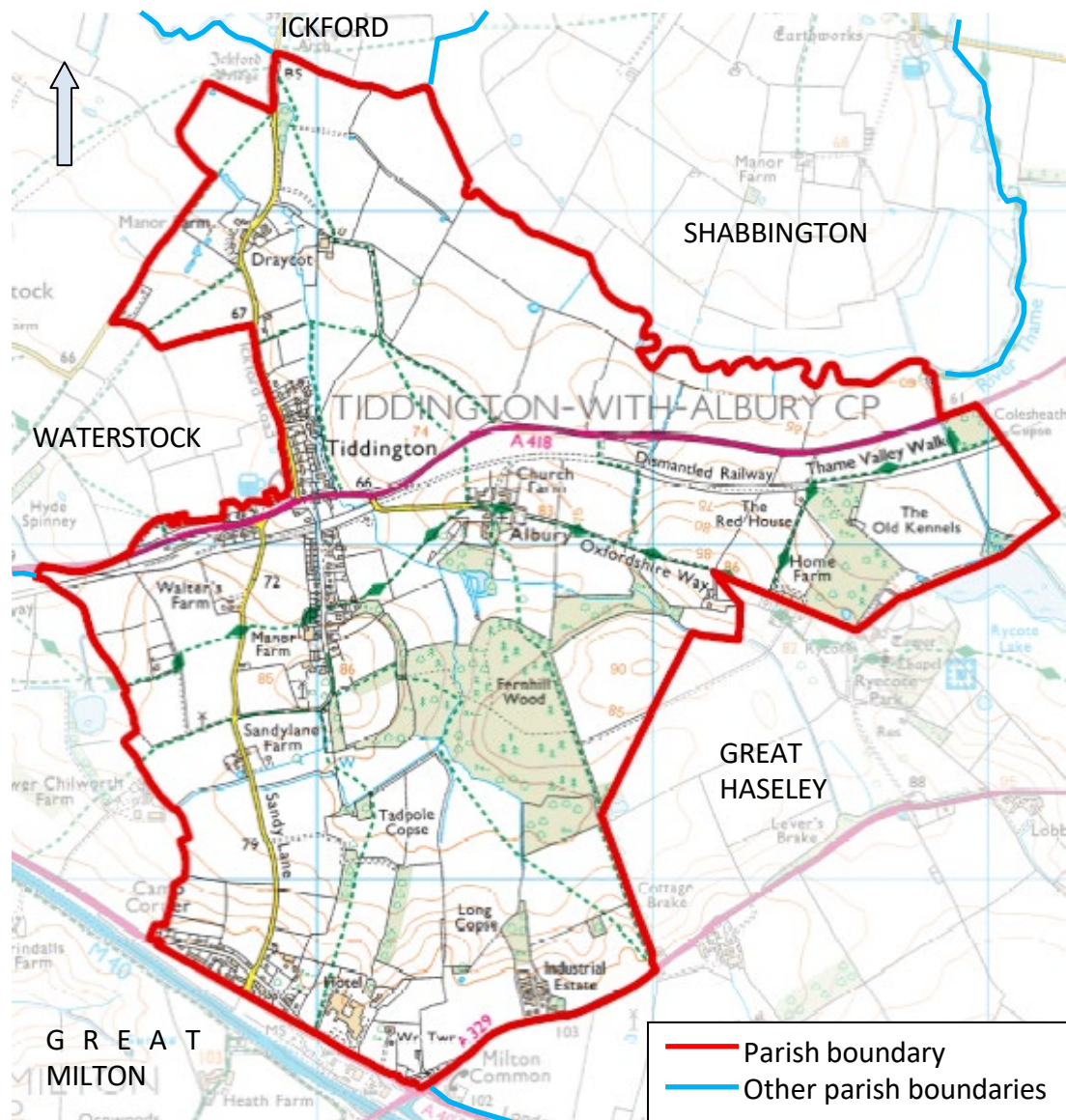
## LIST OF POLICIES

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# 1. INTRODUCTION & BACKGROUND

1.1 Tiddington-with-Albury (The Parish) has prepared a Neighbourhood Plan for the area designated by the local planning authority, South Oxfordshire District Council (SODC), on 21/12/2016. The plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the Tiddington-with-Albury parish boundary (see Fig. 1 below) and is centred on the villages of Tiddington and Milton Common, and the hamlets of Albury and Draycot.



**Fig 1. The Tiddington-with-Albury designated neighbourhood area**

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2035. The Plan will form part of the development plan for Tiddington-with-Albury Civil Parish, alongside

the adopted SODC Local Plan 2035. South Oxfordshire and Vale of White Horse District Councils are working together to prepare a new Joint Local Plan 2041 which is in the very early stages of development.

1.4 Neighbourhood Plans provide local communities, like Tiddington-with-Albury, with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the ‘basic conditions’. In essence, the conditions are:

- Does the plan have regard to national policy?
- Is the plan in general conformity with strategic planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of environmental law?
- Has the plan met the prescribed conditions?

1.6 In addition, Tiddington-with-Albury Parish will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for The Parish.

### **The Levelling Up and Regeneration Bill**

1.7 During the preparation of this version of the plan in May 2022, the Levelling Up and Regeneration Bill was placed before Parliament. The Bill proposes to make changes to both the development plan and management system. It indicates that there is a future for neighbourhood planning in that system. The government has announced that in broad terms, changes to the planning system will begin to take place from 2024, once the Bill has received Royal Assent and the associated regulations and changes to national policy are in place.

### **The Pre-Submission Plan**

1.8 A draft Pre-Submission Plan was published for consultation in February/March 2022 for a minimum of 6 weeks in line with the Regulations. The Parish Council reviewed the comments received from the local community and other interested parties and made changes to their submission version. They have updated some of the reports included in the appendices of the plan.



## **Strategic Environmental Assessment & the Habitats Regulations**

1.9 SODC's screening opinion of 18<sup>th</sup> November 2021 has confirmed that the provisions of the Neighbourhood Plan are not likely to have any significant environmental effects and the preparation of a Strategic Environmental Assessment will therefore not be required in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended), having consulted the relevant statutory bodies. The Basic Conditions Statement which accompanies the Submission Plan sets out how the Neighbourhood Plan contributes to achieving sustainable development.

1.10 The screening opinion also concluded that the Plan will not need to be subject to a Habitats Regulations Assessment, as the provisions of the Neighbourhood Plan are not likely to have significant effects on Natura 2000 sites, in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).

## 2. THE NEIGHBOURHOOD AREA

### Parish Profile

2.1 Tiddington-with-Albury (The Parish) is located in eastern Oxfordshire on the county boundary with Buckinghamshire. It lies approximately 3.5 miles west of Thame and 3 miles east of Wheatley. Oxford lies 8.5 miles to the west and Aylesbury 12 miles to the northeast. Further details of The Parish, Appendix 1, is published in the evidence base alongside this Plan.

2.2 The Parish lies on rising land on the southern bank of the River Thame, which largely controls its agricultural use, as a mixture of arable (mainly cereals) and pasture with scattered woods and coppices, largely on the higher land.

2.3 All parts of the Parish are surrounded by agricultural land including two working farms (Albury Farm and Sandy Lane Farm) and land from Home Farm (Rycote) and Lower Chilworth Farm, both of which lie outside but on the boundaries of the Parish.

2.4 The majority of the pasture on the lower land retains Medieval ridge and furrow demonstrating the long agricultural history of The Parish and demonstrating the special nature of the environments that are preserved. The land use, compiled in 2019, is shown in Figure 2.

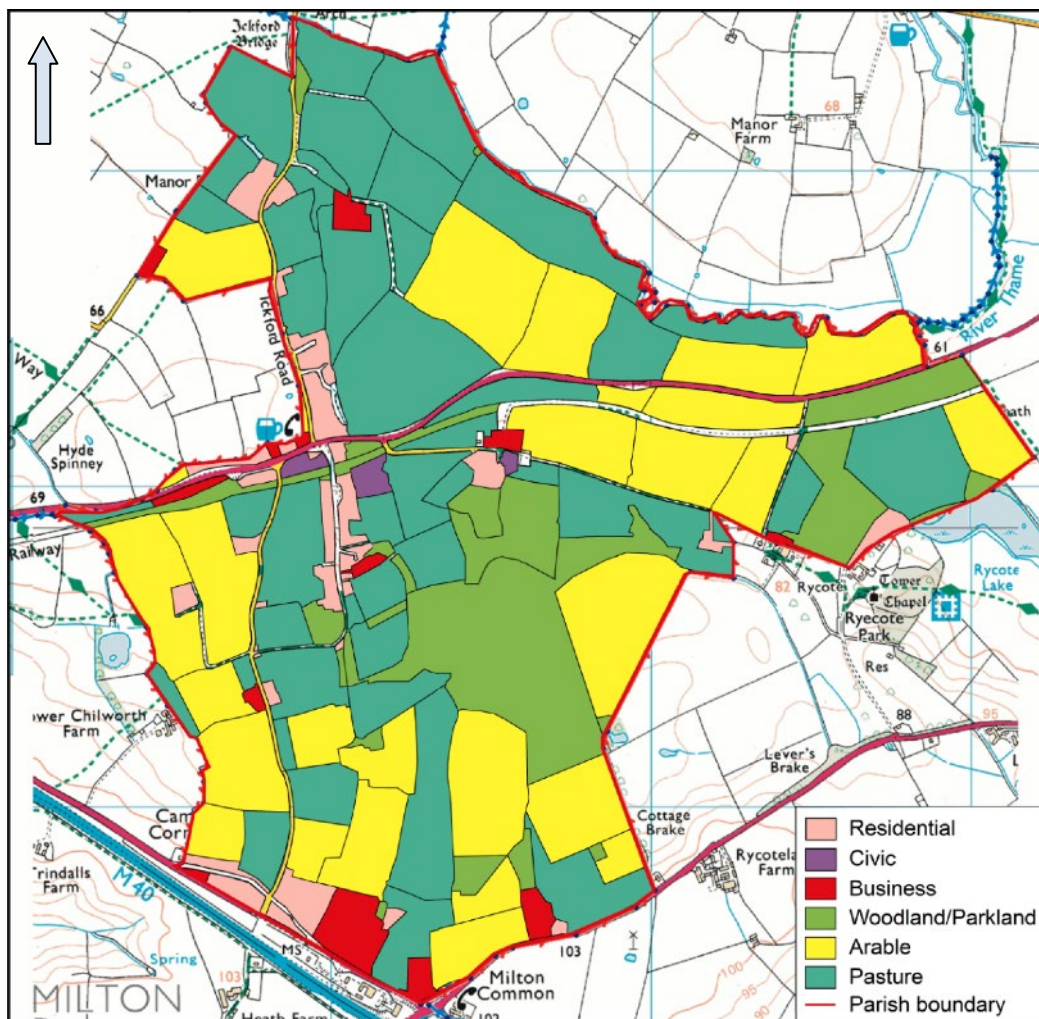


Figure 2. Parish Land Use (2019)

2.5 This rural setting is valued by the residents and makes Tiddington-with-Albury an attractive place to live.

### **Tiddington-with-Albury's History**

2.6 The Parish has had a complicated historical development. The present Parish of Tiddington-with-Albury was only created in 1932 from the amalgamation of the two civil parishes of Albury, where the parish church is, and Tiddington. This present situation reflects an earlier 11th Century state when both were combined.

2.7 The presence of rare, worked flints confirm that there was human activity in the Parish from at least the Bronze Age. The earliest evidence of formal occupation is at Milton Common, where Romano-British occupation and structures have been proven through excavations at Camp Corner and on the course of the M40. This occupation is likely to be associated with the Roman road running across The Parish that connected the Roman town of Dorchester with Fleet Marston on Akeman Street.

2.8 Both the names Aldeberie (old burgor, a fortified place ) and Titendene (the hill of Tytta) are Old English in origin and are considered to date probably from the 6th Century.

2.9 Otherwise, the written history of both Albury and Tiddington can be traced back to the Domesday Book when the first records of the two manors, in the possession of William FitzOsbern and Sawold respectively, appear. At that time Tiddington was only a hamlet within Albury, the main settlement.

2.10 From Medieval times until the 19th Century The Parish remained a small rural community that was variably divided between different major landowners, mostly remote from it.

### **Recent Planning Issues**

2.11 Despite its growth, The Parish has no facilities having lost its school, shop, post office, and railway station and has no medical or dental services. In the Settlement Assessment Update published by SODC in October 2017, Tiddington was shown to lack certain key facilities e.g. a supermarket, shops, a doctors' surgery, all of which are characteristic of the larger villages and towns. In addition, the village scored zero for proximity to a town, larger village or centre of employment. It was given a maximum score of 20 for mass transport availability because of the frequency of the Oxford-Aylesbury bus service. The lack of these critical facilities together with poor infrastructure places limits on the amount of development that can take place. Residents are thus reliant for shopping and services that are provided by Wheatley, Thame, Oxford and Aylesbury all of which can be accessed using the bus service. There is also the retail centre based around J4 at High Wycombe on the M40, approximately 15 miles to the southeast, which is only accessible by car, but takes less time to reach than travelling to Oxford.

2.12 The 2011 Census records show The Parish as comprising 260 residential properties with a population of 685. In the period between 2001 and 2010 The Parish population was in

slight decline but, since then there has been a marked change to an increasing population, which is continuing with the growth of houses. Today, taken from the December 2020 Electoral Roll, there are 262 properties and 532 residents on the electoral role. In 2016 and 2021 the Neighbourhood Questionnaires showed that 83% of residents owned their home with 49% of respondents that had lived in The Parish for more than 31 years indicating how attractive a place it is to live.

2.13 The northern boundary of The Parish is formed by the River Thames which is also the county boundary. This area is prone to annual flooding from the autumn to the spring impacting Ickford Road, where the road was causewayed from Medieval times.

2.14 Both Thame and Wheatley are undergoing considerable expansion and are destined to have further development. These largely residential expansions will undoubtedly give added traffic to the A418 through Tiddington and will also affect the A329 through Milton Common which has M40 access.

2.15 The four residential areas of the village all have different settlement arrangements. Tiddington now has a cruciform arrangement around a crossroads on the A418, whilst Milton Common is linear, strung out along the A40. This development is primarily due to 20th Century development, particularly after WWII, that has caused an infill of pastures and paddocks located along the roads. Prior to that post-WWII expansion, the four residential areas of The Parish were essentially only small clusters of houses. Albury, on a no-through road, has remained essentially unchanged as a group of old houses nucleated around the church. Draycot, on a restricted minor road has not changed from its original scattered form of a farmhouse and associated cottages. These developments have placed strain on the infrastructure and parts of The Parish lack mains gas and the sewage system is under stress. Much of The Parish has an overhead electricity supply. These constraints mean that any wholesale development would necessitate a major infrastructure overhaul.

2.16 The newly designated Waterstock Local Wildlife Area gives impetus to an attempt to link together areas of important habitat along the River Thames and Tiddington Brook within The Parish that would enlarge and enhance the area open to the red list species identified as using the River Thames corridor.

2.17 There are no conservation areas within The Parish. However, the western side of The Parish is within the Oxford Green Belt and the whole of the parish was defined as a Designated Rural Area by The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order in 1997. There are many areas of The Parish that are defined by DEFRA as being of environmental significance. These include areas of ancient woodland, areas of ancient pasture, a river and streams. Consequently, an aim of this NP is to bring them into better focus as part of its natural capital.

2.18 The Parish contains one Scheduled Ancient Monument (Ickford Bridge) which is part of a larger structure shared with Waterstock CP, Ickford CP and Buckinghamshire CC. There are 22 Grade II Listed Buildings, the oldest of which is probably the half-timbered, wattle and daub Hill Cottage, likely to have been built prior to 1545. These old buildings mostly occur in clusters in Tiddington, around School Lane and on the A418, Albury, based on the church and others scattered at Draycot, Sandy Lane and Milton Common.

2.19 Life in The Parish was clearly agriculture-based before the main enclosures. The extensive preservation of the old agricultural system of ridge and furrow being evidence for this. In the absence of any detailed study, it is possible that the final decline of Albury which, despite it having the only church, is due to the 16th Century enclosures. The mill in Tiddington was on the main road to Thame. It is also probable that the passing of assets and land to those outside the area contributed to a swing towards Tiddington as the growth centre.

2.20 The River Thame and its main tributary, Tiddington Brook, are both prone to flood during the autumn and winter months and this controls the use of the land. This annual flooding makes the land untenable for development. The land on northern bank, in the parishes of Ickford and Shabbington, Buckinghamshire, forms part of the Ickford Pastoral Vale which is protected within the Aylesbury Vale Landscape Character Assessment (2008). These areas have several red list species including otters and great crested newts.

2.21 A problem faced by many villages is that the factors controlling the volumes of traffic passing through, largely lie outside the area; Tiddington-with-Albury is no exception. Whilst NPs are largely concerned with housing and land use, transport and traffic are key issues in a sustainable Tiddington-with-Albury. Three A class roads, the A40, A329 and A418 traverse The Parish, all of which connect with the M40 that runs just outside the southern boundary of The Parish, via Junctions 7 and 8. Traffic data for the A418 and the A329 are given in Appendix 6.

2.22 The structure of the roads has changed dramatically from country lanes that linked the residential areas and farms to the two main roads leading to Thame, the local market. These changes have had a significant impact on The Parish and the potential further increase in traffic is of major concern. The A418 running through the middle of Tiddington dominates The Parish and is already subject to high volumes of traffic. It is the main road between Oxford and Aylesbury and provides access to Haddenham & Thame Parkway, approximately 6 miles northeast, with rail access to London and the Midlands. Consequently, it is an important commuter route and one used by commercial traffic. Even during lockdown, peak rush hour traffic was around 700 vehicles an hour. This amounts to more than 7000 vehicles travelling through the village on a working day, see Appendix 6. This road acts as a link from Aylesbury and the A41 to the M40, Oxford and the A34. Of particular concern is the increasing volume of HGV traffic, particularly at night-time, which is a further concern as it disturbs sleep.

2.23 The Parish lies between Wheatley and Thame, both of which have been identified for considerable development. The development which has already taken place in Thame has contributed to an increase in traffic on the A418, and it is predicted that the Wheatley developments can only add to this. Despite the provision of a 30-mph speed limit through Tiddington, reinforced by a speed camera and illuminated warning signs, traffic is still considered to travel too fast. The enforcement offered by the speed camera in the village produces variable results with 69 prosecutions in 2019. In the period to 2019 there have been 4 accidents in the village and any increase in the volumes of traffic will only exacerbate this. It is to be hoped that the newly installed Puffin Crossing, ahead of the onset of HS2 traffic, might, to some degree at least, alleviate the problem of crossing the road. In addition,

correct signage in and out of the village should lead to a more reasonable traffic flow. The staggered junction of Ickford Road and Albury View with the A418 in the middle of Tiddington is viewed as problematic, particularly during rush hours.

2.24 There are significant HGV movements generated by the M40 Junction 8 Oxford Services with vehicles using local lay-bys whilst waiting for their delivery times. Further, with the improvements on the A41 vehicles can now more easily use that and the A418 to avoid problems at the M25/M40 intersection. HGVs that miss the turnings for the M40 regularly use the village green area to turn round in. Because of the tightness of the bend and the angle of the roads this action has damaged the kerbs and destroyed the grass and planted bulbs. A further great concern to the residents is the proposal for a major transport hub associated with 1,750 new houses to be constructed on Waterstock Golf course, within the Oxford Green Belt. Quite apart from the massive increase in traffic that such a development would generate, the number of new homes is more than double that presently in the parishes of Waterstock and Tiddington-with Albury combined. This proposal would totally change the rural nature of the areas, completely overpowering the small villages and hamlets presently in the area.

2.25 The A329 running along the eastern side of The Parish at Milton Common is a link to the M40 at J7 and serves as a major link for HGVs as already identified in the Little Milton NP. The data gathered during lockdown study showed rush hour traffic averaging 600 vehicles an hour during the early afternoon. This reinforces the Little Milton NP findings, see Appendix 6. There are many HGV movements at night, and this will adversely affect the residents and any future residential developments in Milton Common. The difficult problem of identifying alternative vehicle routes has not been solved. As already observed by the Little Milton Neighbourhood Plan, the proposed residential and business development at Chalgrove will contribute further traffic to the A329 and onto the M40 at J7, with some passing through The Parish towards Thame.

2.26 Because of the nature of the minor roads in The Parish, often single lane with no footpath, they are restrictive to vehicles and parking is impossible. Pedestrians must also take care when using them as some stretches are sunken and have high banks with no refuge other than that carved into the verge at intervals by vehicles attempting to pass each other. The position of the village means that these lanes are being used as a shortcut by vehicles that they were never designed to accommodate.

2.27 The bus service between Oxford and Aylesbury is key to wider links and is an important part of making Tiddington, Albury and Draycot sustainable. The present frequency of the service was the sole factor that defined Tiddington as a 'Smaller Village'. The Milton Common part of The Parish, with only a rudimentary bus service, remains dependent on private vehicles.

