



Ashbury Parish Neighbourhood Plan

Prepared by the Neighbourhood Plan Steering Group
in conjunction with Bluestone Planning LLP

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The Ashbury Neighbourhood Plan Steering Group would like to thank the residents of the Parish of Ashbury for their engagement in the neighbourhood plan process, the local community groups and businesses who have provided invaluable feedback at key stages and the Vale of White Horse District Council and Oxfordshire County Council for their support and guidance in developing the neighbourhood plan.

The Parish of Ashbury Neighbourhood Plan [ANP] Steering Group would like to thank the community as a whole for their engagement in the Plan process.

Having been in preparation for almost 2-years now, the area designation application having been submitted in June 2016, a great many Parish residents, businesses and organisations have contributed to the Plan process in the intervening period, whether directly or indirectly. As a consequence we consider it appropriate to highlight some of those that have contributed for particular thanks.

For a variety of reasons, whether domestic, health related or professional, none of the original Steering Group remains in post today. Because of the number involved and their differing circumstances it is not intended to single out particular members. Suffice to say each & every person that has served on the group has played an important part in seeing the Plan come to fruition to the full extent that they were able. So that you are aware of whom these residents are, a full list is given below in recognition of their contribution and, for ease of reference only, the current members and/or those that have contributed directly to the Plan documents are highlighted in bolder type.

The one exception to the statement above is Fiona Jury. As a planning consultant, Fiona was able to contribute the expertise that was essential to setting the direction of the process in that embryonic stage, and indeed it is Fiona's programme that has been used as the baseline right the way through to the Plan's completion. Fiona moved out of the area toward the end of last year,

but fortuitously the groundwork had already been done by then for which we are very grateful.

As volunteers with virtually no experience of such a process we would thank the Vale of White Horse District Council and Oxfordshire County Council for their invaluable support and guidance in developing the ANP since the Plan's inception. We would also thank our consultant Jeremy Flawn and his team at Bluestone Planning as they have ensured that the Plan is compliant and the policies robust.

A special mention must also go to the Parish's community groups and businesses. The businesses that responded to our targeted survey raised a number of key issues that will be researched and developed when the Plan is adopted with the aim of bringing forward policies at the first review designed to support sustainable economic growth for the benefit of future generations. Similarly, our local community groups provided invaluable feedback on the Parish's community assets and how to support them, and this too will be used to frame future policies designed to support & sustain these assets in the years to come.

Finally, and most importantly, our thanks to all the residents that have diligently participated in the surveys and public forums we have conducted during the plan process. There must have been occasions when they thought 'not again' but these engagement exercises were necessary in order to make the Plan as robust & representative as possible and hence their support has been vital and is appreciated above all others.

Cliff Davies

Chair, ANP Steering Group

Steering Group Members

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FOREWORD

Work began on the Neighbourhood Development Plan for Ashbury Parish in 2016 when a group of volunteers and Parish Councillors decided to investigate what it was that residents of the Parish felt was most important to them about the place where they live.

From this initial work it became clear that there was a desire to maintain and improve those aspects of the landscape, environment, heritage and public realm that were important to the residents of the Parish, and to seek to improve existing public amenities in the settlements of the Parish.

The Ashbury Neighbourhood Development Plan (ANP) draws on this early work, setting out a clear vision for the area over the 20 years covered by the Plan period until 2031. The objectives and policies of the ANP focus on those aspects of life in the Parish that the community has made clear it values most highly.

Ashbury Parish Council looks forward to working with the community, the Vale of White Horse District Council, Oxfordshire County Council and other stakeholders to deliver the ambitions contained in this Neighbourhood Development Plan.



Figure A: The Coombes towards Ashbury Village

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1 INTRODUCTION & BACKGROUND

1.1 The Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, introduced Neighbourhood Planning into the spatial planning hierarchy of England, giving communities the right to influence future development at local level. Once approved at a referendum, a neighbourhood plan becomes a statutory part of the development plan for the area and will carry significant weight when determining how planning applications are decided.

Designation

1.2 In June 2016 Ashbury Parish Council made formal application to the local authority, Vale of White Horse District Council (hereafter VWHDC), to designate an area corresponding to the Parish

boundary as a Neighbourhood Area. Approval for such a designation was granted on 16th September 2016, at which point the area within the Parish boundary formally became The Parish of Ashbury Neighbourhood Development Plan (ANP) Area - see below.

Plan Period

1.3 Since September 2016 a Steering Group comprising local volunteers and Parish Councillors has been actively involved in sounding out the views of Parish residents through a combination of surveys, public meetings and other local engagement activities in an endeavour to understand their vision of how the Parish should develop in the next 10 to 15 years.

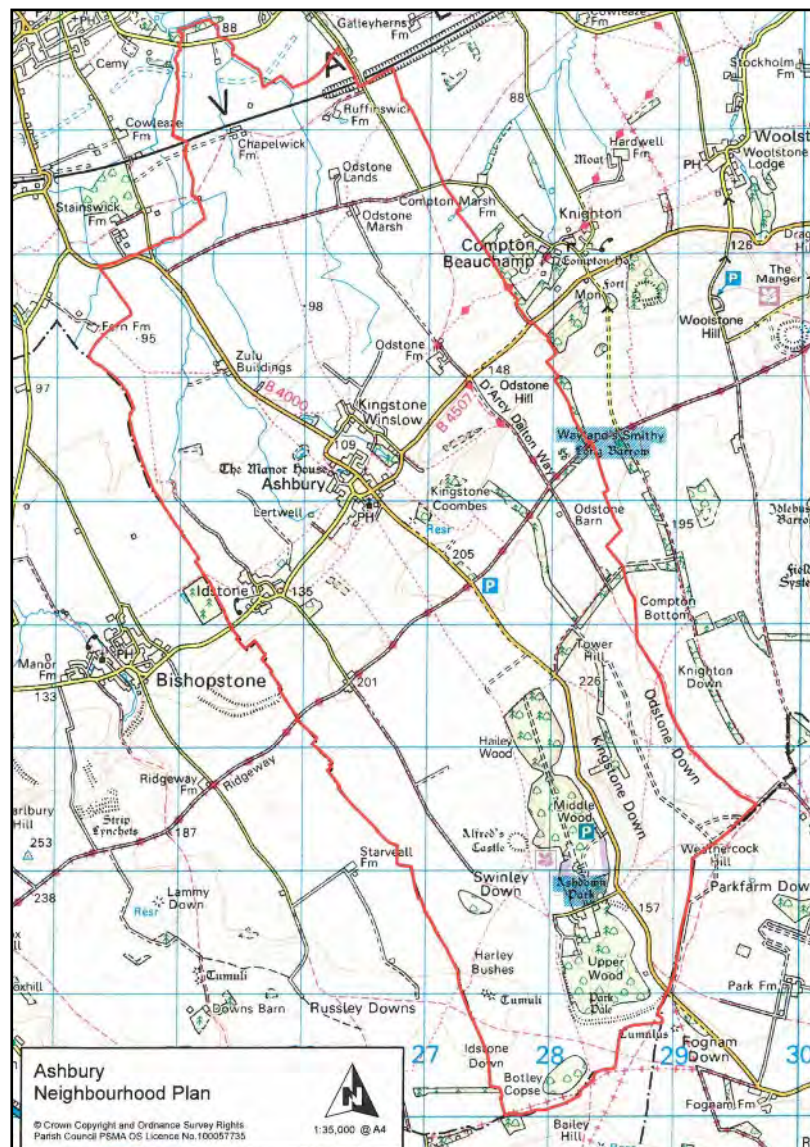


Figure 1.1: Ashbury Neighbourhood Plan Area

1 INTRODUCTION & BACKGROUND

1.4 As a result it has been decided that the period for the Neighbourhood Plan is to be 2018 to 2031. These dates have been chosen in order to align with the Vale of White Horse District Local Plan 2031 (parts 1 and 2).

Overview of Land Use Issues

1.5 Through early community surveys the broad issues that were identified by residents of the Parish included the design of any new development and compatibility with local character, the importance of protecting the heritage assets and green spaces in the Parish, the role that the setting of the settlements plays in defining the character and the gaps between the settlements, the scale of future development, accessibility within the Parish, the importance of public transport connectivity, availability of off-road parking and finally the maintenance and enhancement of the social and economic vitality of the Parish.

1.6 The results of this activity enabled the Steering Group to draw up a Vision and Objectives document that sought to represent the views being expressed, and the veracity of the Vision and Objectives was tested and demonstrated by a survey that was the culmination of the preceding consultations - see the separate Consultation Document that accompanies this Neighbourhood Plan. The completion of the Vision and Objectives survey paved the way for the plan-writing process to begin, the results of which are set out in the remainder of this Neighbourhood Plan.