2.28 There are several isolated cottages without mains drainage. Milton Common has a stored sewage system that is pumped down to the Tiddington pumping station overnight. This has caused several problems, particularly in Sandy Lane. Consequently, there are limitations on new development.

2.29 Sewage tankers commonly unload at a manhole on the village green, damaging the village green in the process.

2.30 Tiddington has suffered problems with the capacity at the pumping works that transfer waste to the Waterstock Sewage Treatment Works.

2.31 SODC considers that water resources are at or near capacity. This is compounded by the problems with the water mains, particularly on the A418, which have failed at least 8 times in the period 2019 to 2021. These incidents lead to considerable flooding around the junction with Ickford Road, and the associated houses.

2.32 There have been and currently are, numerous smaller leaks at other points throughout the supply network in The Parish. The adopted SODC Local Plan 2035 includes Policies INF4 Water Resources and EP4 Flood Risk, both of which make provisions to avoid these matters being made worse by new development. The NP has therefore not repeated these policies in accordance with the NPPF, but the current situation in the parish has been outlined here to guide the application of those policies in The Parish.

### **3. PLANNING POLICY CONTEXT**

3.1 The Tiddington-with-Albury Parish lies within the South Oxfordshire District in the county of Oxfordshire.

#### **National Planning Policy**

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest version are considered especially relevant to the neighbourhood plan:

- Neighbourhood Planning (§28 - §30)
- Rural Housing (§78 - §80)
- Promoting health and safe communities (§93)
- Local Green Space (§101 - §103)
- Promoting sustainable transport (§104)
- Achieving well-designed places (§127)
- Proposals affecting the Green Belt (§149)
- Planning and flood risk (§159)
- Conserving and enhancing the natural environment (§174)
- Conserving and enhancing the historic environment (§189)

3.3 The Government has also set out a requirement for the provision of First Homes in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance. The local community recognises the potential value that small scale infill housing development and a First Home exception site (see Policy TwA4) may have in enabling younger people and ‘downsizers’ to access homes in The Parish.

#### **Strategic Planning Policy**

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the South Oxfordshire development plan. The development plan primarily comprises the South Oxfordshire Local Plan 2035 (SODCLP) adopted in December 2020. In it, Tiddington is defined as a ‘smaller village’ in the settlement hierarchy, with Milton Common as an ‘Other Village’ and Albury and Draycot not listed in their own right.

3.5 Its Policy STRAT1 (Overall strategy) supports “smaller and other villages by allowing for limited amounts of housing and employment to help secure the provision and retention of services” and Policy STRAT6 (Green Belt) restricts development to those limited types of development which are deemed appropriate by the NPPF, limited infilling in villages (§149e). In housing terms, its Policy H1 (Delivering New Homes) confines new housing development on sites not allocated to affordable housing on a rural exception sites and to “appropriate infilling within the existing built up areas of ... other villages”, unless “brought forward through a community right to build ... or a Neighbourhood Development Plan ...”. It also allows for housing development and conversions to dwellings on previously developed land, but only when “balanced against other policies of the Development Plan, particularly with



reference to safe and sustainable access to services and facilities and safeguarding the natural and historic environment”.

3.6 Policy H8 of the Local Plan (‘Housing in Smaller Villages’) guides housing development in Smaller Villages – allowing for growth of up to 10% in the housing stock. Its supporting text (§4.37) also makes it clear that Smaller Villages are not required to contribute towards delivering additional housing to meet the Objectively Assessed Need of the District. In respect of the TNP, the District Council has confirmed that the ‘indicative housing figure’ (as per 2021 NPPF §66) for the Parish is zero.

3.7 Policy H8 also supports infill development within the built-up areas of those villages in accordance with Policy H16. The settlement infill development policy, Policy H16, allows for a scale of infill appropriate to its location. It also supports redevelopment and sets no site area limit for such proposals.

3.8 There are other policies in the SODCLP that may be relevant, including:

- H1 – Delivering New Homes
- H10 – Exception Sites and Entry Level Housing Schemes
- H11 – Housing Mix
- ENV1 – Landscape and Countryside
- ENV2 and ENV3 – Biodiversity
- ENV4 – Watercourses
- ENV5 – Green Infrastructure in New Developments
- ENV6 – Historic Environment
- ENV7 – Listed Buildings
- ENV12 – Pollution
- DES1 - Delivering High Quality Development
- DES2 - Enhancing Local Character
- CF1 - Safeguarding Community Facilities
- CF4 - Existing Open Space, Sport and Recreational Facilities

A new Joint Local Plan 2041 is in its very early stages of development which will replace the SODCLP once adopted, currently scheduled for October 2024. An Issues Consultation took place in May 2022 and June 2022. The key issues that the Joint Local Plan is currently thinking about is reducing carbon emissions, nature recovery and landscape, local heritage, transport and facilities, healthy lifestyles and safe and thriving communities, and jobs and opportunities for innovation.

3.9 There are other development plan documents, for example the Oxfordshire Minerals and Waste Local Plan, that apply to the Parish. The Oxfordshire Mineral and Waste Local Plan Part 1 – Core Strategy identifies the A418 and A329 running through the parish as ‘Links to larger towns’ and the M40 as a ‘Through route’. It requires that new waste management facilities are located and managed to minimise the use of unsuitable roads, particularly through settlements. As minerals and waste matters are defined as ‘excluded development’ for Neighbourhood Plans, the Parish Council will continue to engage in future Minerals and Waste Local Plan preparation processes.

3.10 There are also other made Neighbourhood Plans in the vicinity, notably at Ickford in

Buckinghamshire. This made plan recognises the paradox that Ickford is closer to Oxford than much of Buckinghamshire and that many residents commute there. There are significant environmental protections already in place for the Ickford Pastoral Vale, immediately adjacent to The Parish which links to the Oxford Green Belt and integrates with the Waterstock Local Wildlife Site. The plan's emphasis is on the importance of preserving the pastures on the northern side of The Parish and the habitats they support. There is also the shared problem of protecting a Scheduled Ancient Monument.

3.11 Other than Ickford in Buckinghamshire, none of the parishes immediately adjoining the Plan area in South Oxfordshire are currently preparing Neighbourhood Plans. The Parish Council will engage with these parishes should a neighbourhood plan be prepared in the future as it considers that there are matters of substance relevant to the Plan area as set out below.

3.12 Waterstock – The plan for this Parish is important to the TNP on a number of levels and discussions have been held with their representatives on a number of topics, for example the Scheduled Ancient Monument of Ickford Bridge. There are significant environmental and historical links along the River Thame and the adjoining pastures with continuous habitats and consequently the animals, birds and plants that these habitats support. Degradation of these habitats is considered undesirable. The potential development on part of the Oxford Green Belt land at Waterstock Golf Course, immediately adjacent to the western side of Tiddington-with-Albury (see 2.24 above), will directly adversely affect the rural aspect of both parishes and the residents of both are unanimously against this proposal

3.13 Great Haseley – The A329 separates the residential area of Milton Common into two, only the western part of which is in The Parish, the north eastern part being in Great Haseley CP and the south and south -eastern part in Great Milton CP. In order to have continuity in the Milton Common community a degree of convergence is required.

3.14 Great Milton – The M40 effectively cuts off most communication with The Parish. The A40 contains the main section of eastern residential section of Milton Common and the important Milton Common Depot concerned with motorway maintenance. The views of Great Milton and Great Haseley are important to the NP because of the demands of the proposed new residential development of Harrington/Chalgrove and the consequent pressures placed on the road infrastructure, particularly the A329 at Junction 7 of the M40.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

### Community Consultation

4.1 The main vehicles for communication were:

- Regular communication via Village newsletter, Village Facebook page etc.
- Regular item in Parish Council agenda and meetings to which Parishioners are welcome
- Regular mention in Parish Council Meeting Minutes (publicised in Magazine, Village website, Facebook, Parish Notice Board etc.)
- 2018 Questionnaire 1
- 2021 Questionnaire 2
- September 2021 Village Forum (advertised by posters, in magazine, on Facebook etc.)
- Discussed at village coffee morning (c. 40 attendees)
- Parish Council table and exhibits at Village fete
- Informally discussed by NP Team and Parish Councillors with Parishioners

The main themes to come out of the consultation were:

4.2 There was a good response to the Questionnaires from adults of all ages. The vast majority of those that replied to the second questionnaire did not have children in the household.

4.3 Only a fifth of residents want their next home to be outside The Parish and more than half of those choosing to remain prefer any future home to be smaller.

4.4 In line with the previous questionnaire (2018), residents support the idea of retirement bungalows and low-cost starter homes but have little enthusiasm for larger properties. The two surveys together suggest that parishioners are against any major local developments and are strongly opposed to the creation of any type of “New Town” in the area. There has also been a call for more eco-friendly housing and some interest in street lighting. The majority of people in The Parish own their homes, have lived here for many years and do not travel far to work.

4.5 Residents appreciate the community spirit in this rural environment and are keen to retain woodlands, biodiversity and open views over the countryside. The proximity of The Parish to towns with shops and health services is also valued. Footpaths, the local pub and a good bus service are particularly appreciated, and there is interest in the school transport on offer and the future possibility of high-speed Internet and traffic calming measures. The vast majority of residents have serious concerns about the volume and speed of traffic on all roads through The Parish. A bypass has even been suggested by a resident.

Parishioners also gave many useful and interesting comments, including:

- A more inclusive park with better disability access, better maintenance and more seating.
- A village shop.

- More flowers along the main road and the removal of litter.
- A concern that traffic calming measures could lead to congestion and more exhaust fumes.
- A speed limit of 20mph through the village and along Sandy Lane.
- Easier access to footpaths and better signage.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

Before identifying specific objectives and policies, it is helpful to describe what we are trying to achieve in drafting a Neighbourhood Plan, in plain language as follows:

- a) Tiddington-with-Albury Parish is a small rural collection of four settlement areas with historic cores in Albury and Tiddington. Centuries ago, the habitation was two centres built around Albury church and some older properties near today's Fox & Goat public house. Those historic cores have largely been preserved with additional development mainly in the last 70 years and more recent linear infill development. We wish to conserve the nature and historic character of The Parish whilst supporting development which is in keeping with and enhances the character of the surrounding environment and preserves the adjacent rural landscape.
- b) The Parish sits in an open landscape of largely good agricultural land much of which is ancient pastures, ancient woodlands, long distance footpaths and historic remains. We wish to conserve that natural environment around our village.
- c) The Parish is a desirable place to live and we want that to continue. We want to maintain our vibrant local community known for friendliness and inclusion. The Parish should continue to be a desirable place to live, work and visit. We want to maintain a sensible balance in The Parish between the wildlife habitats, water courses and agriculture into which must fit housing, employment, open spaces and roads.
- d) The land west of Ickford Road and Sandy Lane lies in the Oxford Green Belt, whilst the northern boundary of The Parish abuts the Ickford Pastoral Vale (see Fig. 3 below). These have protection under policies at national and Development Plan level. There is a desire to strengthen the connections of The Parish with these features in order to preserve the archaeological aspects and enhance wildlife habitats and water courses.
- e) The age profile of The Parish population is weighted towards those aged 45 and over. We wish to contribute to supporting younger families to live in the village ensuring housing developments to meet their needs.
- f) We are concerned that the rapidly increasing amount of heavy traffic through our village at all times and the volume of commuter traffic at rush hours is having a detrimental impact on the village with particular anxiety about the safety of our younger children given the speed and volume of traffic on the main road. We are further concerned that new development in South Oxfordshire as a whole, including a distribution centre and residential area at the Waterstock M40 junction 8A, could increase traffic beyond the reasonable capacity of the village's roads. Therefore, our Neighbourhood Plan supports proposals for plans which are designed to alleviate the village's current traffic problems and that mitigate the impact of future increases.
- g) Regarding future housing, within The Parish, Tiddington, the largest of the four residential areas, is defined as a 'Smaller village' and 'smaller villages' - are likely to deliver 5%-10% growth, based on the number of dwellings at the 2011 census, minus completions since 2011 and outstanding commitments. This can be achieved through Neighbourhood Development Plans. This 5% goal by 2035 has already been achieved and The Parish Council desires only to promote future developments that address the imbalance of smaller and affordable housing in The Parish, so reflecting the expressions of the residents

and Policies H8, H9 and H10 of the SODCLP. 61.3% of the respondents thought that a larger village was not part of their vision for the future of Tiddington-with-Albury. The Parish is at the lower end of SODC's village hierarchy with a score of 28. It scores poorly for facilities (8) and proximity to a larger town or village (0) and is only elevated due to the good public transport links, dominated by the Aylesbury to Oxford service (20). Proximity to larger settlements cannot be addressed and is the main factor that controls how the Parish has developed. The Parish Council believes the current infrastructure and facilities of Tiddington cannot sustain any significant further development. Any new development would need a significant upgrade to all infrastructure and services e.g. roads, services, which would destroy the character of The Parish. Sadly, broadband infrastructure and effective mobile coverage throughout the village is lacking.

h) Tiddington-with-Albury has a playing field and children's play area as well as a vibrant, well-maintained village hall and a thriving cricket club. This should be protected and enhanced as community assets supporting the strong friendly village ethos.

i) There are public transport services to the local city and towns which are valued by the parishioners.

j) The Oxfordshire Way and the Thames Valley Walk long distance footpaths both go through The Parish and enhance the leisure opportunities for villagers and visitors.

## **Vision**

5.1 The vision of the Tiddington-with-Albury neighbourhood area in 2035 is:

**That in 2035 Tiddington-with-Albury Parish, comprising the distinct areas of Albury, Draycot, Milton Common and Tiddington, will continue to be an attractive place to live with its four residential areas still separated but all contributing to an active community.**

**The natural environment will have been enhanced by better integration with adjoining higher-level schemes, largely based on the flood plain of the River Thame.**

**Any development that has taken place will be sustainable and, in accordance with the desires of the parishioners, will fit in with the local architectural heritage, rural aspect and landscape of the village.**

**The network of footpaths and the bridle path will have been enhanced by better provision for cyclists along the main roads.**

**There will have been improvements in traffic management on the main routes through The Parish which will add to the attractiveness of The Parish.**

## **Objectives**

5.2 In order to maintain the atmosphere and sense of community of the village, conserve its friendly welcoming rural character and to achieve the Vision for 2035, the key objectives of the Neighbourhood Plan are:

## **Environment, Landscape and Conservation**

1. To protect and enhance the quality, character and local distinctiveness of the historically and ecologically important natural landscape and environment, through projects such as the Tiddington Nature Recovery Corridor; and to minimise the impact of any development on the surrounding countryside, landscape and ecosystems.
2. To ensure the overall character of the four settlements separated by open countryside with their distinct identities is preserved, yet continue to constitute one Parish.

## **Housing**

3. To provide good quality, sustainable housing at all levels of affordability to meet local needs using existing styles and materials which maintains or enhances the character of The Parish.
4. To ensure that any new development is aimed at the first and affordable homes level to encourage younger people to stay in the village and maintain a vibrant rural community.
5. To encourage healthy lifestyles and reduce reliance on the private car by supporting proposals that enable sustainable travel, without spoiling the rural nature of The Parish, of new and existing walking and cycle routes.

## **Traffic and transport**

6. Ensure that The Parish's rural character does not suffer from the through traffic from larger settlements.

## **Land Use Policies**

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Tiddington-with-Albury. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to preserve the varied and historic landscape with its ancient habitats.

5.4 There are parts of the Parish that are not affected by these policies, and there are many other policy matters that will be covered by the Local Plan. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.5 Each policy is numbered and titled and is shown in bold and in shaded boxes. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies. An Appendix may be provided in which further details and supporting evidence are provided to which the policies cross refer.

## **LANDSCAPE, ENVIRONMENT AND CONSERVATION**

Further details of the background to the natural environment of The Parish are included in the evidence base Appendix 2, alongside the Plan.

### **POLICY TwA1: NATURE RECOVERY**

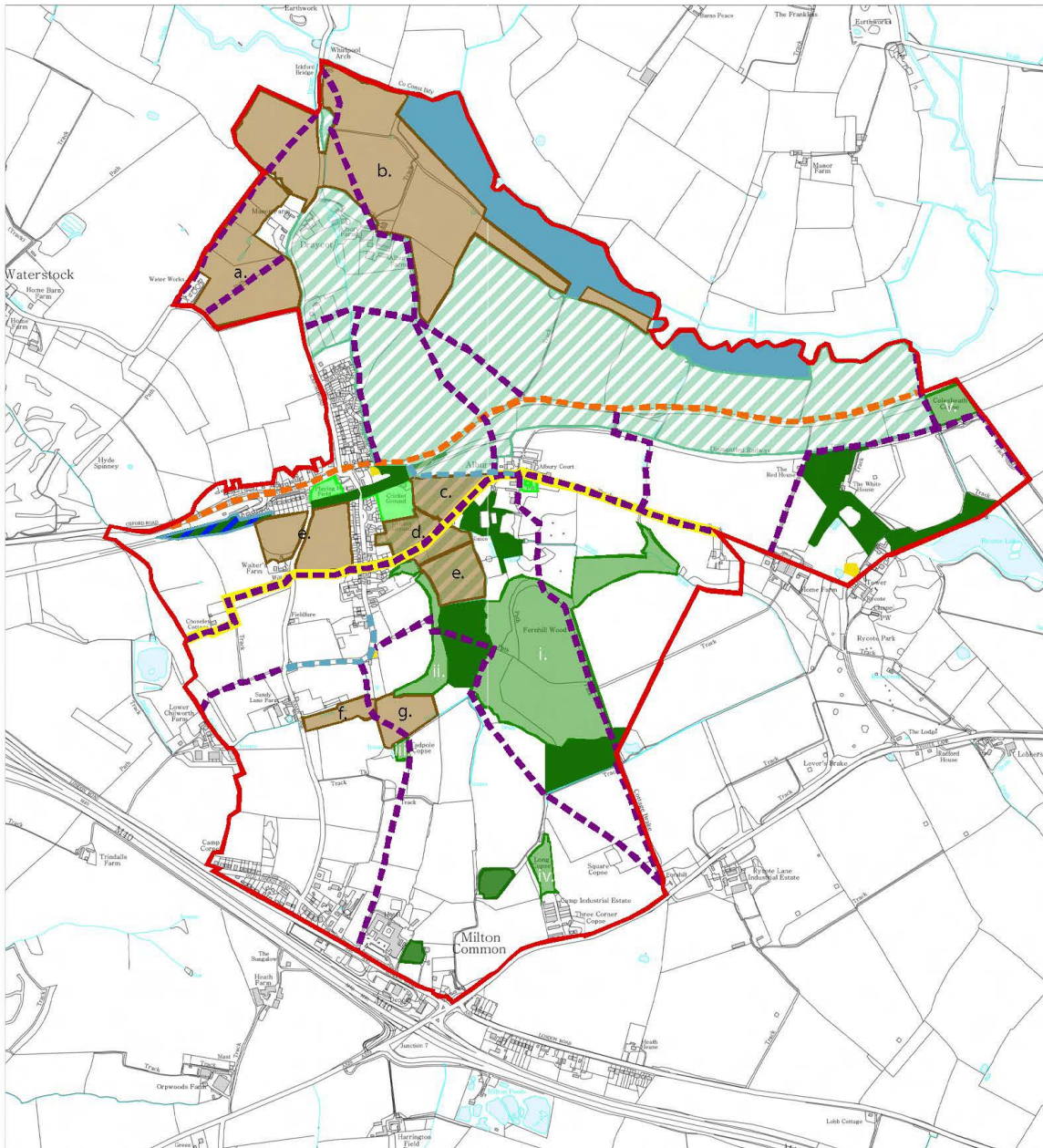
**The Parish contains a variety of green and blue infrastructure that provides an environmental support system for communities and wildlife. The Neighbourhood Plan designates this Network, as shown on the Policies Map, for the purpose of promoting nature recovery, sustainable movement and for mitigating climate change. The Network comprises Local Green Spaces, footpaths, woodland, trees, hedgerows, ponds, and land of biodiversity value.**

**As appropriate to their scale, nature and location, development proposals that lie within or adjoining the Network should maintain and where practicable improve the functionality of the Network, including delivering a net gain to general biodiversity assets in the design of their layouts and landscaping schemes.**

**Development proposals that would lead to the extension of the Network, including delivery of the Tiddington Nature Recovery Corridor, will be supported, where they are consistent with other relevant policies of the development plan.**

**Proposals that would unacceptably harm the functionality or connectivity of the Network, including the Tiddington Nature Recovery Corridor, will not be supported.**





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### Tiddington-with-Albury Neighbourhood Plan

#### Nature Recovery Network Plan



**Fig 3. Nature Recovery Network Plan**

5.6 There is no formal landscape protection for The Parish. The northern boundary of The Parish adjoins Ickford Parish. The landscape has been identified as Ickford Pastoral Vale in the Aylesbury Vale Landscape Character Assessment (2008) (AVLCA). The recently adopted Vale of Aylesbury Local Plan (VALP) does not identify it as an area of attractive landscape or a local landscape area, however its Policy NE4 requires development to recognise its character as set out in the AVLCA (2008), a review of which is due to take place early in the VALP plan period. There are, however, a range of Green Infrastructure assets in The Parish. Policy ENV1 of the SODCLP attaches significant weight to protecting non-designated landscapes, the countryside and Green Infrastructure assets from harm. This policy seeks to conserve the wildlife habitats on the south bank of the River Thames to enlarge and strengthen these environments, the creation of a biodiversity corridor between the River Thames and the ancient woodland on the higher slopes of The Parish, to encourage, maintain and improve the links with the ancient woodland at Fernhill, see SRAT 6 of SODC, and protect the areas of ancient woodland and avoid the unnecessary loss of mature trees, hedgerows or other forms of wildlife corridor, either as part of a landscape scheme and layout or as part of the construction works of a development scheme.

5.7 The policy therefore defines the presence of green and blue infrastructure assets in the Parish. By doing so it supports SODCLP Policies ENV1 – ENV5 on the Environment. Its purpose is linked with the vision and principles of green infrastructure in the District and of defining a network of green infrastructure assets in the neighbourhood plan area as a means of providing environmental support for the community and wildlife. Green infrastructure is defined as a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities. Green infrastructure strategies are needed to maintain green corridors and extend or enhance them where possible. This includes buffer zones to infrastructure such as the M40 motorway where such buffer zones provide not only a refuge for wildlife but, particularly in Milton Common would help with noise attenuation, a problem that affects much of The Parish. These assets will be maintained and added to throughout the Neighbourhood Plan area and will be the means of nature recovery through connecting and improving habitats, sequestering carbon through woodland planting as well as promoting walking and cycling. The Network incorporates a proposed Tiddington Wildlife Corridor between the ancient woodland at Fernhill and the River Thames. This area of land has also been identified as a Recovery Zone in the Draft Oxfordshire Nature Recovery Network prepared by a partnership of local nature conservation organisations, led by Thames Valley Environmental Records Centre, Wild Oxfordshire and The Berks, Bucks and Oxon Wildlife Trust overseen by Oxfordshire's Biodiversity Advisory Group and adopted by the Oxfordshire Environment Board. The parishioners support the retention of the open landscape character in order to maintain links with the open countryside that surrounds The Parish and so preserve and enhance the flora and fauna present.

5.8 Whilst the Parish does not have any SSSIs or other designated wildlife sites, there are priority habitat areas in the Parish, Table 1. Some of which are covered by the Natural Environment and Rural Communities Act (2006) Section 41 (s41).

Table 1		DEFRA habitat classification
Type	Habitat	
Arable and Horticulture	Traditional orchards	
Grassland	Ancient grassland	
Grassland	Lowland meadows	
Freshwater river	River Thames	
Freshwater water courses	Tiddington Brook and other tributaries	
Freshwater	Ponds	
Woodland	Ancient woodlands	

Some of the woodland - Fernhill Wood, Tiddington Copse, Tadpole Copse, Long Copse and Colesheath Copse, comprise ancient woodland, parts of which are recorded as woodland in Medieval documents. This important ancient habitat is shown by the nature of the plants in the ground cover, including the native bluebell and wood anemone and forms an irreplaceable habitat and ecosystem. Much of this habitat is focussed in the southern part of the parish. Much of the rest of the woodland is classed in the Priority Habitat Inventory (Deciduous Woodland) and there are three areas of Priority Habitat Inventory (Traditional Orchard) at Spring Cottage, Rycote Park Farm and Hilltop Cottage. Throughout the Parish there is still a good distribution of mature native and ornamental trees, some of which have tree preservation orders.

5.9 These woodland habitats are further afforded some protection with zones classified as High Spatial Priority bounding them and there are also identified areas that currently benefit from Woodland Improvement schemes.

5.10 The Parish also supports a considerable area of ancient grassland (defined as unploughed since 1840, see Table 3), as evidenced by the extensive preservation of Medieval ridge and furrow on many pastures (see Figure A2.3). This means that across any one of these pastures there is a rapid alternation of wetter and drier habitats. There are also areas of ancient woodland, three areas of traditional orchard together with the fluvial and lacustrine environments.

5.11 In the northern part of the Parish, the River Thames links directly to the Waterstock Local Wildlife Site which is home to otters and it is inevitable that these range into The Parish (Table 2). The River Thames wetlands, the flood plain and water meadows which flood annually, are an important nesting and wintering ground for birds, particularly waders such as flocks of Lapwing, Golden Plover and importantly the Curlew (a listed bird). In spring Marsh Harriers follow the flocks of Lapwing and Golden Plover that come into The Parish to feed in the flooded fields. The section of the valley between Waterstock and Shabbington that includes The Parish is designated as a hot spot for rare birds and animals that are species of conservation concern (SOCC). The River Thames, its tributaries and seasonal water meadows that line the main flood plain are thus an important contributor to biodiversity and the green infrastructure providing corridors and ecosystem services. Because of the annual flooding, any development is considered undesirable as the flood

defences and hard infrastructure would threaten the large-scale ecology of the River Thames flood plain both downstream and upstream. Great Crested Newts (listed) are recorded in the local ditches and ponds and link across the River Thames with similar environments in Ickford. The section along Ickford Road is part of the Great Crested Newt Conservation Priority Zone. Ponds in Milton Common previously had Great Crested Newts and an aim would be to encourage habitat re-creation.

5.12 These diverse habitats throughout The Parish support the following Protected or Notable species which are covered by the Natural Environment and Rural Communities Act (2006) Section 41 (s41), as given in Table 3.

<b>Table 2</b>	<b>Section 41 Protected or Notable species in Tiddington-with-Albury</b>
Mammals (terrestrial)	Badger, Brown Hare, Hedgehog, Otter
Mammals (bats)	Brown Long-eared Bat, Common Pipistrelle, Soprano Pipistrelle, Noctule Bat, Serontine Bat
Birds	Barn Owl, Bramling, Bullfinch, Buzzard, Curlew, Dunnock, Fieldfare, Gadwall, Golden Plover, Green Woodpecker, Grey Partridge, House Martin, House Sparrow, Kestrel, Kingfisher, Lapwing, Lesser Black-backed Gull, Linnet, Little Egret, Mallard, Marsh Harrier, Meadow Pipit, Mistle Thrush, Mute Swan, Nightingale, Red Kite, Redwing, Reed Bunting, Skylark, Song Thrush, Spotted Flycatcher, Starling, Stock Dove, Teal, Tree Sparrow, Wheatear, Whimbrel, Whitethroat, Willow Warbler, Yellowhammer
Amphibians	Great Crested Newt, Smooth Newt, Common Toad, Common Frog
Reptiles	Grass Snake
Fish	Bullhead
Invertebrates (Bees)	Red-tailed Mason Bee
Invertebrates (Moths)	Cinnabar
Invertebrates (True Flies)	Hornet Robberfly
Invertebrates (Beetles)	Sexton Beetle
Invertebrates (Molluscs)	Large Black Slug
Flowering plants	Annual Pearlwort, Bifid Hemp-nettle, Bluebell, Butcher's Broom, Common Cudweed, Common Vetch, Corn Marigold, Corn Spurrey, Field Scabius, Knotted Clover, Large-leaved Lime, Marsh Ragwort, Prickly Poppy, Ragged-Robin, Rye Brome, Stinking Chamomile, Wild Strawberry, Wood Club-rush

5.13 The policy therefore requires that all development proposals that lie within the Nature Recovery Network (shown at Figure 3), or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. The Policy Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

5.14 The Network, and particularly the Tiddington Nature Recovery Corridor, may become more valuable over time, and although the majority of these features are physically attached to enable habitat connectivity, some features of the Network are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity. The Neighbourhood Plan also signals to the Responsible Authority that it should consider the role of this Network in its future Local Nature Recovery Strategy which is a requirement of the Environment Act 2021. Table 3 lists the identified habitats within The Parish.

<b>Table 3</b>		
Classified habitats and locations in Tiddington-with-Albury		
Site	Habitat	Description
a. Twenty Acres Field	Possible Priority Grassland	Historically named field, currently pasture containing ridge & furrow, within the Oxford Green Belt and directly links to the Ickford Pastoral Vale.
b. Fields	Possible Priority Grassland	Currently pastures, some historically named, containing ridge & furrow, some water meadows that link to the Oxford Green Belt and the Ickford Pastoral Vale.
c. Church Grounds	Possible Priority Grassland	Historically named field, currently pasture containing ridge & furrow. Preserves the course of the Roman road, the remnants of the Medieval settlement of Albury, the former course of Tiddington Brook and separates Albury and Tiddington.
d. Sixpenny	Possible Priority Grassland	Historically named field, currently pasture containing ridge & furrow. Preserves the course of the Roman road and separates Tiddington from Albury.
e. Fernhill Meadow	Possible Priority Grassland	Historically named field, currently pasture containing ridge & furrow, separates Albury and Tiddington.
f. Home Ground	Possible Priority Grassland	Historically named field, currently pasture containing ridge & furrow.
g. Grassy Ground	Possible Priority Grassland	Part of historically named field, currently pasture containing ridge & furrow.

h. Middle Meadow	Possible Priority Grassland	Part of historically named field, currently pasture containing ridge & furrow.
i. Fernhill Wood	Woodland	Part of historically named field, Fernhill Meadow, currently woodland containing relic ridge & furrow and connecting to ancient woodland.
	Ancient woodland	Mentioned in Domesday
ii. Tiddington Copse	Ancient woodland	Mentioned in Domesday
iii. Tadpole Copse	Ancient woodland	
iv. Long Copse	Ancient woodland	
Orchards	Traditional orchard	Area containing trees with preservation orders
v. Colesheath Copse	Ancient woodland	

5.15 These habitats are shown on the Nature Recovery Network Plan. Much of the rest of the woodland is classed in the Priority Habitat Inventory (Deciduous Woodland) and there are three areas of Priority Habitat Inventory (Traditional Orchard) at Spring Cottage, Rycote Park Farm and Hilltop Cottage.

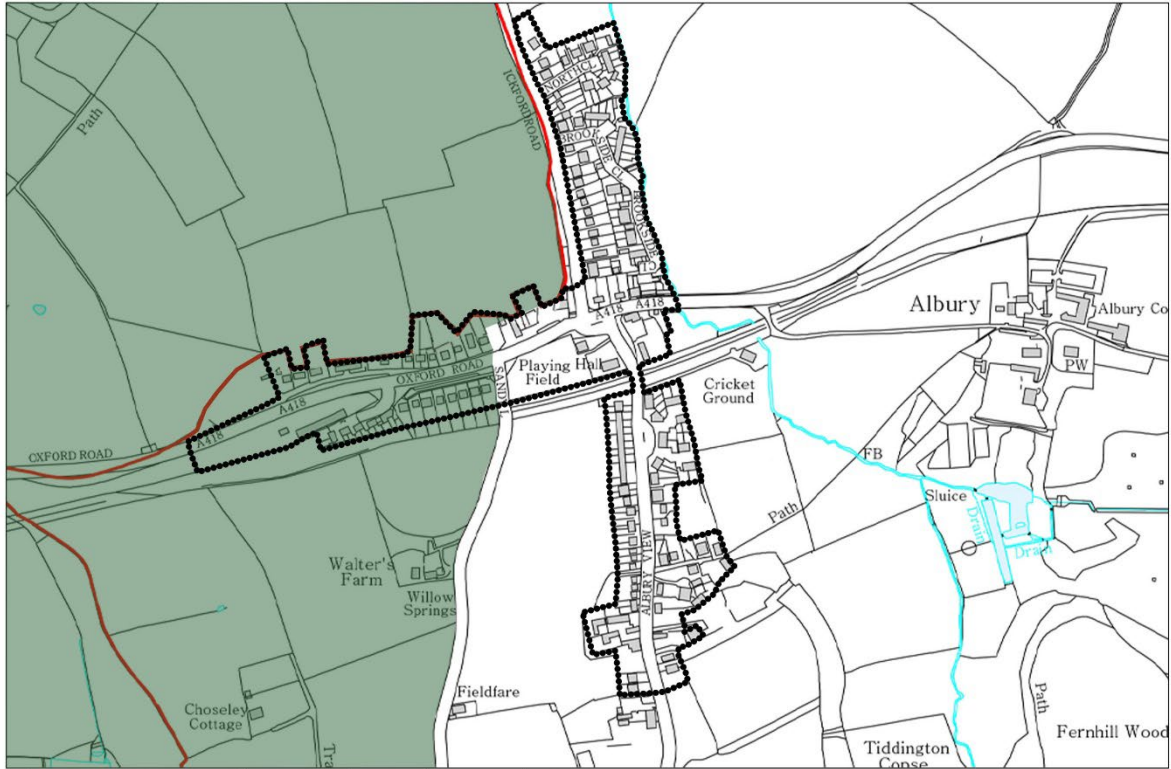
## **POLICY TwA2: VILLAGE BOUNDARIES AND INFILL DEVELOPMENT**

- A. The Neighbourhood Plan defines Village Boundaries at Tiddington and Milton Common, as shown on the Policies Maps.**
- B. Proposals for infill development and redevelopment within the village boundaries that lie outside the Green Belt will be supported, provided they accord with the design and development management policies of the Development Plan. Proposals for development outside the village boundaries and outside the Green Belt will only be supported if they are consistent with Development Plan policies for the countryside.**
- C. Proposals for limited infill development and redevelopment within the village boundaries that lie within the Green Belt will be supported where they meet the requirements for development in the Green Belt and they accord with the design and development management policies of the Development Plan. Proposals for development outside the village boundaries that lie within the Green Belt will not be supported unless very special circumstances can be demonstrated or that they do not comprise inappropriate development in the Green Belt as set out in national policy.**

5.16 This policy defines on the Policies Map the village boundaries of Tiddington (Fig. 4) and Milton Common (Fig. 5) for the purpose of providing applicants, the local community, and the local planning authority with clarity on how development management policy should be applied in respect of distinguishing between the established built-up area and its surrounding countryside. This is consistent with a number of Local Plan policies to encourage sustainable forms of development in the rural areas.

5.17 Both Albury and Draycot are too small to have defined boundaries and, consequently, are considered as part of the open countryside. It is to be noted that only the western part of Milton Common lies in The Parish. The eastern half, to the east of the A329, lies principally in the Civil Parish of Great Milton with a small amount in the Civil Parish of Great Haseley.


5.18 The boundaries have been drawn using the conventions deployed by other local planning authorities that use this development management tool, but essentially, they follow the observed settlement edge formed by buildings, which have a clear functional relationship to each settlement. The policy does not affect the definition of each settlement in the settlement hierarchy of the adopted SODCLP, where the settlement of Tiddington remains defined as a 'Small village' and Milton Common as an 'Other village'. In this Parish, parts of each village are 'washed over' by the Oxford Green Belt. Policy STRAT6: Green Belt of the SODCLP restricts development within the Green Belt to those limited types of development deemed appropriate by the NPPF in its §149 which allows for limited infilling in villages. SODCLP Policy H16: Backland and Infill Development and Redevelopment sets out that within smaller villages and other villages, development should be limited to infill and the redevelopment of previously development land or buildings. It also defines the term 'infill' and establishes that the scale of infill should be appropriate to its location.



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### Tiddington-with-Albury Neighbourhood Plan

Tiddington Village Boundary

-  Parish Boundary
-  Green Belt
-  TwA2 Village Boundary

**Fig. 4. Village Boundary of Tiddington**

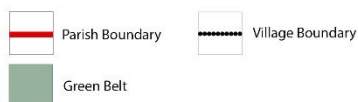




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**Tiddington-with-Albury Neighbourhood Plan**

Milton Common Village Boundary



**Fig. 5. Village Boundary of Milton Common**

5.19 The policy requires that development proposals outside the defined boundaries are in line with the relevant policies of the SODCLP (Policies STRAT6: Green Belt, H1: Delivering New Homes, Policy H8: Housing in Smaller Villages) and Neighbourhood Plan in respect of ensuring the Green Belt continues to serve its key functions, protecting local landscape and character of the natural environment. The Neighbourhood Plan does not make any housing site allocations as the District Council has confirmed that the ‘indicative housing figure’ for the Parish is zero (as per NPPF §66). However, the boundaries will allow for infill opportunities for smaller homes on suitable sites as expected of a ‘smaller village’ by Local Plan Policy H16, enabling access to homes in The Parish suited to younger people and ‘downsizers’.

## **POLICY TwA3 LOCAL GREEN SPACES**

**A. The Neighbourhood Plan designates the following locations, as shown on the Policies Map, as Local Green Spaces:**

### **Tiddington**

- 1. Tiddington-with-Albury Recreation Ground**
- 2. Tiddington Cricket Club**

### **Albury**

- 3. St. Helen's Churchyard**

**B. Proposals for development within designated Local Green Space will only be supported in very special circumstances.**

5.20 The policy designates a series of Local Green Spaces in accordance with §101 and §102 of the NPPF. The justification of how each space meets the three NPPF criteria is set out in Appendix 3. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt, which prevent any development of the land unless the ‘very special circumstances’ test can be met.

5.21 In addition to that area of the village in the Oxford Green Belt, this policy proposes three important green spaces in and on the edge of the settlements within The Parish, which lies outside of the Green Belt. These areas are largely privately owned but play an important role in creating the environment of each settlement that is enjoyed by the residents.

5.22 It is proposed that these spaces are protected from development by their designation as Local Green Spaces in accordance with §101 and §102 of the NPPF.

5.23 In each case, as described in Appendix 3, the spaces lie in close proximity to the local community, and none can be described as ‘extensive tracts of land’. All play an integral part in the enjoyment of The Parish and are therefore special to the local community.

5.24 There are also incidental open areas comprising the verges, particularly along the A329, A418 and the A40 that enhance the appearance of the main routes through The Parish. Preservation and correct maintenance of these will also aid habitats and biodiversity and have been identified as part of Policy TwA1 Nature Recovery as green infrastructure assets.

#### **POLICY TwA4 FIRST HOMES**

**Proposals for a First Homes Exception Site will be supported subject to the following criteria:**

- **the scheme is supported by robust evidence of demonstrable local needs and does not exceed 5% of the size of the existing settlement;**
- **at least one of the boundaries of the site entirely adjoins the settlement boundary of either Tiddington or Milton Common as defined by Policy TwA2; and**
- **it can be demonstrated that the scheme will avoid areas at risk of flooding and not cause unacceptable harm to identified Important Views or cause unacceptable harm to a designated heritage asset.**

5.25 Planning Practice Guidance allows for First Homes Exception Sites to come forward on unallocated land outside of a development plan but only within those parts of the Parish which do not lie in the Oxford Green Belt. This has been recognised by SODC in the recent publication of a First Homes Guidance Note October 2021. For those Green Belt areas only Rural Exception Sites can come forward. A First Home is defined as discounted market housing for first time buyers that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000 after the discount has been applied. The policy therefore sets out the criteria by which a First Homes Exception Site proposal should be determined as provided for by the Guidance.

5.26 In essence the policy reflects the spirit and intention of Policy H8 of the Local Plan which allows for a level of growth commensurate to the scale and character of the village, expected to be around a 5% to 10% increase in dwellings above the number of dwellings in the village in the 2011 census during the plan period. The Parish Council considers that approximately 5% of growth is a level of growth commensurate to the scale and character of Tiddington as a small village with limited services.

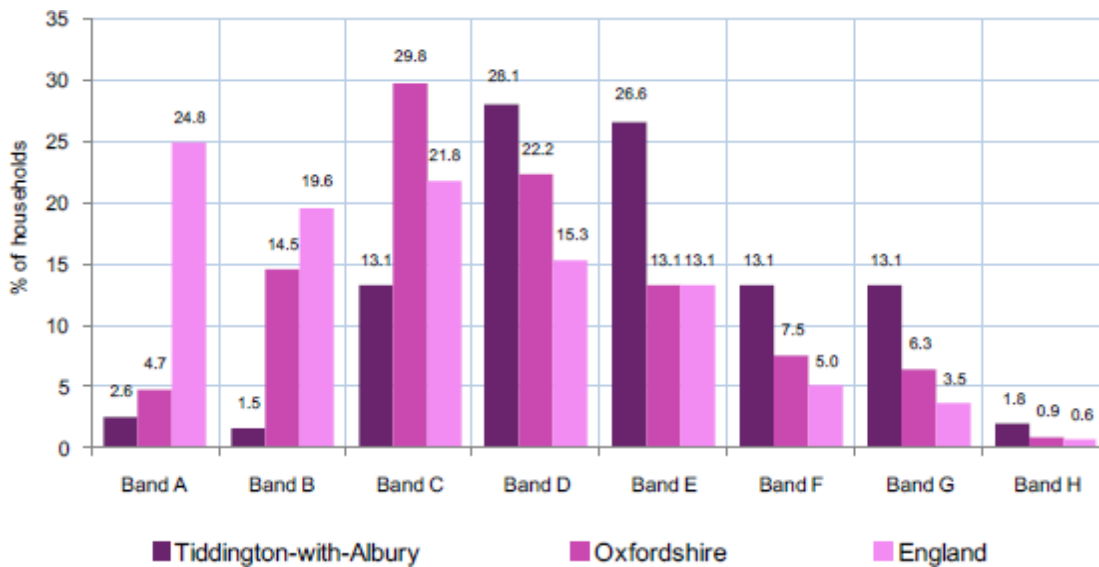
5.27 It also accords with the Parish Council's desire to promote future developments that will address the imbalance of affordable housing in the parish. A minimum 30% discount on market value homes, capped at £250,000 on its first sale, ought to allow smaller and more affordable homes to start to rebalance the housing mix in the Parish. Given that owner-occupier dwellings account for 79% of dwellings in the Parish, with only 14% rented from a Housing Association or the Council, proposals may be supported which deliver other types of affordable housing for rent which meet local need as provided for by Planning Practice Guidance.