Non-Land Use Issues

1.7 Neighbourhood Plans must only contain land use planning policies to be used in determining the outcome of applications for development. This often means that important issues of particular interest to the local community that do not relate directly to planning, cannot be addressed by Neighbourhood Plans. Nevertheless, the Steering Group is aware of the importance local residents attach to certain issues that fall outside of the scope of the ANP, and has sought to address these in this Neighbourhood Plan by including relevant 'Community Aspirations' with the aim of pursuing

these by other means (see Appendix 2 to this Neighbourhood Plan).

Basic Conditions

1.8 In writing the ANP the Steering Group was aware that it needed to meet a number of 'basic conditions'. These are defined in the Town and Country Planning Act 1990 (as amended), namely:

- Is it appropriate to make the Ashbury Neighbourhood Plan having regard to national policy and advice?
- Is the Ashbury Neighbourhood Plan in general conformity with the strategic policies contained in the development plan for the area?
- Does the Ashbury Neighbourhood Plan contribute to the achievement of sustainable development?
- Is the making of the Ashbury Neighbourhood Plan likely to have a significant effect on a European site or a European offshore marine site, either alone or in combination with other plans or projects?
- Is the making of the Ashbury Neighbourhood Plan compatible with EU obligations?

1.9 In relation to this latter basic condition, several European directives are relevant including those that deal with the Strategic Environmental Assessment of plans, the conservation of natural habitats and the conservation of wild birds. Additional directives can also be relevant depending upon the issues that may arise as a result of the process. These might include the waste, air quality and water framework directives. Equality is a further facet of this which the Neighbourhood Plan sees to deal with in the Equality Statement that supports this Plan. Further details are also contained in the Basic Conditions Statement that accompanies this Neighbourhood Plan.

1 INTRODUCTION & BACKGROUND

Where are we on the journey towards the ANP being 'made'?