#### **POLICY TwA5 HOUSING MIX**

**Proposals for new residential development should provide homes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. Proposals that recognise the need for smaller dwellings and comprise of two- or three- bedroom homes will be particularly supported.**

5.28 The policy is intended to contribute towards a mixed and balanced community in line with §62 of the NPPF. It refines Local Plan Policy H11 on housing mix which is necessary to start to rebalance the current mix of homes so that it better reflects local housing needs.

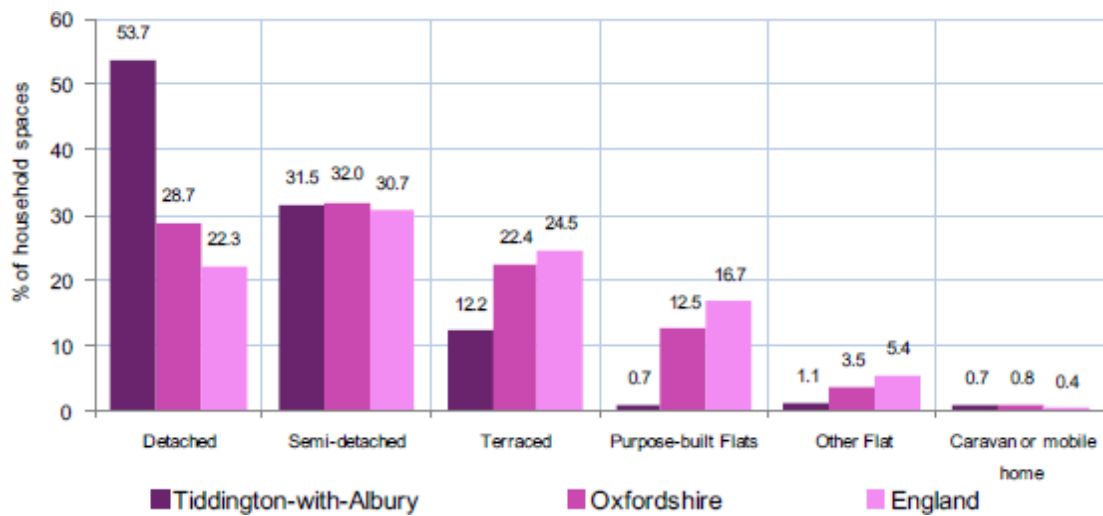
5.29 The district council’s current evidence (the Oxfordshire SHMA 2014) show that the existing stock of larger homes in South Oxfordshire accounts for over a quarter of dwellings and smaller units with two or three bedrooms are preferred in the district. An analysis of the 270 dwellings in Tiddington-with-Albury in comparison with Oxfordshire and England shows them to be markedly skewed towards the higher tax bands, D-E with 82.7% in D-H, as shown in Figure 6.



**Figure 6 Dwelling stock by Council Tax band**

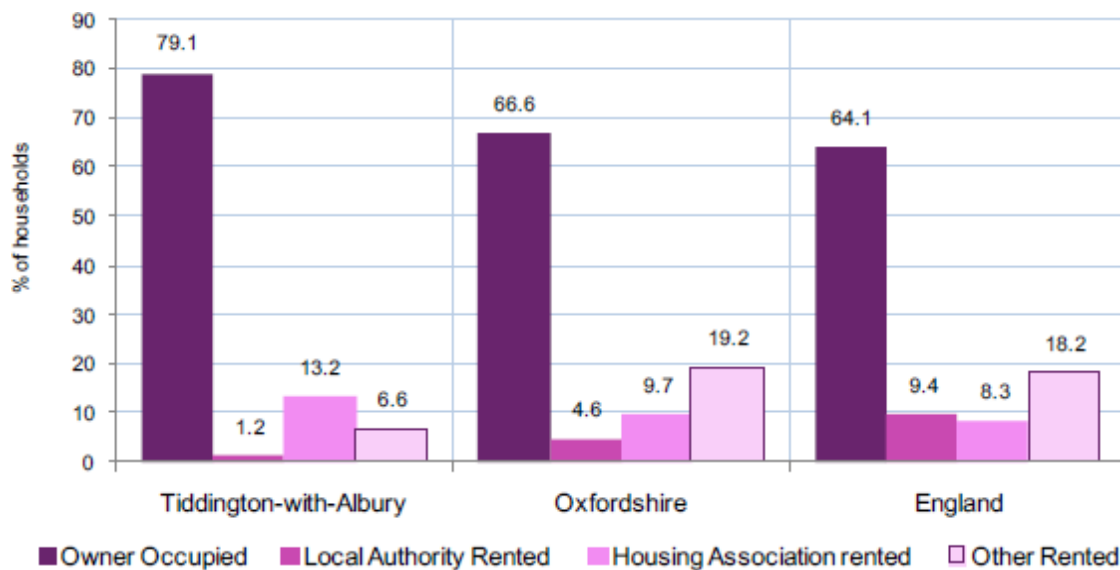
5.30 This translates to a marked skew with 84% of the dwellings detached or semi-detached larger, 4- and 5- bedroom houses. The majority of houses are detached and there is a distinct shortage in all other categories, as shown in Figure 7.

**Figure 7 Dwelling type breakdown**



5.31 Owner-occupier dwellings account for 79.1% with only 14.4% rented from a Housing Association or the Council, given in Figure 8.

**Figure 8 Housing tenure breakdown**



5.32 The policy therefore requires that new infill homes provided for by Policy TwA2, and Rural Exception Sites provided for by SODCLP Policy H10, comprises mainly 2- and 3-bedroom homes. It is necessary in order to start to rebalance the current mix of homes so that it better reflects local need. Over its lifetime, the plan may only marginally influence the balance of housing stock, yet it is considered to be a necessary step towards providing opportunities for younger people and ‘downsizers’ to be able to access housing which otherwise the market would not deliver.

## **POLICY TwA6 PROTECTION OF KEY VIEWS**

**A. The Neighbourhood Plan identifies Key Views on the Policies Maps as valued sightlines into and out of the Parish.**

**B. Development proposals should preserve and where practicable enhance the local character of the landscape and through their design, height and massing should recognise and respond positively to the various Key Views.**

**C. Development proposals which would have an unacceptable impact on an identified Key View will not be supported.**

Details of the views are given in Appendix 4.

5.33 The policy, and Policies Map, identifies a series of views from public vantage points in the Parish that are considered an important element of preserving the character of the village and the surrounding landscape. Being constructed on the side of a low rising hill, The Parish has varying views across it and over open countryside to the Vale of Aylesbury and the hills to the north. Milton Common, on top of the hill and on the southern side of The Parish, has views to the Chiltern Hills to the south and east.

5.34 Certain views from public vantage points, both inside out and from outside into The Parish to iconic landmarks are very important to the community. Tiddington and Milton Common are both largely linear villages with houses mostly adjacent to open fields, whilst both Draycot and Albury are surrounded by fields. This open aspect of the village is considered desirable to retain by the residents.

5.35 Conservation of such views is an important element of preserving the character of the village and the surrounding landscape. Development which would obstruct such a view or which would lead to a detrimental impact on the view should not be permitted. Where views extend beyond the Parish, co-operation will be needed between adjacent parishes.

5.36 The policy does not seek to prevent any development lying within a view but requires that proposals recognise and take account of these in their design. These views are clearly shown on the Policies Map and have been grouped according to their settlement. In each case, only the minimum area of land necessary to define the view has been identified. Identification of important views will help to conserve our Parish's character and sense of place. These are identified on the Policies Maps

5.37 Each of the important views identified in this policy is shown on the Policies Map. A photograph, the direction in which the photo was taken, the elevation and grid reference of the viewing position is shown in Appendix 4.

### **POLICY TwA7 LOCAL GAP**

- A. The Neighbourhood Plan identifies a Local Gap, as shown on the Policies Map, on the pastures between Tiddington and Albury for the purpose of preventing coalescence of the two settlements, and to protect their character and rural setting.**
- B. Development proposals within the Local Gap will only be supported if they do not result in an unacceptable harm, individually or cumulatively, to its open character.**

5.38 The policy defines an area of land between two of its settlements which plays an important role in preventing development that will undermine the visual integrity of the gap to the point that there is coalescence of these two distinct settlements, Appendix 3.8. The Local Green Space analysis shows that this area of land plays an important role in forming the separate setting within which each part can be appreciated and enjoyed.

5.39 Although the land lies outside the Village Boundary (as defined in Policy TwA2) that policy acknowledges that there are some types of development that are suited to the countryside which may be appropriate. However, this policy requires that its effects, by way of their location, height, and/or mass, – should not harm the function and purpose of the Local Gap. The land included in the gap is considered to make a significant contribution to maintaining the individual and rural character of the two adjoining settlements.

### **POLICY TwA8 COMMUNITY FACILITIES**

- A. The Neighbourhood Plan identifies the following community facilities, as shown on the Policies Map, in the Parish:**

#### **Tiddington**

- i. The Fox and Goat Public House**
- ii. Tiddington-with-Albury Village Hall**
- iii. Tiddington Cricket Club**

#### **Albury**

- iv. St Helen's Church**

- B. Development proposals which would affect the use of the identified community facilities, will be determined against the provisions of Policies CF1 (Safeguarding Community Facilities) and CF4 (Existing Open Space, Sport and Recreation Facilities) of the SODCLP.**

- C. Proposals to change the use of part of a community, open space, sport or recreation facility that is surplus to requirements will be supported where they will not undermine the overall viability and important of the community, open space, sport or recreation facility concerned.**

5.40 The policy supplements and refines existing development plan policies on community, open space, sport or recreation facilities to which the policies should apply and seeks to ensure that the long-term potential value of land in community use is not lost without good reason. Given the small nature of the settlements, the loss of any of these facilities would be

significantly detrimental, so even though a specific type of community use may no longer be viable, the opportunity to retain the premises or land in this use cannot be lost.

5.41 In addition to existing development plan policies which protect these facilities and encourage new facilities, the policy also allows for a partial change of use of a facility, it thus is intended to help secure its longer-term viability. This may be an important way of putting to use space that is no longer needed, but which can make a financial contribution to sustaining the facility. However, such changes must be shown not to undermine their community functions.

5.42 The Use Class Order of September 2020 now deems these uses as either Class F2 ('Local Community Uses') or in the case of St Helen's Church, F1 ('Learning and non-residential Institutions'). The public houses are now deemed '*sui generis*' (i.e. not included in any class of uses). A description of each facility and its community value is provided in Appendix 5. Collectively, these facilities in each settlement are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of policies.

#### **TwA9 COMMERCIAL, BUSINESS AND SERVICE USES**

**A. Proposals to retain and improve the following commercial businesses and services, as shown on the Policies Map, will be supported, provided that they do not harm residential amenity and that they accord with other design and development policies of the Development Plan:**

##### **Tiddington**

**i. Tiddington Garage**

##### **Milton Common**

**ii. Double Tree by Hilton Oxford Belfry**

**iii. Camp Industrial Estate**

**iv. Foster & Gane**

**v. Axford Engineering and GB Sales**

5.43 This policy aims to protect the few local commercial, business and service users in the Parish from unnecessary loss. Such uses form Class E, with the exception of some of the uses on Camp Industrial Estate which may contain some Class B2 and B8, of the new Use Class Order, allowing a change of use without the need for planning permission between what were formerly distinct retail, business and some leisure uses. They each provide an important service to the local community (and sources of local employment) meaning that fewer car trips are necessary to larger towns beyond the Parish. In an area of very high land values for housing, such premises are coming under increasing pressure. The policy complements SODCLP Policy EMP3 which also seeks to retain employment land.



## **TwA10 TRAFFIC MANAGEMENT AND TRANSPORT**

**Development proposals will be supported, provided that, where appropriate to their location, they deliver or make financial contributions towards the mitigation of traffic volumes and speed through the Parish related to their development, they do not introduce urbanising highways infrastructure into the village lanes and they are in accordance with the other relevant policies of the Development Plan.**

5.44 In line with the views of the residents, the Parish Council strongly supports the regulation of the vehicles passing through The Parish in order to preserve its rural character.

5.45 The A40 through Milton Common acts as the link between the A418 crossing J8a of the M40 and the A329 which crosses at J7. The vast majority of traffic using these roads thus originates outside the Parish, much coming off the M40 or going onto it. Traffic data and other information is provided in Appendix 6.

### **A418**

5.46 The A418 dissects Tiddington and links Aylesbury to the M40 and A40 at Wheatley. This is the main through commuter link to Oxford and links with the A34 that serves the south coast ports.

### **A40**

5.47 The A40 through Milton Common that connects J7 with J8 is frequently used as a bypass of Junction 8 and when the motorway is closed.

### **A329**

5.48 The potential Harrington development immediately abuts the southeast corner of the Parish and the suggested 6,000 homes to be built here would require a new road network and remodelling of J7, which has restricted access, to cope with the new traffic load generated.

5.49 There is a marked difference between these three A roads connecting to the M40 and the other five lanes in the village that are largely single track and either sunken or between hedgerows that have evolved from farming access tracks. Consequently, their usage is quite different but the desires of motorists to cut journey times has seen an increase in the use of the unsuitable lanes linking with the A roads as rat runs with passing sections having been carved out of the verges by vehicles, for example Sandy Lane as a shortcut to the A418.

5.50 Other than Ickford Road, which is narrow twin track, two largely single track lanes link Tiddington with Milton Common and Draycot with Waterstock. There is no provision for pedestrians. The other two lanes are both no through roads, one becomes a footpath and the other, an unclassified lane, becomes a bridleway.

5.51 Another serious problem is the increasing use of Ickford Road by HGVs from Oakley and Worminghall cutting out the use of the Thame by pass, despite the clear signs as to its unsuitability on the A418 and on the Ickford side. This urgently needs to be stopped due to the damage being caused to the Scheduled Ancient Monument.

5.52 77.3% of respondents considered that the impact of the Harrington development on the village would be unsustainable, whilst 75.6% considered it would make the village a less

attractive place to live.

5.53 69.7% of respondents considered that the present road system was inadequate to cope with the increased volumes of traffic generated by developments that have already taken place. Because of the position of the Parish, and despite the regular bus service, most residents (43% of respondents) use their own car or van to travel to work (49% of respondents were over 65 so most of these presumably do not work).

5.54 A high volume of vehicles is generated locally during rush hours which adds to the total amount of traffic. Outside of these hours there are local journeys accessing shops and other facilities outside The Parish. New requirements in Thame to provide an additional 775 new homes, land for retail development and land for employment, together with plans in Buckinghamshire to expand the Haddenham Business Park, will inevitably bring additional traffic on both the A418 and the A329. The Parish Council encourages Oxfordshire County Council (OCC) to consider reducing the speed limits and introducing traffic calming measures on both the lanes and the main roads through The Parish.

5.55 This policy is aimed at preserving the rural lanes of The Parish as safe havens for walkers, cyclists and equestrians. These lanes are increasingly used by drivers as a short cut between the main A Class roads and there is considerable concern within The Parish at the prospect of further increases in the current volumes and speed of traffic would have.

5.56 The roadside verges are seen as an opportunity that maintains the character and biodiversity of The Parish and the Parish Council urges OCC to adopt a policy for their proper maintenance.

### **Bridleways and footpaths**

5.57 There is one stretch of bridleway and a number of public and permissive footpaths that connect various parts of the Parish. These are all utilised by residents and the long-distance paths of the Oxfordshire Way and the Thames Valley Walk, pass through the Parish.

### **Ickford Road and Ickford Bridge**

5.58 There are concerns over the increasing volume of HGV traffic, particularly articulated HGVs, which ignore the advisory unsuitable for HGV and width restriction traffic signs and continue to cross over the Scheduled Ancient Monument of Ickford Bridge into Buckinghamshire. This bridge is protected from damage by law, but this protection has not been applied. It is clear that any further developments on Ickford Road, in Ickford and the surrounding villages, will inevitably increase the traffic.

### **Waterstock Golf Course development**

5.59 The proposal for Waterstock Golf Course and the fields to Ickford Road as a major goods logistics hub and housing development, on the western side of the village has come after the NP Questionnaire (NPQ) was circulated, but the concept would not be supported by either the responses to the questionnaire or the Parish Council. The open farmland immediately to the northwest of the village centre, bounded by Ickford Road and Oxford Road, is in neighbouring Waterstock, but makes an important contribution to the rural character of Tiddington-with-Albury. The rear border of the Ickford Road allotments is also the eastern edge of the Oxford Green Belt. Adjoining this land to the west, within Waterstock CP, and within the Green Belt, is Waterstock Golf Course. This provides a recreational amenity not only in terms of a golf course and driving range, but in its network

of tree-lined public footpaths. To the north of the golf club land is the River Thame and its designated local wildlife site. Both the open farmland and the golf course are under threat of development and have variously been proposed as both a major distribution and office hub, and as a large housing development approaching the size of the local market town Thame, or as a combination of these elements.

5.60 Any development of the farmland or the tree-covered golf course, would be a major loss of open Green Belt land and of a sports facility which contributes strongly to the character of the wider community not just the adjacent parishes. It is considered that this proposed development would have a deleterious effect on the Parish and its surrounds. It would directly lead to a further significant increase in the volume of heavy transport using the A418 through Tiddington as well as adversely affecting Milton Common via the A40 connection to J7 of the M40 with its accompanying noise, pollution and hazards. There would also be an increase in rush hour commuter traffic caused by the employees at the facility. In line with the wishes of the responses to the Neighbourhood Plan Questionnaire, the Parish will join with and support efforts by Waterstock to resist this development.

#### **Air quality**

5.61 Any increase in the volume of heavy transport using the A418 through the village will adversely affect air quality and contribute to noise pollution. Residents have identified the need for a safe cycle track along the A418.

### **POLICY TwA11 DARK SKIES**

**Development proposals should conserve and enhance relative tranquillity in relation to light pollution and dark night skies.**

**Development proposals should also demonstrate that they meet or exceed the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/updated guidance for lighting within environmental zones.**

**Development proposals which include lighting should ensure that:**

- **the measured and observed sky quality in the surrounding area is not reduced;**
- **the lighting concerned is not unnecessarily visible in nearby designated and key habitats;**
- **the visibility of lighting from the surrounding landscape is avoided; and**
- **building designs should avoid large areas of glazing which would result in light spillage into rural and unlit areas.**

5.62 Light pollution has a proven deleterious effect on wildlife and also to humans and, as most of the roads in The Parish have no or minimal lighting, the area has dark skies. This also extends north to Waterstock and over the valley of the River Thame where Ickford are

in the same position (see Figure 9).

5.63 The benefits of a dark night sky are wide-ranging and include:

- Enjoyment and appreciation – improving quality of life and providing creative inspiration
- Health – promoting better sleep patterns and reducing stress
- Wildlife – supporting a more natural environment for both nocturnal and diurnal animals
- Tourism – boosting numbers in the quieter, darker months, including outside traditional visitor hotspots
- Educational outreach – potentially including formal education and more informal activities
- Scientific advantages – enhancing conditions for astronomy
- Energy efficiency – reducing wastage from unnecessary or excessive lighting

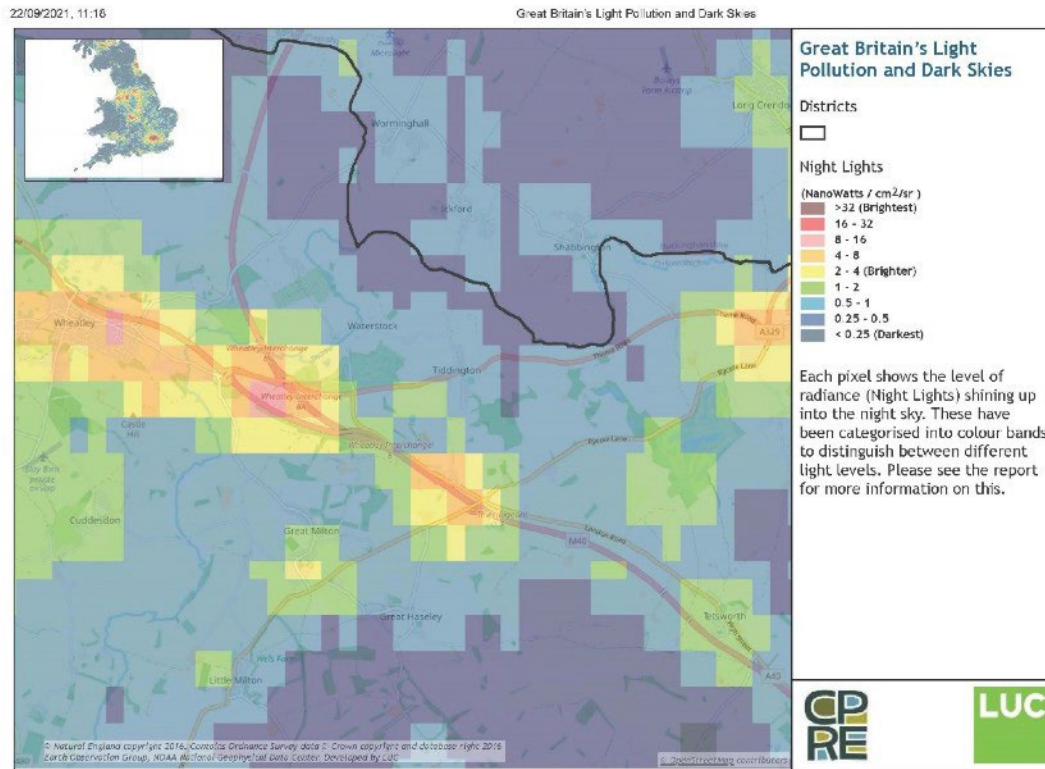
5.64 The dark skies are largely considered to be a valued asset by residents and development proposals should avoid degrading it. The current nil to minimal street lighting within The Parish is preferred by residents. The Tiddington-with-Albury dark night skies area has been progressively degraded and reduced over the last 10 years by the new developments at Thame and the changes of lighting on the M40 and at the Oxford Services.

5.65 Despite NPPF Paragraph 185c stating that planning policies should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation, additional extensive residential developments on the western side of Thame will only further add to the degradation of this dark environment. The potential developments associated with the Harrington and Chalgrove proposals and particularly the potential transport hub at Waterstock, all with the addition of considerably more night-time lighting would individually or collectively substantially degrade this position for The Parish and the adjacent parishes unacceptably. The policy therefore sets out criteria to ensure that new development seeks to protect the dark night sky. In doing so, it reflects the purpose and objectives of SODCLP Policies ENV11 and ENV12 on Pollution.

5.66 To help achieve these objectives the policy is designed to guide decisions on new and replacement lighting and help private householders and businesses make the right lighting choices. For all proposed developments, factors that will be considered when deciding the appropriateness of artificial lighting, include the location, the hours of operation, the quantity of lights proposed, brightness and control, and direction of the beam. Appropriate mitigation and control measures secured by planning conditions to prevent unnecessary light pollution include:

- a. The use of ‘curfew hours’ (12pm – 6am) through automatic timers, and night-time dimming;
- b. The use of proximity infrared motion sensors, timers or any additional shielding or coving, including angling the front surface of lights to below the horizontal;
- c. The use of different surface types to reduce the amount of reflectivity;

- d. Screening or shielding to reduce the impact of reflectivity; and
- e. Reflect the latest best practice guidance on light types in terms of lumens, wattage, angle, height, colour, warmth, etc.



**Figure 9 Light Pollution and Dark Skies in The Parish and surrounding area**

## **6. IMPLEMENTATION**

6.1 The Neighbourhood Plan will be implemented through South Oxfordshire District Council consideration and determination of planning applications for development in the Parish.

### **Development Management**

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

### **Local Infrastructure Improvements**

6.4 Although the scale of development in the parish that might be given consent during the plan period is likely to be very limited, there may be opportunities through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities. A preliminary list has been set out below:

- i. A safe cycle track along the A418, particularly towards Thame;
- ii. Setting up of a wildlife corridor to link with Waterstock and Ickford, the Tiddington Nature Recovery Corridor;
- iii. Reduce the speed limits and introducing traffic calming measures on the lanes and main roads through The Parish;
- iv. Introduce solutions to mitigate the destruction of road verges, provide proper road verge maintenance and avoid the introduction of urbanising highways infrastructure.

### **Design Codes and Local Heritage Assets**

6.5 Vale of White Horse and South Oxfordshire District Councils adopted their Joint Design Guide Supplementary Planning Document (SPD) in June 2022. The Parish Council decided that neighbourhood design coding would not be undertaken whilst this plan was emerging to avoid any duplication of work. Any outstanding design matters will be considered as part of a review of the Neighbourhood Plan.

## **Monitoring and Review of the Plan**

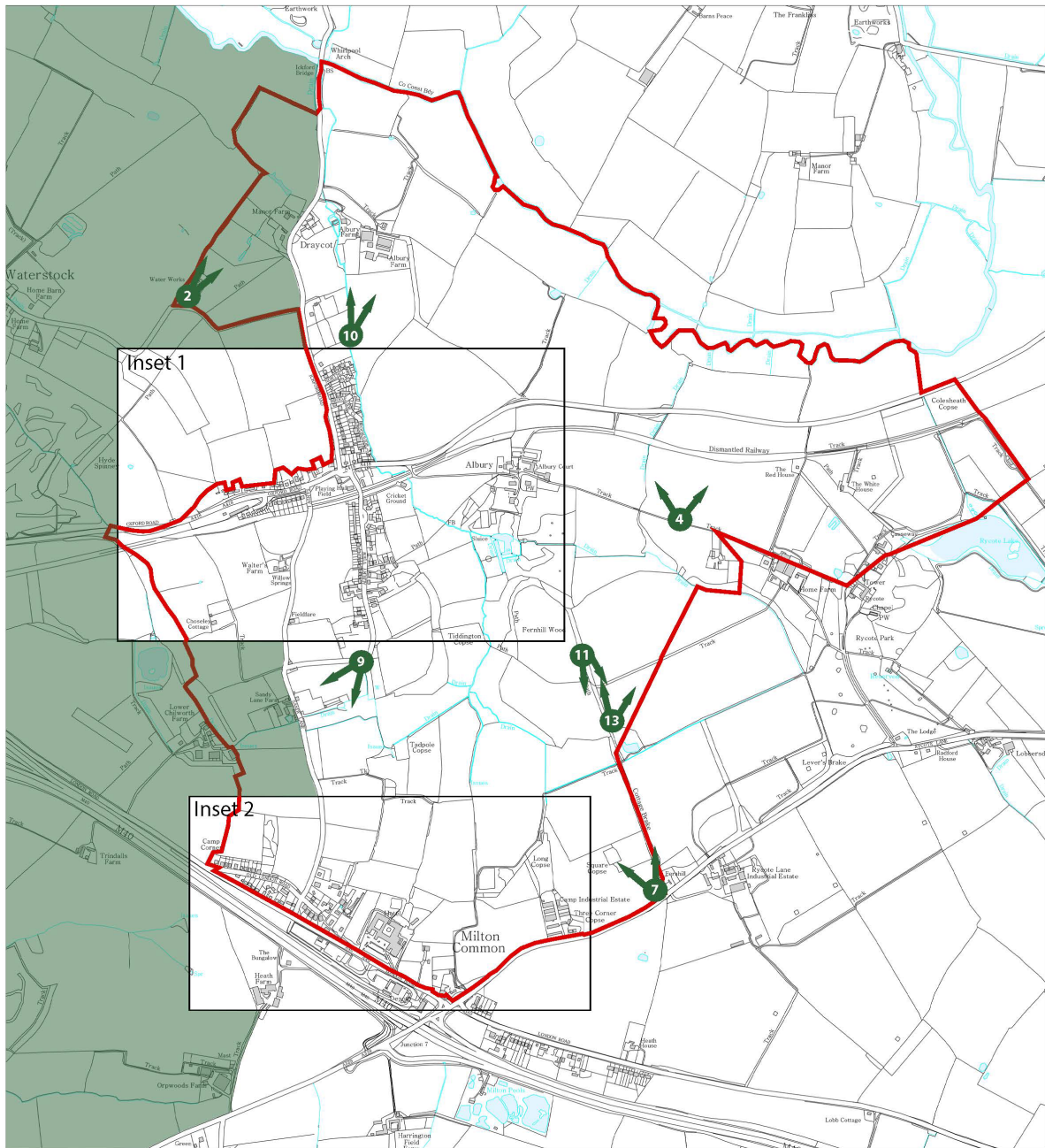
6.6 The Parish Council will monitor planning decisions to assess the effectiveness of the Plan's policies. Where necessary it will have discussions with the District Council to ensure that day-to-day decisions on planning applications take account of the vision, objectives, and policies of the Plan.

6.7 The Parish Council acknowledges that policy context for the Plan may change within the Plan period. The adoption of the emerging Local Plan (covering the period up to 2041) will be a key factor. On this basis the Parish Council will consider the need or otherwise for a partial or full review of the Plan either within 5 years from its making or within 6 months of the adoption of the emerging Local Plan (whichever occurs first).

## **Other Non-Planning Matters**

6.8 During the preparation of the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system. These aspirations will be managed by the Parish Council together with the relevant village committees and/or newly developed interest groups.

# POLICIES MAP & INSETS



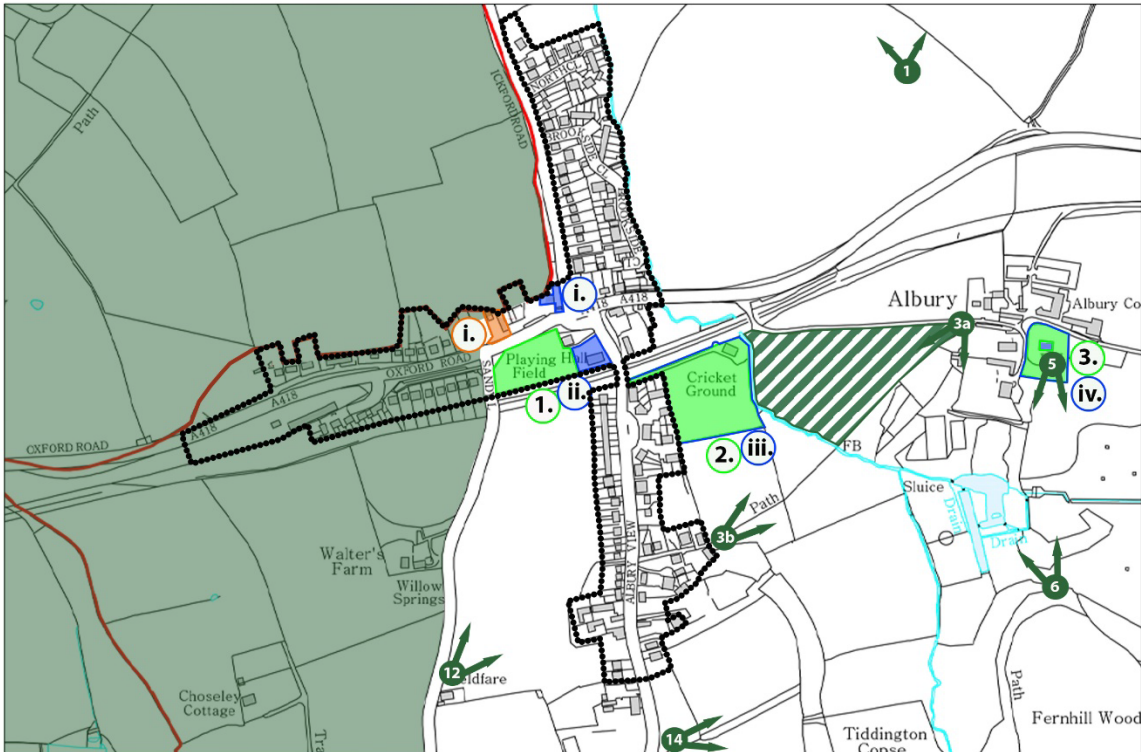
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## Tiddington-with-Albury Neighbourhood Plan

### Policies Map

- Parish Boundary
- Green Belt
- TwA6 Key Views



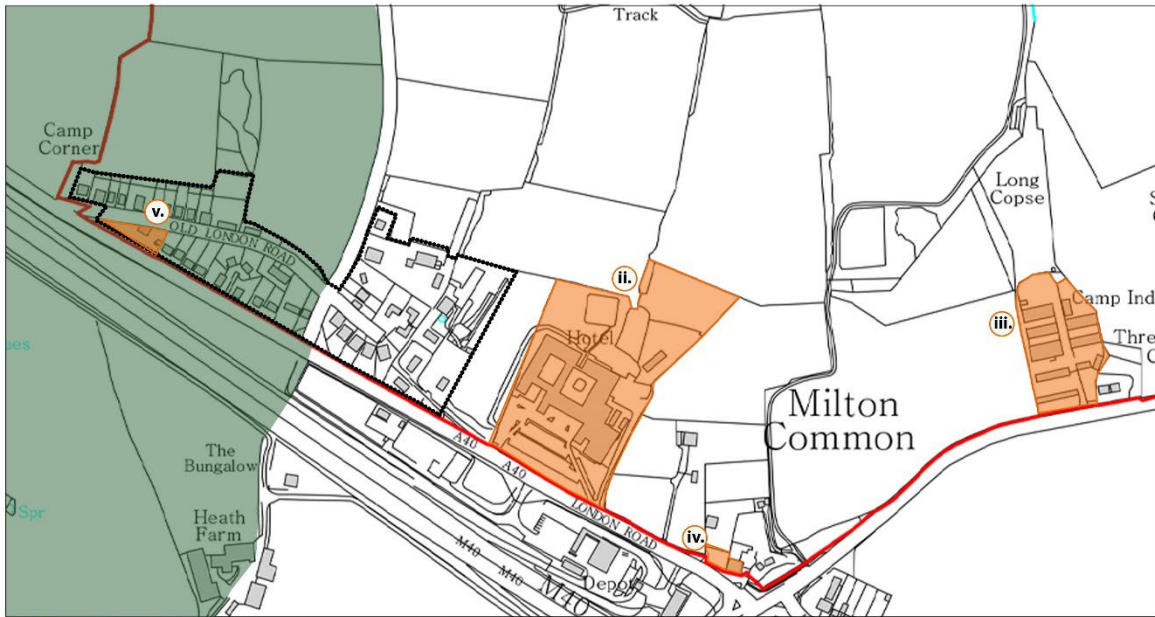


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### Tiddington-with-Albury Neighbourhood Plan

#### Policies Map Inset 1

- |   |   |   |  |
|---|---|---|--|
|  | Parish Boundary                             |  | TwA6 Key Views                           |
|  | Green Belt                                  |  | TwA7 Local Gap                           |
|  | TwA2 Village Boundary                       |  | TwA8 Community Facilities                |
|  | TwA3 Local Green Spaces                     |   | Tiddington                               |
|   | Tiddington                                  |   | i. The Fox and Goat Public House         |
|   | 1. Tiddington-with-Albury Recreation Ground |   | ii. Tiddington-with-Albury Village Hall  |
|   | 2. Tiddington Cricket Club                  |   | iii. Tiddington Cricket Club             |
|   | 3. St Helen's Churchyard                    |   | Albury                                   |
|   |   |   | iv. St Helen's Church                    |
|   |   |  | TwA9 Commercial, Business & Service Uses |
|   |   |   | i. Tiddington Garage                     |

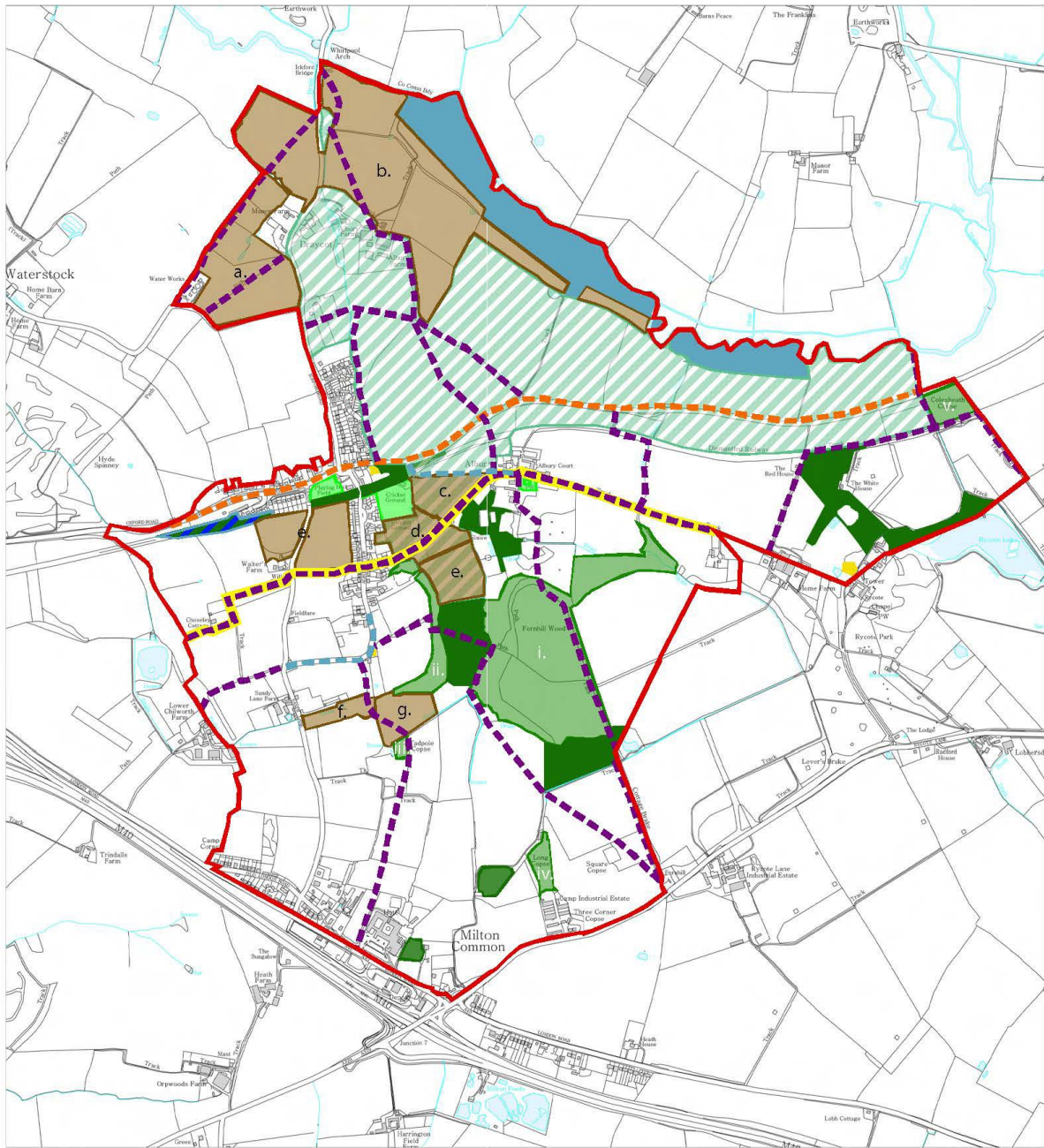


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**Tiddington-with-Albury Neighbourhood Plan**

Policies Map Inset 2

- |   |  |   |  |
|---|--|---|--|
|  Parish Boundary |  Green Belt |  TwA2 Village Boundary |  TwA9 Commercial, Business & Service Uses   |
|   |  |   | <ul style="list-style-type: none"> <li>Milton Common</li> <li>ii. Double Tree by Hilton Oxford Belfry</li> <li>iii. Camp Industrial Estate</li> <li>iv. Foster &amp; Gane</li> <li>v. Oxford Engineering and GB Sales</li> </ul> |



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### Tiddington-with-Albury Neighbourhood Plan

#### Nature Recovery Network Plan



## **APPENDIX 1.**

### **THE TIDDINGTON-WITH-ALBURY NEIGHBOURHOOD AREA**

#### **A1.1 Parish Rural Setting**

#### **A1.2 Tiddington-with-Albury History**

#### **A1.3 Parish Life**

#### **A1.4 St. Helen's Church**

#### **A1.5 Parish Challenges**

This Appendix, in conjunction with Section 2 of the main text, describes the setting of The Parish, its history and development, general life and essential challenges for the future that may assist decisions affecting the planning and style of any proposed development to complement the existing buildings.

#### **A1.1 Parish Rural Setting**

The Parish is entirely rural and originated from two Medieval manors, those at Albury and Tiddington, and has been dominated by agriculture since records began. Most original properties were based around agriculture comprising farm houses and workers cottages. Historically there was a forge at the crossroads on the Oxford to Aylesbury road and there was also the facility to grind grain at Tiddington Mill. The public house, variably called the Fleur de Lys, the Fox, and now the Fox & Goat, is also located here.