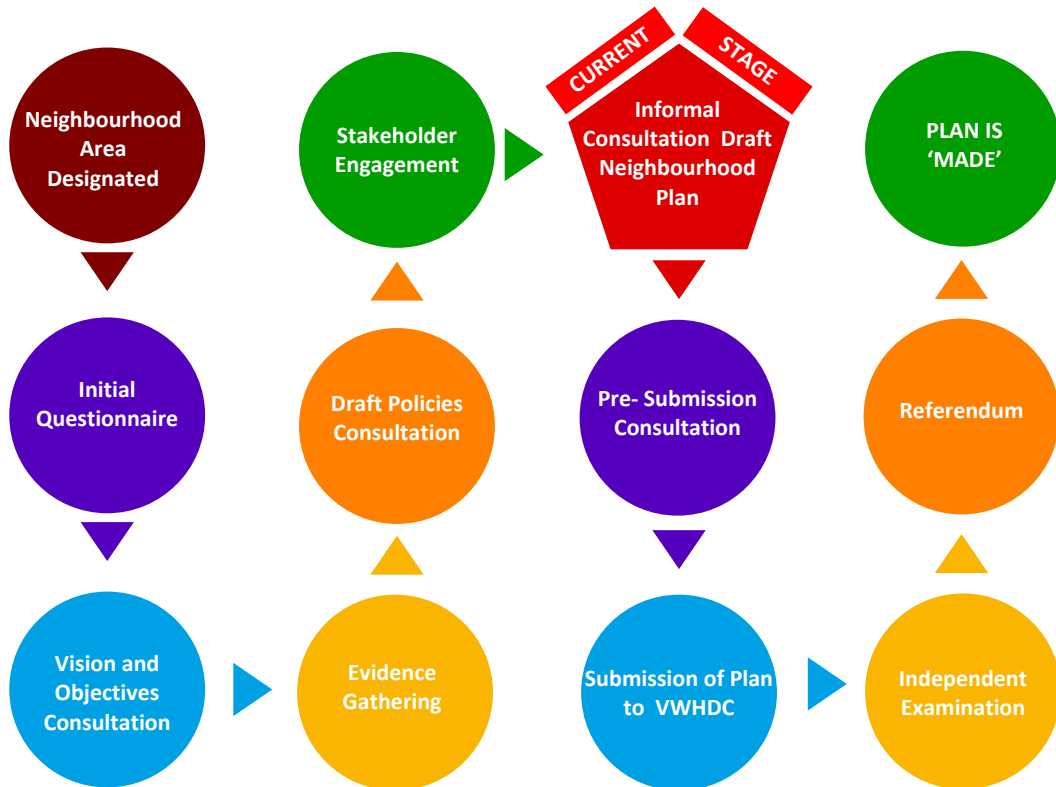


Figure 1.2: Neighbourhood Plan Process

Consultation and Referendum

1.10 The ANP must also be able to demonstrate that residents were properly consulted and given every opportunity to comment at each of the stages that the draft ANP has been through. To this end the Steering Group has produced a Consultation Statement that describes each of the consultation events and exercises that has been undertaken, both formally and informally, throughout the process, in order to engage people in the making of the ANP.

1.11 There have been a number of steps in the process of consultation with the community and key stakeholders to get to the current stage.

1.12 Once the ANP has been examined and any modifications made, the final stage in this process

of consultation with the local community will be a local referendum, to be conducted by the District Council. All residents of the Parish over 18 years of age will be entitled to vote in the referendum and each vote will carry equal weight.

1.13 If the ANP is approved by more than 50% of those voting in the referendum, it will then be 'made' and, together with the VWHDC Local Plan 2031 (parts 1 and 2), it will become a key document in the planning process (ie it will form a part of the Development Plan) when assessing the suitability of any proposed new development within the Parish.

1.14 The reason this is so important is that UK planning legislation makes clear that every planning application or appeal that is submitted must be determined in accordance with the policies in the Development Plan, unless material considerations indicate otherwise.

Strategic Environmental Assessment and Habitat Regulations Assessment

2.1 On 8th August 2017, the ANP Steering Group requested a screening opinion from VWHDC to clarify whether, under EU Directive 42/2001 and the 2004 Environmental Assessment of Plans and Programmes Regulations, a Strategic Environmental Assessment (SEA) of the draft Neighbourhood Plan was required.

2.2 On 14th March 2018, the Strategic Environmental Assessment screening opinion was published by the VWHDC. It stated:

" The Ashbury Neighbourhood Plan will contain policies to support development in the village that will be sustainable and that will not adversely impact on the rural nature of the village. Retaining the character and appearance of the village and of the Conservation Area is particularly important. The plan will be supported by character assessment and a Design policy, which will aid in the principles of conserving the character and appearance of the village.

The plan does not allocate any sites for housing and seeks to limit housing to small scale infill, in accordance with the district's emerging and adopted Local Plans.

The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process. This process has been set out and followed in Table 1 to ascertain whether a Strategic Environmental Assessment is required for the Ashbury Neighbourhood Plan.

In conclusion, the plan should not be subject to SEA."

2.3 On the same date, the VWHDC also screened out the need for a Habitat Regulations Assessment of the draft Neighbourhood Plan stating that *"the Ashbury Neighbourhood Plan was unlikely to have significant effects on Natura 2000 Sites, therefore an Appropriate Assessment for the Ashbury Neighbourhood Plan is not required."*

Background

3.1 A significant body of information about the Parish can be found in both the Evidence Base Review¹ and the various survey reports that have been undertaken by volunteers and which provide additional evidence to underpin the policies in the Neighbourhood Plan such as the Village Survey document² and the Character Appraisal for Ashbury Parish³.

3.2 Until April 1974 Ashbury Parish was part of the county of Berkshire but today, in a return to county boundaries similar to those that existed in the middle ages, Ashbury forms the most south-westerly Parish in Oxfordshire within the administrative district of the Vale of the White Horse.

3.3 At the heart of the Parish is the village of Ashbury, which is situated circa four miles south-east of Shrivenham, nine miles east of Swindon in neighbouring Wiltshire, and 10 miles west of Wantage. The village is one of the four spring-line settlements that run south-west to north-east across the Parish, namely: Idstone; Ashbury; Kingstone Winslow and Odstone. The only other 'settlement' of consequence is that within the grounds of Ashdown House, a National Trust property to the south of the other settlements and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

3.4 The document 'Our Rural Landscape'⁴, which forms part of the evidence base to this Neighbourhood Plan, provides further detailed evidence of the rural character and appearance of the Parish.