Parishioners consider it desirable to retain the remaining working farms in order to maintain the rural character of the Parish, which is surrounded by similarly rural parishes that also desire to retain this character. These are the Oxfordshire parishes of Waterstock, Great Haseley and Great Milton together with Ickford and Shabbington in Buckinghamshire. There is no connecting development between any of them (see Fig. 1 of the main text) and this rural position creates an inviting place to live, reflected by 75% responding to the NPQ.

The Parish straddles the south-eastern boundary of the Oxford Green Belt and is on the southern side of the Ickford Pastoral Vale, part of the western end of the Aylesbury Vale Landscape. There are views and access to the north towards Brill and the Vale of Aylesbury, and to the southeast to the Chilterns Area of Outstanding Beauty.

The dominant, visible, archaeological characteristic of the lower part of the Parish is the Medieval ridge and furrow which covers the majority of pasture, with the exception of a few areas of water meadow along the banks of the River Thames. This preservation attests to a major change in the nature of the agriculture from extensive divided arable strips with a rotation system to the modern superimposed field system of largely pasture. Some areas of ridge and furrow and, as a consequence the ancient environments that preserved, have been lost to development and to modern ploughing.

The original development was as two small nucleated settlements with a few scattered houses in the fields between. Albury continued to decline whilst Tiddington moved from a small nucleated settlement on the hill to the present cruciform linear settlement that is strung out along both sides of the A418 with subsidiary modern linear development on the east side of Ickford Lane to the north and on both sides of Albury View/Fernhill Close and the extension, an un-named lane (Bridleway 15) continuing to the south.

The third area, at Milton Common, is largely a 20th century linear development located along the former course of the A40 from its junction with Sandy Lane to the junction of the A329, where there was an old coaching inn, now The Three Pigeons.

The area of Draycot comprises a small group of scattered, older houses and a modern farm.

The Great Western Railway branch line from Oxford to Princes Risborough and Wycombe was built in 1863 and brought minor expansion with the construction of Tiddington Halt. The railway was closed in 1963 and this afforded some scope for development with parts of the station yard becoming housing and part a caravan business. The disused railway line is used as a footpath and offers possibilities for the development of a green route between Wheatley and Thame.

The housing expansion commenced after WWI but the majority has occurred after WWII. This post-WWII development has occurred largely as infill development of small paddocks and large gardens within the main linear structured area of Tiddington or as new build, the largest development being the housing on the eastern side of Ickford Road. There was also piecemeal linear housing development on the west side of Albury View. On the eastern side of Albury View, called Fernhill Close, social housing was constructed which was rebuilt in the 1990s and is now a mixture of social and private properties. Other than the realignment of the A418, there has been little change to the basic 17th-18th Century development around the crossroads at the centre of Tiddington.

Many of the original dwellings were agricultural and most were thatched. These, together with some of the old farm houses (e.g. Manor Farm, and Walter's Farm in Tiddington, and Manor Farm, Draycot) are now used as family homes. Church Farm (Albury) has become a small business centre. More recent development has included small infill areas such as Manor Farm Close, in the former farmyard, further reflecting the change in economy of the Parish.

Money to construct a school was bequeathed in 1786, but this appears to have covered renting various premises in Tiddington and Albury for use as a private school. Tiddington National School was constructed in School Lane in 1870 able to house 44 children. In 1926 this became Tiddington-with-Albury Church of England Primary School. This continued until its closure in the 1960s.

## **A1.2 Tiddington-with-Albury's History**

There are both Iron Age and Romano-British settlement and structures that have been proven through excavations at Camp Corner and are likely to be associated with a Roman road running across the Parish that connected the Roman town of Dorchester with Fleet Marston on Akeman Street. The road is documented as passing on an alignment from near Lower Chilworth Farm, on the south-western boundary of The Parish, across Sandy Lane and takes the course of the footpath along School Lane up to Albury, from here it passes through Church Farm down to the A418. It then followed a hedge line to a ford in the River Thame on the north-eastern boundary of the village, after which it continued to Shabbington and Long Crendon beyond.

A well containing Romano-British artefacts is recorded at Tiddington House and there is a general scatter of domestic potsherds at Albury and in the fields between Sandy Lane and Camp Corner.

Whilst the Domesday records for Albury commence with William FitzOsbern, those for Tiddington show that the Saxon owner, from the time of Edward the Confessor, was a person called Alwi and provides the oldest record of a Lord of the Manor in the Parish.

Records from 1209 indicated named persons as Rector and Vicar, clearly suggesting that there was a religious building. It is thus quite possible that this went back to Saxon times when a major spread of Christianity occurred in England.

Medieval records from 1254 show that both the River Thame and Tiddington Brook were used for fishing.

Whilst the former location of Medieval Albury was lost, the modern LiDAR imagery (Figure A2.3) shows the outline of the village as being extremely well-preserved.

Ickford Bridge is first mentioned in 1287 and this Medieval structure was reconstructed in 1685 and Whirlpool Bridge, on the Buckinghamshire side, was renovated in 1880. Together with the causewayed approach from Tiddington, these structures form a Scheduled Ancient Monument that requires better protection from the damage it is suffering.

Records from Domesday to the 17th Century describe various coppices and woods confirming their antiquity. A manor house, Tiddington House, was constructed in the 17th Century which was substantially modified in the 18th.

Milton Common was on the London Turnpike and housed a gibbet used for hanging highwaymen. The last person to be so treated, prior to 1894, was called Price.

The village economy has always been based on agriculture with the farms being variably tenanted or directly owned. However, in the Middle Ages it seems that Albury's importance waned leaving behind the current cluster of large houses by the church and the traces of settlement in the field known as "Church Ground". Tiddington's importance grew again, probably because of the proximity of the main road between Oxford and Aylesbury.

### **A1.3 Parish Life**

Because of the positioning of three of the population centres, the life of the Parish is dominated by the A418 that runs east-west through it. To the west of the Parish it links to J8a (Oxford Services) of the M40 and the A40 and to the east it links to Thame and Aylesbury and on to the A41 and M25, enabling traffic to bypass the difficulties frequently encountered at the junction of the M40 and the M25 (see Appendix 6).

The hazards for pedestrians crossing the A418 have recently been alleviated with the installation of a Puffin crossing. This has been provided ahead of the expected rise in HGVs using the road as part of the construction of HS2.

Milton Common, on the south-eastern boundary of the Parish, is split between three different parishes. It lies immediately adjacent to the M40 J7 at the crossing of the A329 (see Appendix 6). The A329 links traffic crossing the M40 at J7 to Thame and Wallingford, as highlighted by the Little Milton Neighbourhood Plan.

Prior to the construction of the M40, the A40 through the Parish was realigned to the south, to bypass the main settlement area of Milton Common.

The other five roads in the parish are all unclassified country lanes, often single track, with those sections ascending the hill being sunken between high banks.

The network of footpaths, which include two long distance paths, and the one bridleway are all regularly used by residents and visitors.

Mass transport is provided by two bus services. The most frequent runs between Oxford and Aylesbury along the A418. This provides a link to the fast rail connections to London and the Midlands via Haddenham & Thame Parkway (approximately 6 miles to the northeast), Oxford and Aylesbury.

A second, far less frequent service, passes along the A40 at Milton Common and connects High Wycombe and Oxford.

There is no public transport between the areas of settlement and residents are concerned over the increase in the use of the unsuitable, narrow, mostly single-track lanes, as short cuts between the three main A roads.

The Parish includes and is surrounded by four working farms but, whilst there is agreement that it is desirable to keep them, they do not form a major source of local employment. Most of the working residents travel outside the Parish to work and a small percentage work from home. For this to continue and to expand the Parish is totally dependent on access to high-quality fibre-optic broadband. The lack of provision of this is recognised as a problem within the SODC area and the council aspires to improve this substantially, thus expanding opportunities to work from home.

Despite the growth in the number of residents, the Parish now has no basic facilities or services, having progressively lost its school in 1966 and its Post Office and shop in 1976. This forces residents to rely on facilities in Wheatley, Thame and Oxford for health, education, business and retail requirements. There is now a travelling PO van that visits Tiddington for 1 hour per week.

The Parish has a Village Hall that is equipped with a kitchen and a licensed bar, together with a large car park, making it a meeting place that is available for hire. This facility supports the activities of the Women's Institute and local providers such as a fitness club, Harvest supper and other Church and community functions.

Attached to the Village Hall is a children's play area and a playing field that is used for village functions such as the village fête, charity car boot sales, training for the annual tug-of-war against Ickford, etc.

There is a thriving, cricket club that provides the village with a strong summer focus, regularly getting to the National rounds and once reaching the finals of the Village Knockout Cup.

#### **A1.4 St. Helen's Church**

The church at Albury was probably already built by the 12th Century as records from the early 13th Century show that both a rectory and vicarage were already present, although the living was not considered very good. In the middle of the 13th Century the records show that the living was attached to Studley Priory, but was considered under the demesne of Tiddington. Further, this record describes the religious building as a chapel.

The old church, at some time dedicated to St. Helen, was largely removed in 1828 and the present reconstruction dates from 1830.

The churchyard provides open green space with far reaching views and many of the folk buried there still have family in The Parish. In common with many village churches, the weekly service attracts a small congregation of 10-15 mostly retired folk. This is significantly increased for celebration services including Christmas, Easter and Harvest. It is part of the Benefice of Wheatley and shares a rector with the other village churches in the Benefice - Waterstock, Waterperry and Holton. The church comfortably holds around 50 people. It is a popular local feature and village fundraising in recent years has resulted in much refurbishment including decorating, new heating and lighting systems. As a pretty country church it is popular for weddings. It is recorded in 1552 as having two bells and presently has two, one cast in 1686 and the other, still used, dates from the 1700s. It has a working pipe organ.



## **APPENDIX 2**

### **LANDSCAPE, ENVIRONMENT AND CONSERVATION**

#### **Contents**

**1. GEOLOGY, LANDSCAPE AND TOPOGRAPHY**

**2. HYDROLOGY**

**3. LAND USE**

**4. BIODIVERSITY AND HABITATS**

**5. REFERENCES**

## A2.1 GEOLOGY, LANDSCAPE AND TOPOGRAPHY

The geology of The Parish is relatively simple, with the area underlain by a mixture of Jurassic (213-144 million years ago) and Cretaceous (144-65 million years ago) soft sandstones and mudstones that comprises part of a dissected secondary scarp below the main Chiltern chalk escarpment to the east.

The northern parts of The Parish are underlain by the clays of the Jurassic Kimmeridge Clay Formation (155-149 million years ago) which is overlain to the south by sands of the Cretaceous Lower Greensand Group (125-110 million years ago) succeeded by clays of the Gault Formation (110-100 million years ago) at Milton Common. Patches of Plateau Gravels (Pleistocene <2 million years old) occur sporadically across the higher land in the south.

This layer-cake sequence is cut through by the essentially north-south valley of Tiddington Brook which is partially filled with Pleistocene Head deposits and modern alluvium. This valley leads down to the alluvium-filled valley of the River Thames.

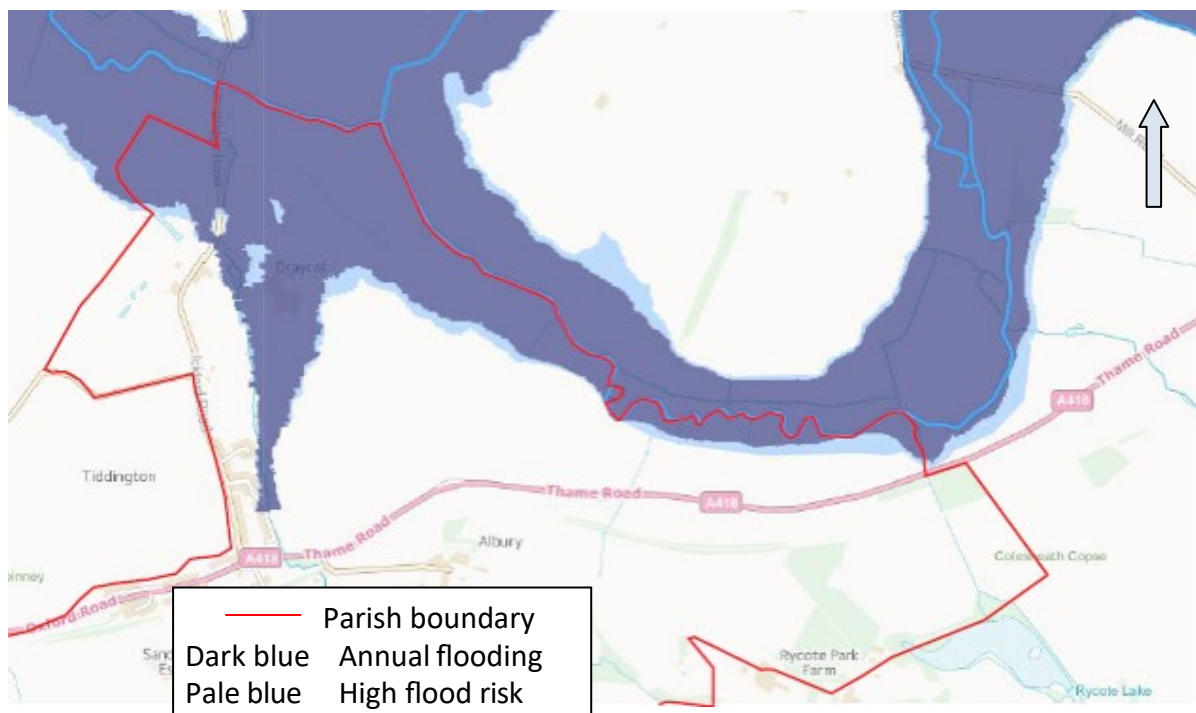
These easily eroded rock units lead directly to the gently sloping topography that essentially descends from Milton Common, approximately 105m AOD ( high above sea level ) into the River Thames valley at 55m AOD.

## A2.2 HYDROLOGY

The northern parts of the parish, lying on the Kimmeridge Clay, are low lying and form part of the flood plain of the River Thames into which several small streams flow. These form an integrated system that runs through The Parish and controls a number of the habitats (see Policy TwA1 Conservation of Biodiversity and Wildlife Corridors).

The fields on the River Thames flood plain are prone to annual flooding during the winter months and fall into the Environment Agency Flood Areas 3 and 2, as shown in Figure A2.1.

**Fig. A2.1 Environment Agency flood zones**



The nature of the annual flooding of the River Thame is shown in Figure A2.2

**Fig. A2.2 River Thame flood plain January 2021**



Any developments within the Environment Agency Flood Area 3 would require considerable defences that would irrevocably change the nature of the habitats and have an immediate, damaging effect on the Ickford Pastoral Vale to the north.

Draycot and the section of The Parish on Ickford Road lie in the valley of Tiddington Brook near its confluence with the River Thame and are particularly prone to flooding. A section on Ickford Road outside Manor Farm, also floods in heavy rain due to the fact that at periods of high water the land is only just below the level of the water table.

The streams have courses that meander, some of which have been straightened and realigned to conform to enclosure field boundaries. For example, the original course of Tiddington Brook is preserved below the Medieval village of Albury, see Appendix A3.8.

All streams eventually lead to the River Thame, the valley of which dominates the area. The river regularly floods and a strip of the land along the banks has, since Medieval time, been recognised as water meadows as the ridge and furrow can be seen to terminate abruptly where this flooding is prevalent, see Fig. A2.2.

Of recent times this flooding appears to have become more extensive and presumably reflects the increased run-off generated by the impermeable surfaces laid down during the continual expansion of Aylesbury, Thame and the intervening villages.

The Parish Council recognises that the issue of flooding of the River Thame and Tiddington Brook is an annual event which largely cannot be prevented but should not be exacerbated.

This involves three elements; 1) avoiding flooding downstream, outside the Parish, by increasing discharge volume within the Parish; 2) avoiding flooding upstream, outside the Parish, by creating a local constriction; and 3) avoiding flooding within the Parish through inappropriate development that increases the volume of discharge through the creation of more hard surfaces and faster run-off.

The junction of the permeable Lower Greensand and the impermeable Kimmeridge Clay leads to a perched spring line that can be traced through the Parish as a number of ephemeral springs, particularly after heavy rain. This perched water table has been utilised by several of the older houses in the higher parts of The Parish which have wells and for the village well and tap.

The rest of the village whilst outside the established flood area still largely drains to the north. In order to alleviate the flooding in the northern section of the Parish, there is a need to prevent the construction of hard surfaces in the remainder of the Parish that will encourage rapid run-off towards the River Thame and exacerbate the flooding problem. Land that is presently open and undeveloped provides slow downwards migration of precipitation into the ground and then percolation to the water table and via this to the River Thame.

The Parish lies entirely within the DEFRA Nitrate Vulnerable Zone. Consequently, flooding will potentially have a detrimental effect on the environment and will contribute to the problems experienced by the already fragile sewage system.

There are several ponds and some larger ornamental lakes such as those at Albury and Rycote. These two artificial lakes are both more than 150 year old although both have been enlarged and deepened more recently, thus enhancing their environmental importance.

### **A2.3 LAND USE**

As described in the main text Fig. 2, the life of The Parish is largely agriculturally based with pastures on the lower clay areas and arable fields on the better drained alluvial areas and those underlain by sands.

Because of the major change in land use during the 18th Century, the Medieval strip farming techniques were abandoned and enclosures with hedges and straightened streams were established. Because of the limited use of machinery only the better land was ploughed and the heavier land was used for pasture. The lack of ploughing since long before 1840, with the consequent preservation of the Medieval layout means that these pastures qualify as ancient grasslands and have a special ecology with the linear wetter and drier portions, see Figure A2.3, a LiDAR image that shows the ridge and furrow terminating in the water meadows on the banks of the River Thame.



**Fig. A2.3 LiDAR image of the northern part of Tiddington and Draycot**

There are several areas of long-established woodland, two of which are mentioned in the Domesday listing. Parts of these and the adjoining woods are presently subject to stewardship schemes.

Whilst many hedgerows are intact and largely in good condition, there are several fields where hedgerows have degraded, leaving gaps (for example along Albury Lane) that would benefit from additional planting, adding to the increase in habitat and aiding the security of the adjacent fields.

#### **A2.4 BIODIVERSITY AND HABITATS**

A large area of The Parish is dominated by ancient habitats (see Tables 1 and 3 in main text), particularly the pastures on the lower land that preserves extensive ridge and furrow (Figure A2.3). Because of the length of time that these areas have been pasture, the soils underneath have not been disturbed, which has allowed them to develop a unique soil ecology. This in part is related to the alternating strips of drier and wetter land which supports different plant communities.

The Medieval village of Albury is preserved in the named field Church Ground.

Some of the woodland has also existed in the same place since Medieval times and again has a distinct ecology where there is a symbiosis between the trees (which do not

themselves have to be ancient) and fungi (of which we normally are only familiar with the fruiting body).

Because of the very varied habitats represented The Parish supports a wide range of wildlife much of which figures in the Section 41 definition of Protected or Notable Species (see Table 2 in main text). Many of the fauna species range over a large area and several are seasonal in their appearance.

## **APPENDIX 3**

### **LOCAL GREEN SPACES AND GAPS**

#### **Contents**

#### **A3.1 INTRODUCTION**

#### **A3.2 GREEN INFRASTRUCTURE**

#### **A3.3 FOOTPATHS AND BRIDLEWAYS**

#### **A3.4 LOCAL GREEN SPACES - NATIONAL POLICY**

#### **A3.5 ASSESSMENT OF SITES**

#### **A3.6 ASSESSMENT OF GAP SITES**

#### **A3.7 PROTECTION OF SITES**

### A3.1 INTRODUCTION

The Local Green Space (LGS) designation was introduced into National Planning Policy as part of the Government's commitment to promoting healthy communities (NPPF, 2021, Section 8, paras 101-103). Through Local and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it is protected against new development except in 'very special circumstances'. The designation should live beyond the lifetime of the plan.

The designation of Local Green Space must be complementary to the objectives of sustainable development, and to sufficient investment in homes, jobs and other essential services. It must also be consistent with national and local Green Belt policy.

National policy states that blanket designation of all green space is not appropriate. For a Local Green Space to be eligible for designation, it must be:

- In reasonable proximity to the community which it serves
- Demonstrably special to a local community and hold 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
- Local in character and not an extensive tract of land.

Proposed designations must be supported by evidence that the green area is special to the community.

National- and County-level guidance indicates that Green Infrastructure and Open Spaces are important in the retention of connectivity of habitats which in turn aid biodiversity. Green Infrastructure is defined as "a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities."

The National Planning Policy Framework considers Open Spaces to be an essential part of a balanced community and states:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."

The assessments have been guided by the South & Vale Infrastructure Strategy and the methodology outlined in My Community - Locality.