3.5 The ANP provides a strategy for the development of the Parish, as far as possible the views of those with protected characteristics have been sought and the strategy is felt to be in-line with the overall views of the Parish. The ANP will have no negative impact upon any individuals with protected characteristics and will not increase the

barriers to any individuals within these groups entering the community in the future.

History of the Settlements

3.6 There are as many as 10 Saxon charters that relate to the Parish, and within these can be found reference to each of the settlements. For example, one dated 947 'records' that King Eadred gifted 20 measures of land in "Aescsbyrig" to 'Edrig' that, according to a footnote, later gifted the land to Saint Dunstan the then Abbot of Glastonbury. The Parish's link to Glastonbury was then to last for almost 600 years, that is until the dissolution of the monasteries.

3.7 However, some doubt attaches to the veracity of the 'original' document as Dunstan would only have been canonised after his death in 998. Despite this seeming disparity, the document was evidently good enough for the commissioners of the Domesday survey which stated that "Glastonbury holds Ashbury".

3.8 Historians consider that the Saxon name Aescsbyrig, later to become Aysshbury in Norman French, originally referred to the area around what we know today as Alfred's Castle, probably little more than a fortified farmstead at the time. It is not possible to be certain whether or not Edrig's land included parts of today's village, as a 'measure' of land related to taxable value rather than physical size, and with the exception of the Ridgeway none of the boundary markers can be identified with certainty.

3.9 Nevertheless, there is ample evidence that a settlement existed in Saxon times, one being the reference to a Saxon church, almost certainly on the site of the current church of St Mary's, in both the 10th century Glastonbury Chronicle, and the Domesday survey. Similarly, the same sources reveal that a farm (or farms) existed at that time on the site of what is now the Manor House. An archaeological historian has dated a floor at the Manor to the 9th Century but the main part of the

¹ Ashbury Parish Neighbourhood Plan Evidence Base Review

² Survey Compendium

³ Character Appraisal

⁴ Our Rural Landscape Appraisal

Can all be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

3 ABOUT THE PARISH

present house was constructed by the then Abbot of Glastonbury in 1488.

3.10 While Ashbury village then, as now, was the largest settlement in the Parish, there is reference to all the settlements in the Domesday survey. Ordegestone (Odstone) was attributed as having 18 dwellings, suggesting a significantly larger settlement than that today; a Robert de Olgi holding 4.5 hides at Wendelcliva (most probably Kingstone Winslow); and one Alwin holding 3 hides at Edwinestone (Idstone). A hide was intended to represent the land required to support a household and traditionally taken to be 120 acres, meaning that these were quite substantial holdings.

3.11 In the 17th century the Craven family purchased a large swathe of Parish land that included Ashbury village and what was to become Ashdown Park. The first Earl of Craven's legacy was to be Ashdown House, a Dutch-style mansion built



Figure 3.1: Ashdown House

within the park for the 'Winter Queen', Elizabeth of Bohemia, sister of Charles I. Regrettably she died even before it was completed.

3.12 But of course, these references are almost modern when compared to the age of Waylands Smithy, a Neolithic long-barrow or burial site the inner chamber of which dates back almost 5,000



Figure 3.1: Ashbury 1882



Figure 3.2: Kingstone Winslow 1882



Figure 3.3: Idstone 1882



Figure 3.4: Ashdown 1899

Source: <http://www.oldmapsonline.org>

years - this date being confirmed through carbon dating conducted when the site was excavated and restored in 1962-63.

3.13 There is evidence of at least a dozen bronze-age barrows in the Parish, two certain Romano-Saxon farm settlements, and aerial photographs have shown evidence of Celtic field systems, all of which lay testimony to the settlement of the area for thousands of years. These early settlers, and less welcome invaders, were able to access the area by the M4 motorway of its day, the Icknield Way, that runs along at the foot of the downs, or the alternative winter track, the Ridgeway, a National Trail.

3.14 As with other adjacent Parishes, the main reason these settlements were established was the rich soil to be found within the Parish coupled with the chalk springs that rise below the escarpment of the downs that were a source of pristine water that in later years would feed as many as four mills in the Parish, two of which can still be seen today in Kingstone Winslow.