Several options are available to the Parish Council in order to protect open spaces:

1. Designation as a Local Green Space
2. Agreements with landowners



3. Community Purchase - in some instances local communities have purchased important sites to ensure that they remain in community control in perpetuity.
4. Village Green status
5. Local Nature Reserve – A Local Nature Reserve (LNR) provides people with special opportunities to study or learn about nature or simply to enjoy it. Local Nature Reserves are designated by district or county councils and the Local Authority must control the LNR through ownership, lease or agreement with the owner.
6. Assets of Community Value - The Community Right to Bid gives community groups a fairer chance to prepare and bid to buy community buildings and facilities that are important to them. This could include village shops, pubs or allotments. The right covers private as well as public assets. It is important to nominate land and buildings to be part of the register of assets of community value. If something on this register is offered for sale, the community then have up to six months to prepare a bid.

### **A3.2 GREEN INFRASTRUCTURE**

In the NPPF, Green Infrastructure includes both established green spaces and new sites. It should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently, it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.

A rural parish, such as Tiddington-with-Albury, is surrounded by Green Infrastructure. However, threads and connections running through the developed parts of villages such as streams, footpaths, gardens, trees, hedges, dry stone walls, etc are equally important. Wildlife can use these threads and connections to move through the Parish to connect with different areas of the wider surrounding open country. Some of the larger gardens in the village contain lakes or ponds which are small ecosystems in their own right. Old buildings frequently provide roosting or nesting sites for bats and birds.

It is important when considering any development, and new building development in particular, that such threads and connections are not compromised and habitats adversely affected. Preservation of the Green Infrastructure is considered all important.

### **A3.3 FOOTPATHS AND BRIDLEWAYS**

Tiddington-with-Albury is served by a number of footpaths and a bridleway that link the various parts of the village as well as connecting to the surrounding villages.

These communication routes are strongly influenced by the natural barrier of the River Thames in the north, where the only crossing point is at Ickford Bridge, and the artificial barrier of the M40 in the south that has completely severed the direct route of both footpaths and the bridleway to Great Milton.

Footpaths also connect to Thame and Wheatley and beyond, by several indirect routes. The Parish contains two long distance paths. The Parish is crossed by the Oxfordshire Way that

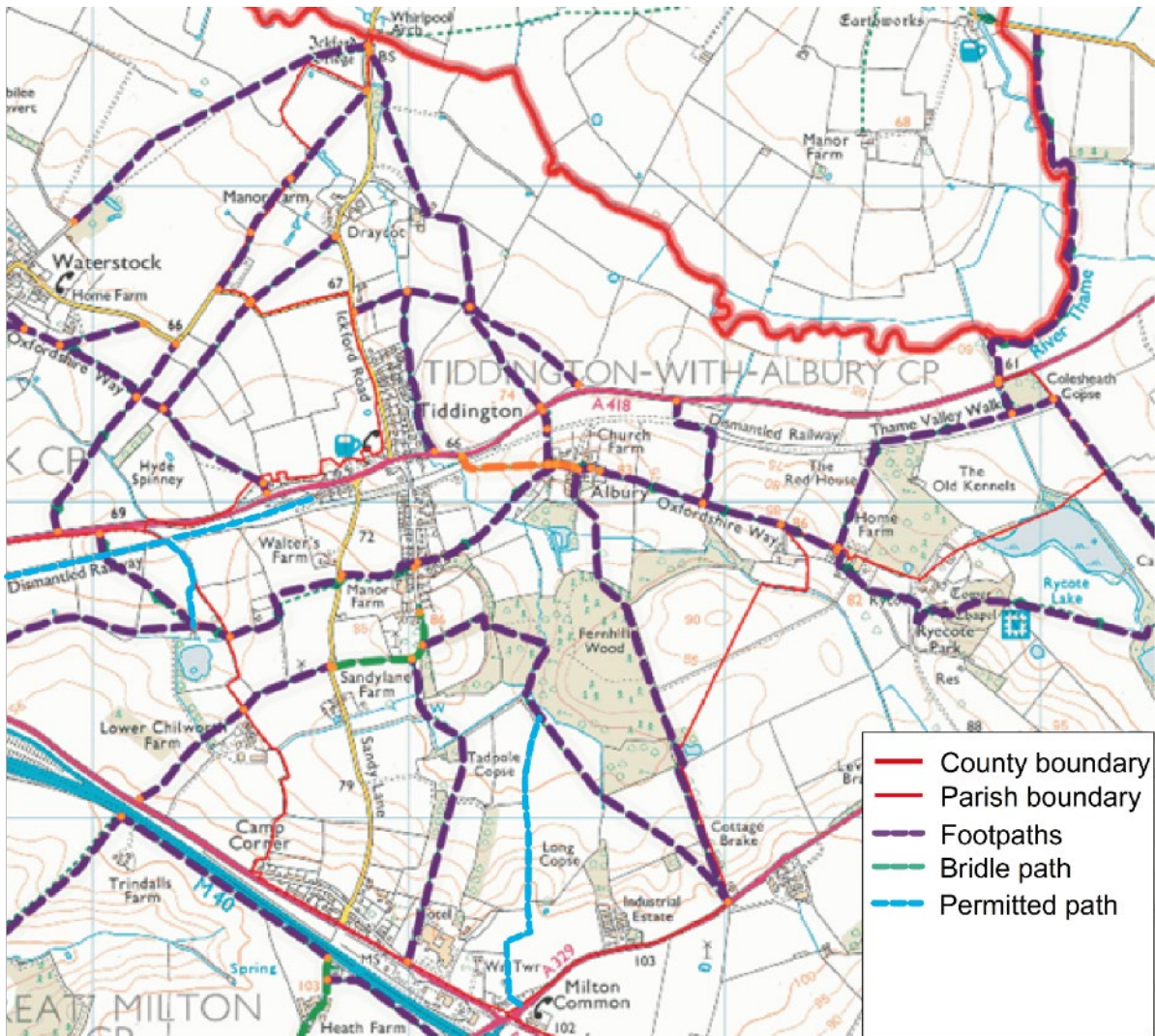
links Henley-on-Thames in the east to Bourton-on-the-Water in the west. Consequently, the preservation of the countryside through which this passes is important. This path then links to a number of subsidiary public footpaths and permitted paths.

Bridleways are poorly represented in the area and the only one, in Tiddington, is considered by riders to be an important off-road part of the network of country lanes that provide a circular route for riders in Tiddington and Waterstock.

The Parish is the start/end of the Thame Valley Walk which connects Albury with Aylesbury to the east. This acts as a route to Shabbington using one of the few crossings of River Thame in the area and again links to other public footpaths, for example to Thame.

These rights of way are shown on the definitive OCC map, Fig. A3.1.

**Fig. A3.1. Footpaths and Bridleway in Tiddington-with-Albury**



Because of the rural nature of the Parish the footpath network largely crosses open fields and is regularly used for a variety of recreational and social purposes. The footpath linking Albury and Draycot and crossing the named field Winnalls that was suspended in WWII has recently been re-instated. This affords views across the northern side of the village across to Brill (see Policy TwA6 and Appendix 4)

Most footpaths are in good order apart from 385/5/10 to 385/6/10 which is overgrown and in need of replacement furniture

On top of these public rights of way there are some permissive paths granted by various landowners which are also appreciated by parishioners.

### **A3.4 LOCAL GREEN SPACES - NATIONAL POLICY**

NPPF 101 states:

The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of

sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and should be capable of enduring beyond the end period of the plan. For designation of Local Green Space the NPPF requires a space to be:

- not with an extant planning permission within which the Local Green Space could not be accommodated
- not allocated for development in the relevant Neighbourhood Plan or the Local Plan, unless it can be shown that the Local Plan housing allocation is not strategic and can be re-located somewhere else in the neighbourhood plan area; or alternatively that the Local Green Space could be incorporated within the site as part of the allocated development

NPPF102 further states that the Local Green Space designation should only be used where the green space is:

- in reasonably close proximity to the community it serves
- demonstrably special to a local community and hold a particular local significance, for example, because of its:
  - beauty
  - historic significance,
  - recreational value (including as a playing field),
  - tranquility
  - richness of its wildlife

and where the green area concerned is local in character and is not an extensive tract of land.

The portion of The Parish outside the Oxford Green Belt was defined as a Designated Rural Area in 1997, is dominated by its agricultural use and comprises a mix of open fields and woodland. Within it are several open spaces that the Parish Council considers contribute to the community, as listed and justified below. Some of these are also identified as Community Facilities (see Policy TwA8).


The location of these is indicated on the following map.


All of the proposed Local Green Spaces are in close proximity to the settlements. They are regularly used by the residents and visitors and their retention is considered to be essential to the maintenance of the rural aspect of The Parish, to preserve the separation between parts of it and to preserve the special ecology of these pasture soils. Additionally, there are archaeological aspects represented by the ridge and furrow and the line of the Roman road.

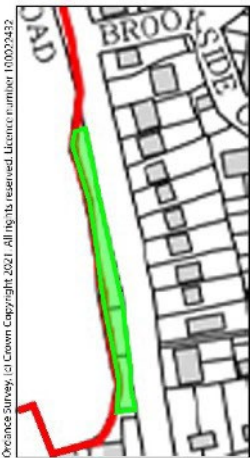
**Table A3. 1 Assessment matrix**

Proposed Site		Recreational value	Tranquillity	Beauty	Environmental	Historic value
LGS 1	Recreation Ground	✓				
LGS 2	Tiddington Cricket Club	✓		✓		✓
LGS 3	St Helen's Churchyard		✓	✓	✓	✓

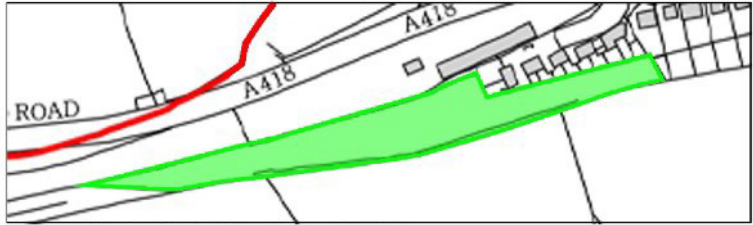
### A3.5 ASSESSMENT OF SITES


Site name / number	Tiddington-with-Albury Recreation Ground LGS1
Location	SP 649051; between Albury View and Sandy Lane
Landowner	Parish Council
Description	Recreation field and attached children's play area opening off the Village Hall and car park – 0.586 Ha
Planning constraints / Designation	None
Map	 <p style="text-align: center;">Tiddington-with-Albury Recreation Ground</p>
Assessments against NPP LGS criteria	
1. In close proximity to the community	Yes, confined to area of Village Hall in centre of Tiddington
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	Yes, regularly used as a social recreational amenity, for village fetes, car boot sales, training for village tug-of-war event, running around by children using the equipment set up and by people walking small dogs or playing with them.
3. Local in character and not an extensive tract of land	Yes
Next steps	
Landowner consultation	Consultation complete
Landowner support/objection	Supported
Recommendation	Recommended for designation


Site name / number	Tiddington Cricket Club Site LGS2
Location	SP 65150505; off Albury View
Landowner	St Luke's Hospital for the Clergy
Description	Long-established recreation field and practice area dedicated to cricket which is a local facility that additionally caters for the wider community – 1.26 Ha
Planning constraints / Designation	Open Countryside
Map	 <p style="text-align: center;"><b>Tiddington Cricket Club</b></p>
<b>Assessments against NPP LGS criteria</b>	
1. In close proximity to the community	Yes, centre of Tiddington
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	Yes, facilities extensively used, apart from match days. The pavilion serves as a social amenity throughout the year catering for those in the village. The bar facilities are open on a limited basis throughout the year. The training facilities are offered to young, aspiring cricketers on a twice weekly basis throughout the playing season thus providing opportunities for those from a wider area.
3. Local in character and not an extensive tract of land	Yes, long-established and cared for cricket ground that is a fenced off, private field between the centre of Tiddington and Albury.
<b>Next steps</b>	
Landowner consultation	Consultation complete
Landowner support/objection	No response received
Recommendation	Recommended for designation

Site name / number	Ickford Road allotments
Location	SP 64950515; on Ickford Road, Tiddington
Landowner	5 plots various owners
Description	Sliver of land between road and Parish boundary that has been used as allotments for many years by residents. – 0.204 Ha
Planning constraints / Designation	Open Countryside
Map	 <p style="text-align: center;"><b>Ickford Road Allotments</b></p>
<b>Assessments against NPP LGS criteria</b>	
1. In close proximity to the community	Yes, centre of Tiddington
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	Presently, this area is the only area in Tiddington available to parishioners for private cultivation. The plots are either owned or rented.
3. Local in character and not an extensive tract of land	Yes
<b>Next steps</b>	
Landowner consultation	Consultation complete
Landowner support/objection	All owners objected
Recommendation	The Parish Council considers that the site does not currently meet all of the NPP LGS criteria and is therefore no longer proposed for



	LGS designation.
Site name / number	The railway line
Location	SP 658050- 671053; traverses The Parish through Tiddington
Landowner	OCC
Description	An important wooded wildlife corridor through The Parish – 1.32 Ha
Planning constraints / Designation	Green Belt and TPOs
Map	 <p>Ordnance Survey, (c) Crown Copyright 2021. All rights reserved. Licence number 100022642</p> <p>The Railway Line</p>
Assessments against NPP LGS criteria	
1. In close proximity to the community	Yes, passes through The Parish
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	This section constitutes part of a permissive footpath. This has become a wooded area that preserves the former railway heritage of Tiddington which leads into open countryside.
3. Local in character and not an extensive tract of land	Yes
Next steps	
Landowner consultation	Consultation complete
Landowner support/ objection	Objection
Recommendation	As the site lies within the Green Belt, the Parish Council does not consider that any additional benefit would be gained by a LGS designation and is therefore no longer proposed for LGS designation.

Site name / number	St. Helen's Churchyard, Site LGS3
Location	SP 65450510; Albury
Landowner	Church of England
Description	Churchyard of St. Helen's Church that provides a place of contemplation and views over The Parish – 0.389 Ha
Planning constraints / Designation	Curtilage of Grade II listed Church
Map	 <p style="text-align: center;">St Helen's Churchyard</p>
Assessments against NPP LGS criteria	
1. In close proximity to the community	Yes, only burial ground in The Parish
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	Yes, this represents the burial ground attached to the church and contains the graves of many ancestors of residents. Set in open country it is specifically used as a place of quiet reflection
3. Local in character and not an extensive tract of land	Yes
Next steps	
Landowner consultation	Consultation complete
Landowner support/ objection	The landowner notified the Parish Council of its future plans which would require the provision of appropriate facilities in the churchyard. The Parish Council advised that the LGS designation would not prevent proposals of this nature coming forward as per NPPF §149 b) on exceptions to Green Belt policy.
Recommendation	Recommended for designation

Site name / number	Belfry Field
Location	SP 650036; off Public Footpath
Landowner	Double-Tree by Hilton Belfry Hotel
Description	Open grass area with Public Footpath – 1.16 Ha
Planning constraints / Designation	Open Countryside
Map	
Assessments against NPP LGS criteria	
1. In close proximity to the community	Yes, edge of Milton Common
2. Demonstrably special to the local community and holds a particular local significance because of its beauty, historic significance, recreational value tranquillity or richness of its flora and fauna	Open land bordering Public footpath and used by local people for exercise and recreation together with exercising dogs.
3. Local in character and not an extensive tract of land	Yes
Next steps	
Landowner consultation	Consultation complete
Landowner support/ objection	Objection
Recommendation	The Parish Council considers that the site does not currently meet all of the NPP LGS criteria and is therefore no longer proposed for LGS designation.

### A3.6 ASSESSMENT OF GAP SITE

A further option is available to the Parish Council in order to protect open spaces:

Site name / number	Church Ground
Location	SP 653051; off Albury Lane, Albury
Landowner	Mr R. Ilbery
Description	Pasture – 2.62 Ha
Planning constraints / Designation	Open Countryside
Map	

LiDAR imagery showing the field containing the site of the Medieval village of Albury



The land contains the Oxfordshire Way, a Long Distance Path following the historically named footpath Church Way. Contains the projected course of a Roman road together with Medieval ridge and furrow and most of the site of the Medieval village of Albury as shown on LiDAR imagery. Also has the former course of Tiddington Brook prior to enclosure.

## **APPENDIX 4**

### **TIDDINGTON-WITH-ALBURY PROTECTION OF KEY VIEWS**

#### **Contents**

#### **A4.1 INTRODUCTION**

#### **A4.2 PROTECTION OF KEY VIEWS**

#### **A4.3 KEY VIEWS**

#### A4.1 INTRODUCTION

The views described in this section are considered by the residents as being of importance to them and help define the rural aspect of The Parish. Some are also of significance as they include views from the long-distance paths and consequently display the landscape to visitors to The Parish.

#### A4.2 PROTECTION OF KEY VIEWS


The purpose of this section is to identify important views and where possible, in accordance with national and local policies, protect them. We have a statutory duty to consult with other surrounding parishes since such views extend beyond the Parish of Tiddington and Albury. Cooperation will be needed with adjacent parishes. Equally neighbouring parishes might wish to protect views into ours.



Being constructed on the side of a low hill, The Parish has various views over open countryside to the Vale of Aylesbury to the north. Milton Common on top of the hill and the southern side of The Parish have views to the Chiltern Hills to the south and east. Certain views from public vantage points, both those looking away and those looking towards The Parish and its iconic landmarks, are very important to the community. Tiddington and Milton Common are both largely linear villages with the houses mainly adjacent to open fields, whilst Draycot and Albury are surrounded by fields. This open aspect of the village is considered desirable to retain by the residents. Conservation of such views is an important element for preserving the character of the village and the surrounding landscape. Any development which might obstruct such views, or which would lead to a detrimental impact on the views should not be permitted. Identification of important views will help to conserve the Parish's tranquil nature, and sense of tradition and place.

**Definition of "View":** Sight of a landscape that can be seen from a particular place. Each of the important views is identified by: a photograph; the direction in which the photo was taken; the elevation: and the grid reference of the viewing position.

#### A4.3 KEY VIEWS

The views are illustrated in the following table and shown on the Policies Maps.

Image	Grid reference and description
	V1 Grid Reference: SP 6534 0545 Elevation: 72 metres. Footpath through the field Winnals, looking north over a flooded River Thame valley which marks the boundary between Oxfordshire and Buckinghamshire, towards Brill.

	<p>V2 Grid Reference: SP 64387 05671</p> <p>Elevation: 67 metres.</p> <p>Waterstock Lane looking north towards Ickford. The viewer can follow a footpath along the eastern flank of the fields down to the ancient bridge over the River Thames which marks the boundary between Oxfordshire and Buckinghamshire.</p>
	<p>V3a and b Grid Reference: SP 65424 05109</p> <p>Elevation: 78 metres</p> <p>Looking south west from the Oxfordshire Way towards Tiddington.</p> <p>Across the ancient field we have a view of the cricket ground and pavilion, an important focal point for life in The Parish.</p>
	<p>V4 Grid Reference: 66060 04953</p> <p>Elevation: 85 metres.</p> <p>Oxfordshire Way looking north towards Brill.</p> <p>Although the busy A418 runs west to east across the landscape, it is completely hidden from view. There are also a number of completely invisible small businesses which have managed to merge with nature.</p>





V5 Grid Reference: 65557 05076

Elevation: 81 metres.

Looking south towards Fernhill Wood from St Helen's churchyard. The view links two places of reflection and tranquility. The footpath to the wood is easily accessible via a gate to the east of the churchyard.



V6 Grid Reference: SP 65605 04775

Elevation: 78 metres

Looking northwest from a footpath across meadow and parkland towards Albury Rectory.



V7 Grid Reference: 65998 03725

Elevation: 101 metres.

Rycote Lane, Milton Common looking north towards Fernhill Wood. Although there is a busy road behind the viewer, this panorama again reflects the peaceful nature of The Parish. Just a few paces along the footpath in the field and you are immersed in nature.



V8 Grid reference: 64068 04841.  
Elevation: 70 metres.

Looking east along the old disused railway line. The Parish had a train service until the middle of the 1960s.



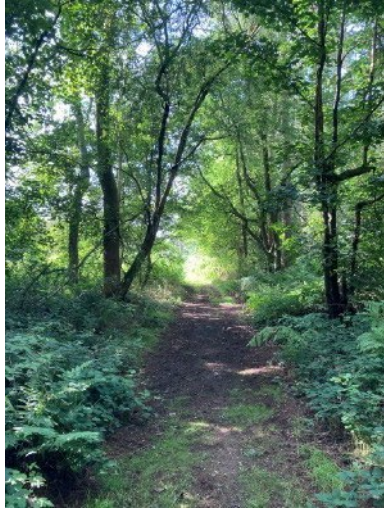
V9 Grid reference: 65009 04491.  
Elevation: 83 metres.

Looking south west from behind Hilltop Cottage across and towards a local organic farm, highlighting the residents' close contact with and respect for nature.



V10 Grid Reference: 65062 05447.  
Elevation: 65 metres.

Looking north east from behind Brookside Close across farmland. The Parish has a network of footpaths leading as far as neighbouring villages.



V11 Grid reference: 65736 04506.  
Elevation: 94 metres.  
View looking south along a path running along the east flank of Fernhill Wood.



V12 Grid reference: 64771 04639.  
Elevation: 86 metres.  
From Sandy Lane looking north east over the houses of Albury View Tiddington, underlining the highly rural nature of The Parish.



V13 Grid reference: 65839 04289.  
Elevation: 84 metres.  
View from Milton Common, looking out to the north east from the south east corner of Fernhill Wood. Plentiful farmland extends throughout The Parish.



V14 Grid reference: 65062 04548.  
Elevation: 84 metres.  
From the top of Albury view  
looking east over Fernhill Wood.

## APPENDIX 5

### A5.1 Local Facilities

The following places within The Parish have been identified as Community Facilities, Policy TwA8, or are important Commercial, Business or Service Uses TwA9, as they serve various parts of the community as well as those in the hinterland of The Parish and visitors to it.

#### Tiddington

- i The Fox and Goat public house, which is also a Grade II listed building.



**The Fox and Goat.** Has an attractive beer garden and is now a pub with a restaurant and accommodation. Parking is available both in front of and behind the building. It acts as an important social place running pub teams that compete in local leagues.

- ii. Tiddington-with-Albury Village Hall and the associated recreational facilities, see also Policy TwA3 Local Green Spaces.



**Village Hall.** Here there is a kitchen and licensed bar, together with a large car park, making it a meeting place that is available for hire. This facility supports the activities of the Women's Institute and local providers such as a fitness club. It is attached to the recreation ground, seen in the background.



**Children’s Play Area.** Attached to the playing field (behind). The playing field is also used for the village fete, car boot sales, and training for the annual tug of war against Ickford.

iii. Tiddington Cricket Club, see also Policy TwA3 Local Green Spaces



**Tiddington Cricket Club.** This strong, thriving club, has a licensed bar and kitchen and provides the village with a focal point in summer. There are teams for adults, and boys and girls of all ages.

The pavilion is used for some village activities.

**Albury**

iv. St. Helen's Church, which is also a listed building, see also Policy TwA3 Local Green Spaces



**St Helen’s Church.** A much-loved local landmark. Many folk buried in the churchyard still have family in The Parish. The weekly service attracts a small congregation of mainly retired people. The numbers rise significantly for celebrations at Christmas, Easter and Harvest.

## Milton Common

v. DoubleTree By Hilton Oxford Belfry.



**Double Tree By Hilton Oxford Belfry.** Here, at Milton Common, parishioners have access to fitness facilities and personal trainers, a heated pool and spa with 8 treatment rooms. The dining room has an outdoor terrace.

## APPENDIX 6

### A6.1 A418 TRAFFIC DATA

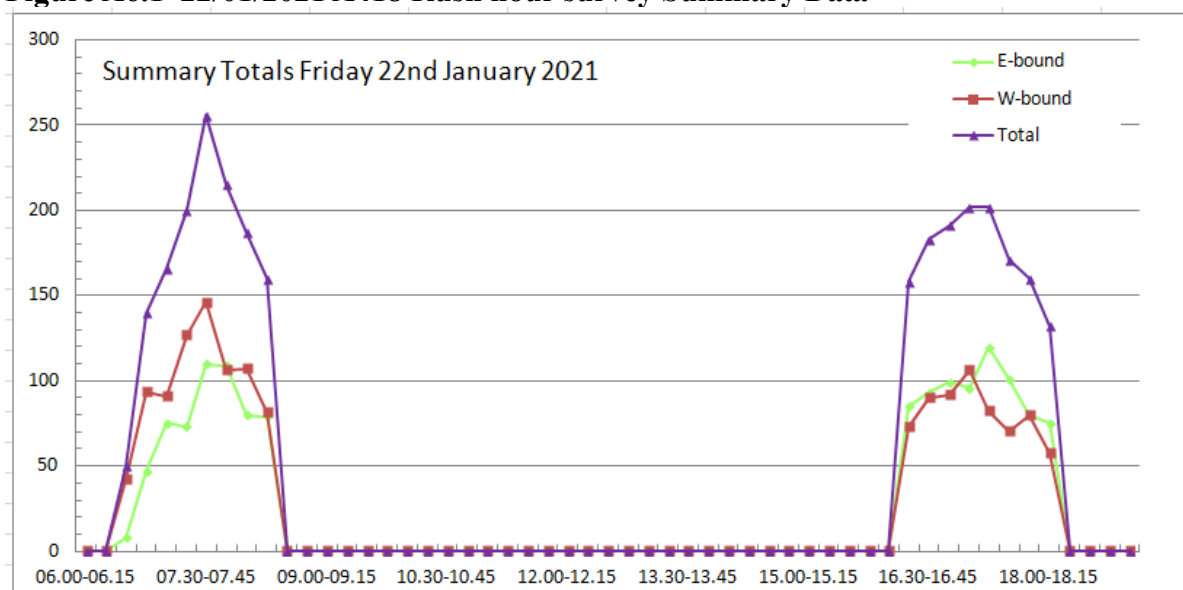
A number of test counts were carried out commencing with two Sunday lunch-time counts to help establish the protocols. These counts, both in lockdown, showed that approximately 400 vehicles an hour passed through the village.

A rush hour count was undertaken over the morning rush hour (06.30 to 08.30) and the evening rush hour (16.15-18.15), during the installation of the Puffin Crossing simply because the temporary traffic control meant that a count could be more easily managed by one person. It was clear that under normal conditions two people would be needed - one to count east-bound and one for west-bound traffic.

It is possible that some vehicles may have bypassed the road, choosing to use the A40 through Milton Common and then the A329 from Thame.

The data for the two time periods monitored on the 22nd January 2021 are presented graphically in Figures A6.1 and A6.2.

**Figure A6.1 22/01/2021 A418 Rush hour survey Summary Data**



### Summary Totals Friday 22nd January 2021

Whilst motorbikes were counted, they were not included in the totals, bicyclists did not figure.

The total number of vehicles counted through the village in the two time periods was 2773, split approximately 50:50 with 1330 east and 1443 westbound. This equates to an averaged through-flow of 692 vehicles per hour for the total duration of the count.

The two rush hours seem to be slightly different in their traffic flow, with fewer vehicles travelling in the evening. The morning is much more concentrated, as might be expected, with people needing to arrive at work at a specified time, giving a peak flow of ~1,000 vehicles an hour. The evening is spread out with fewer vehicles over a longer period, with a

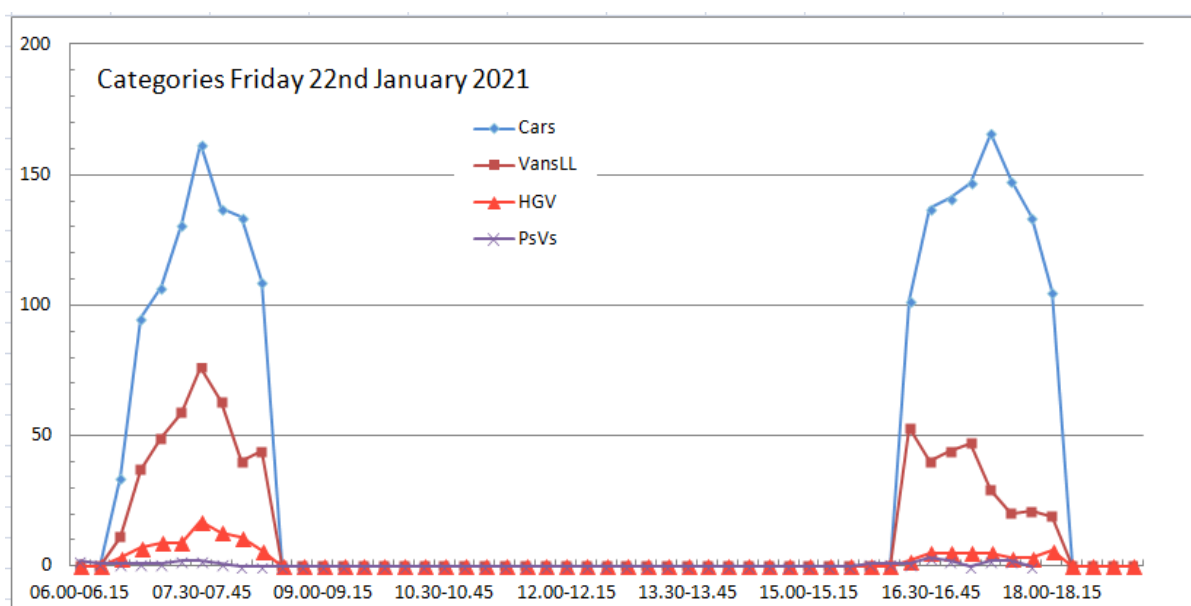


peak flow of 800 vehicles.

There appears to be no difference between the timing of the rush hours going east and west, they both occur at the same time. In the morning there are slightly more vehicles going west than east, and in the evening they are similar.

The totals of cars going East and West did not match with 359 east and 550 west. However, vans and light lorries did match, as shown in Fig. A6.2. It is unknown why there should be an imbalance with cars as one might expect a car to travel both ways. A possibility is that the early part of the Friday exodus was missed, suggesting that the survey should have started earlier in the afternoon, a possible explanation of the anomaly noted above.

**Figure A6.2 22/01/2021 Categories of Vehicles**



### Categories Friday 22nd January 2021

There were 75 HGVs through the village in the survey and there appear to be more HGV movements in the morning than the evening. Given the fact that these vehicles often like to move when fewer vehicles are on the road it may be that further data over the evening and at weekends is required.

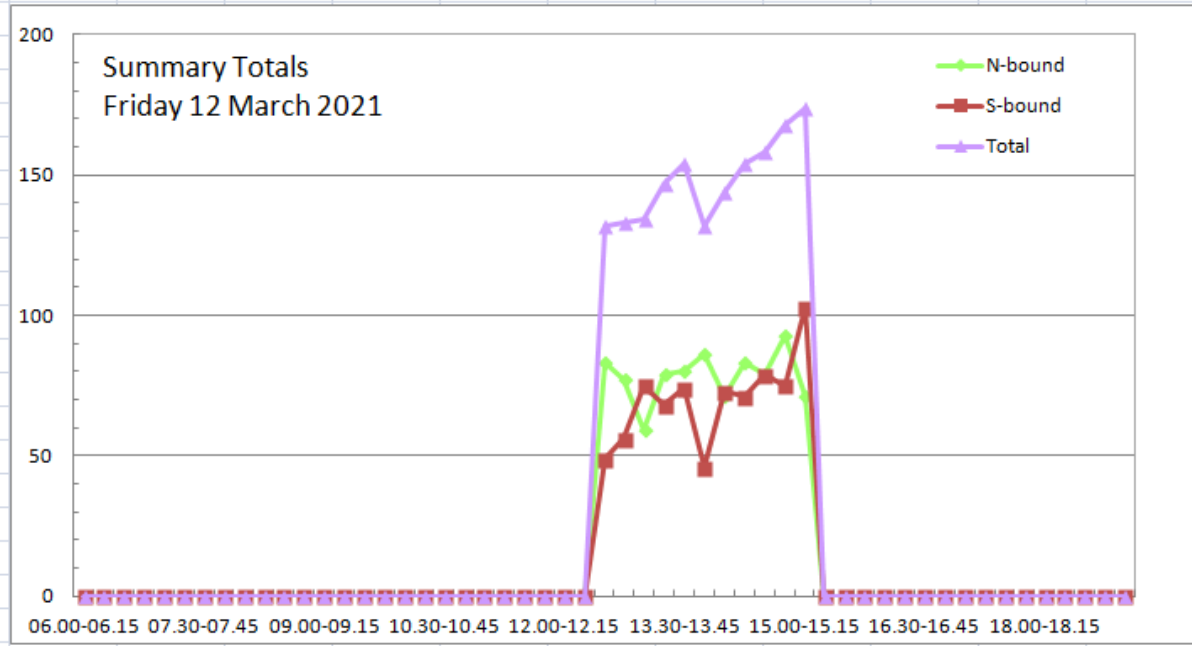
These data have been reinforced by a survey carried out by Oxfordshire County Council (OCC) between Sandy Lane and Ickford Road in June 2020, the same point as the data above were accumulated. These showed a 3-day morning peak average flow of 1428 vehicles towards Thame and 1153 towards Oxford. The afternoon peak average flow was 1071 towards Thame and 1429 towards Oxford. These corroborate well with The Parish-collected data. In addition, a further survey has been carried out by OCC in late October 2021.

#### **A6.2 A329 TRAFFIC DATA**

Little Milton Parish lies on the southern extension of the A329 and they recorded approximately 9000 vehicles a working day passing through the village. Consequently, a test count was carried out on the section of the A329 that runs through Milton Common to

establish protocols. The data for the time period monitored on the 12th March 2021 are presented graphically in Figures A6.3 and A6.4.

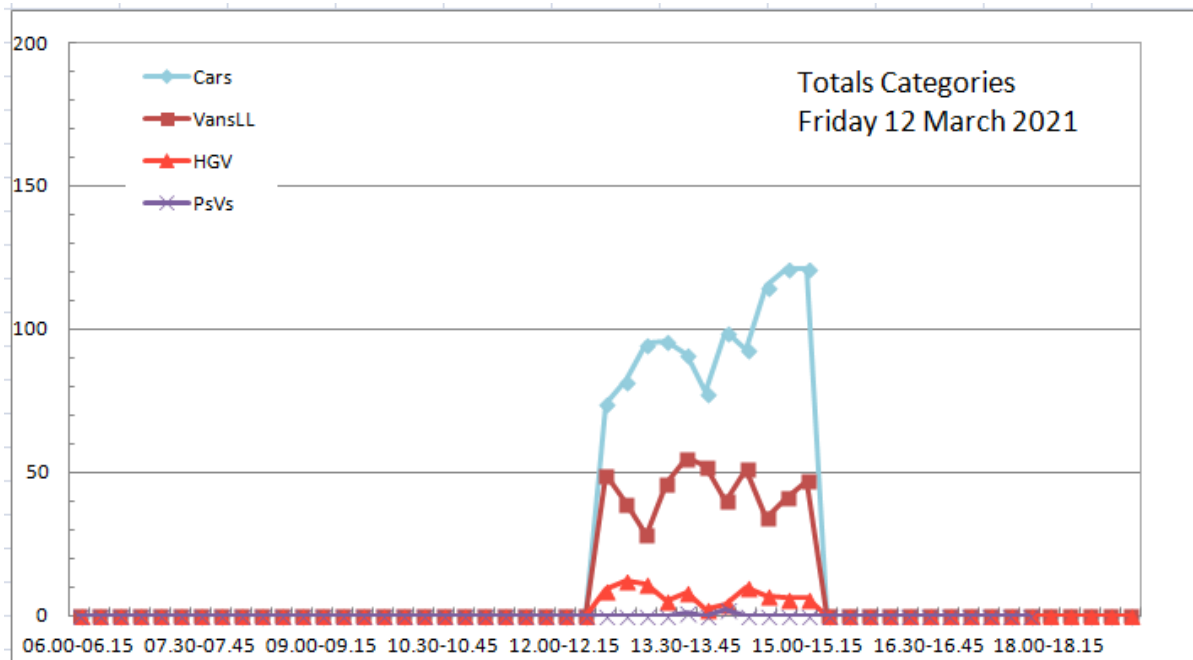
**Figure A6.3 12/03/2021 A329 mid-day to afternoon survey Summary Data**



Summary Totals  
Friday 12 March 2021

It is evident that, at the time of stopping the test, the traffic was building towards the rush hour.

**Figure A6.4 12/03/2021 A329 Categories of Vehicles**



### Totals Categories Friday 12 March 2021

There were 75 HGVs through the village in the survey and there appear to be more HGV movements in the morning than the evening. Given the fact that these vehicles often like to move when few vehicles are on the road it may be that further data over the evening and at weekends is required.

## **APPENDIX 7**

### **BUILT ENVIRONMENT AND LOCAL HERITAGE ASSETS**

#### **A7.1 Archaeology**

#### **A7.2 Buildings of note**

## **A7.1 ARCHAEOLOGY**

### **Iron Age**

There are Iron Age remains at Camp Corner on the boundary with Great Milton CP. These amount to field boundaries and ditches and are reported in Gray (1973).

### **Roman and immediately post-Roman**

There are Roman-British remains at Camp Corner Gray (1973), some within The Parish, but no substantial building has yet been discovered. The coin scatter covers the late third century, a period from *c.* AD 265-300.

The occurrence of domestic pottery recovered from foundations excavations associated with the recent construction of a house at Albury and worn potsherds from Knolly's Ground (a field on the west side of Tiddington) point to some wider domestic activity.

The course of the Roman road is suggested to cross from Lower Chilworth Farm to follow School Lane and Church Path up to Albury and then down to an old ford on the River Thames.

Within the local archaeological environment, it could be argued that as there was an active road passing through The Parish, connecting important Roman towns, the potential for the sites of buildings must therefore remain. Locally there is a gap between the identified Romano-British remains at Islip and Great Haseley.

### **Medieval**

The site of the Medieval village of Albury was believed to have been in the field named Church Grounds (Gap site A3.8, the field c in Fig. 3 in the main text and Policies Map Inset 1). This has been verified by the spectacular features delineated by the LiDAR imagery (see Fig. A2.3. The various hummocks, not related to the ridge and furrow, contained within some form of ovoid enclosure can be seen in Appendix A3.8. This feature is cut through by the field boundary that separates Church Ground from the land at Albury Grange.

The water meadows and pastures along the River Thames and some pastures elsewhere in the Parish preserve extensive ridge and furrow as shown in Figure A2.3 in Appendix 2.

Ickford Bridge was first mentioned in 1237 and has been maintained and rebuilt during the 17th Century. The use of this Scheduled Ancient Monument by HGVs was officially identified as being a potentially damaging operation (PDO) in the Ickford Neighbourhood Plan (2019).

The Parish has recorded that Oxfordshire County Council were informed of the damage in November 2018 and, due to no action being taken, Historic England was informed in December 2018 and again in May 2020 following further damage. None of these approaches were able to get Ickford Bridge the protection afforded by either the Scheduled Monument under the 1979 Act or the Listed building legislation.

Due to HGVs being unable to negotiate the subtle curve in the causewayed approach to the bridge on the Tiddington side there is clear evidence that damage is being caused to both parapets. As an illustration, the damage caused to the western parapet of the bridge is shown in Figure A7.1.



**Fig. A7.1 Cumulative collision damage caused to Ickford Bridge, 12/08/2020**

Fig. A2.2 in Appendix 2 shows areas that were historically water meadow, those fields immediately abutting the River Thames but without ridge and furrow, that are today still subject to annual flooding.

### **Post-Medieval**

The bridge was defended during the Civil War, with earthworks still visible on the Ickford side. There is no information regarding any equivalent structures on the Tiddington side. Presumably, these are broadly contemporary with the skirmishes that took place in the vicinity, most notably the destruction of Boarstall, Buckinghamshire in June 1645.

Ickford Bridge was rebuilt by 1685 when a dated county boundary stone was inserted into the eastern parapet.

The nineteenth century industrial archaeology of The Parish is represented by the course of the disused railway line that ran from Oxford via Cowley and Wheatley to Thames and then to join the main line at Princes Risborough. Sections of this are used by residents and are either public footpaths or permissive paths.

### **A7.2 Buildings of note**

The following buildings, in addition to the Historic England Grade II Listed buildings, are considered to have some form of historical or architectural merit and contribute to the local heritage of Tiddington-with-Albury. The list is compiled from references to historical maps and from external inspection.

#### **Bridleway 15**

**Hill Top Cottage.** A group of three workers cottages now amalgamated into one property and sympathetically extended in the 20th century. Rubblestone and brick construction with

dormer windows in a roof of clay tile. Thought to be 17th century and appears on the Oxon Tiddington tithe map of 1838.

#### Albury View

**Briela.** A worker's cottage built as an addition to the west end of The White House. Built partly of rubblestone and brick with a clay tile roof. Appears on the Oxon Tiddington tithe map of 1838.

#### School Lane

**The Old School House.** Previously the local school, instituted in 1870. Rubblestone and brick construction. Roof of clay tile. Appears on the County map of 1888.

#### Sandy Lane

**Walter's Farm.** Farmhouse. Probably seventeenth century, partly of rubblestone and brick with a clay tile roof. Appears on the Oxon Tiddington tithe map of 1838.

#### Old London Road/A 40

**The Three Pigeons.** Old coaching inn located on the London Road. Rubblestone and brick construction, modernised, with roof of clay tile. Appears on the 1841 tithe map for Milton Common.

### References

Gray, M. 1973. A Romano-British site at Camp Corner, Milton Common. *Oxoniensia* XXXVIII, 6-22.