3.15 It is therefore hardly surprising that historically agriculture was the dominant 'industry' in the Parish as arguably it is today, although by no means is it the only one. For example, tucked away in Ashbury village is a manufacturer of snow removal and other specialist equipment, and a precision engineering company both of which are major employers. In addition, there are a significant number of home-based sole-traders and small business, some of which could ultimately also become major employers in the area and one, a specialist electrical contractor based in Kingstone Winslow, is already well advanced along this path.

3.16 Dwellings, settlements and house build took place in response to both the power and structures nationally (early days of the village Church and Lords), so the village has a church and several old vicarages, a Manor house and serf or workers cottages. As agriculture increased mills were built then farms, mill cottages and worker cottages. As other local industries were introduced

houses/buildings such as shops were built accordingly.

3.17 As structures and farming changed, so did employment and the rise in population, so that by mid-20th century and beyond house build in rural villages such as Ashbury was to accommodate both changes to 'single family household' lifestyles and for those employed external to the village.

3.18 As we move into the 21st century the consequences of these changing contexts, the increase in the national population and demographics are resulting in the current position of Ashbury as an ageing population with fewer young people and families. Previous house build does not necessarily support the use for any of these three groups - both for purpose in ageing or for affordability for the young. A situation faced by a number of rural settings in Oxfordshire.

Built Heritage

3.19 The ANP area contains a total of 40 listed buildings (four Grade I, one Grade II* and 35 Grade II buildings), many of which are to be found in the two Conservation Areas that are situated within the ANP area: Ashbury and Idstone.

3.20 Ashdown House is also a Grade II* Registered Park and Garden and is situated within the southern half of the Parish, to the south of the Ridgeway.



Figure 3.5: Wayland's Smithy

3.21 The ANP area contains several scheduled monuments, including the well-known Wayland's Smithy, a Neolithic chambered long barrow, and a number of non-designated heritage assets as well. Further details about all of these may be found in the Evidence Base Review ¹.

Physical Character

3.22 The Neighbourhood Plan area contains four distinct settlements along the 'spring line' and a further area of development at Ashdown House to the south of the spring line settlements.

3.23 The terrain of the Parish divides into two halves; the flat open clay farmland in the north and the elevated undulating chalk downland to the south. The village of Ashbury is on the escarpment spring line in the centre of the Parish with Idstone to the west, and the hamlets of Kingstone Winslow immediately to the north and Odstone to the east.

3.24 The Parish is bisected by west/east communication corridors including the Wiltshire and Berkshire Canal in the north of the Parish, the Cardiff to London railway line, the Ridgeway long distance footpath and the B4507 that connects the spring line villages and becomes the High Street and Idstone Road as it passes through Ashbury village. The B4000 road bisects the Parish in a north/south direction, crossing the B4507 in Ashbury village.

3.25 Much of the landscape within the Parish is of great significance. The boundary for the North Wessex Downs Area of Outstanding Natural Beauty (AONB) follows the B4507, with the land south of the road being within the AONB and the land to the north of the road being within a local landscape designation specific to the Vale of White Horse Local Plan, known as the 'Lowland Vale'.

3.26 The overall character of the settlements is dominated by the old vernacular chalkstone and sarsen cottages with later infill buildings. Apart from the Manor and a few significant old farmhouses, the spirit of the villages is quiet, small scale and

traditional with farming and farm labour having shaped the housing needs of the rural population.

3.27 The northern part of the ANP area is located within the Vale of White Horse District Design Guide (2015) character zone 4 (Spring Line Chalk Villages), which is typified by one and a half to two storey cottages constructed of chalk block, brick and sarsen stone walls, lime render, weatherboarding, thatched / plain tiled or slate roofs and timber windows and doors (see Section 6 of the Evidence Base Review for further details).

3.28 The southern part of the ANP area is located within character zone 5 (Upper Chalk Downs), which is typified by a sparse settlement pattern, farmsteads and Ashdown House. Buildings tend to have similar building materials as character zone 4 but with less use of roof slates and some use of tar and pitch and untreated oak.



Figure 3.6: Wetland habitat

Natural Environment

3.29 The Parish is characterised as a chalk spring-line community, centred on the crossroads of the B4000 and B4507. Both roads are notable for the unique landscape views offered to drivers, walkers and cyclists while travelling through the Parish. The

¹ Ashbury Parish Neighbourhood Plan Evidence Base Review

Can all be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

Wantage-Swindon road defines the AONB boundary through much of the Parish.

3.30 Ashbury Neighbourhood Plan area contains a range of habitats including a number of Biodiversity Action Plan (BAP) 'priority habitats'. These are regarded as being the most threatened and requiring conservation action.

3.31 One Site of Special Scientific Interest (SSSI) is located within the ANP area, Ashdown Park SSSI, which is protected for the lichen flora associated with a large number of naturally situated sarsen stones within the SSSI.

3.32 A number of Local Wildlife Sites may be found within the ANP area including sites at Odstone Coombes, Middle and Hailey, Upper Wood, Kingston Down, Odstone Hill Lane and Kingstone Coombes.

3.33 The water from the springs has historically provided valuable economic resources for water mills and water cress cultivation and now remains as a valuable, isolated, biological resource as well as remaining a contributor to the River Cole and hence the River Thames towards the north. The route of the former Wilts and Berks canal also has the potential to be an important local natural resource.

Socio-Economic Characteristics

3.34 At the last count (the 2011 census) the Parish of Ashbury had 506 residents. Within the ANP area the 0-9 and 30-74 age groups make up a greater proportion of the overall population than the comparable age groups in the South East region of England or England itself.

3.35 This generally older average age in the community is an issue that has been explored in some detail as part of the evidence base documents that underpin this Neighbourhood Plan ⁵.

3.36 The Parish contains 217 dwellings of which 43% are detached dwellings, 35% semi-detached and 19% terraced dwellings.

3.37 The Oxfordshire Rural Community Council Community Housing Survey Report for Ashbury (June 2013) considered median house prices for the Parish against median gross annual pay for those living in the Vale of White Horse District (£26,356) and calculated a multiple of 12.1 times annual earnings to purchase a property in the SN6 area.

3.38 The health of the Neighbourhood Plan Area is generally better than the average for the Region or England, and 2011 census data shows that the ANP area has a significantly higher proportion of households not deprived in any of the four dimensions of deprivation when compared with the England and South East regional figures (see table 11 of the Evidence Base Review).

3.39 The Neighbourhood Plan Area contains one school - Ashbury with Compton Beauchamp CE (A) Primary School. The school provides education for pupils aged 4 to 11, with numbers on roll (as recorded in the 2016-2020 Pupil Place Plan for Oxfordshire) of 73 in May 2016, and a capacity of 90 at May 2016. The 2016 Ofsted inspection report



Figure 3.7: Primary School

⁵ Ageing Population report

⁶ Evidence Base

Can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

3 ABOUT THE PARISH



Figure 3.8: Children's Play Area

rated Ashbury with Compton Beauchamp CE (A) School as 'Good' in all areas of assessment, giving it a Grade 2. An assessment of Good / Grade 2 means that "These are very positive features of a school. A school that is good is serving its pupils well."

3.40 Crime rates in the Vale of White Horse are generally lower than in the wider Thames Valley police force area.

3.41 At the time of writing, the ANP area has a fairly good range of services and facilities available for the community to use including the primary school, local shop, places of worship, foods/drink outlet, post office (sub-branch), village hall, bus service (the No. 47 which provides a local service to Swindon and Lambourn calling at Ashbury, on a Monday through to Saturday) as well as privately owned allotments, and various clubs. Further



Figure 3.9: Former Post Office - this facility has now been accommodated part-time in the Rose and Crown

details are contained in the Evidence Base Review ⁶.

3.42 Employment in the ANP area is largely based around agriculture, rural tourism, a small number of non-agricultural businesses located on an estate off the Idstone Road in Ashbury, and home working. It is likely that a number of residents commute to their place of employment outside the ANP area (eg to Faringdon, Swindon, Wantage, Abingdon or Oxford).

Sports, Recreation and Leisure

3.43 Although there are no publicly owned sports or leisure facilities in the Parish of Ashbury, there are areas of open space that fulfil a basic function, but not for formal sports and leisure purposes e.g. organised ball games are not permitted on the Wixes Piece open space.

3.44 Wixes Piece open space was provided through a Section 106 agreement as part of the adjacent residential development and has the potential to be laid out for formal sports activities if the community so wish. Although the existing covenant preventing organised sports would need to be lifted,

3.45 A children's play area can be found on the Wixes Piece development and this is a popular destination for local families.

3.46 The settlements in the Parish have a very active social calendar with various indoor and outdoor activities being run for different groups, several of which take place in the Ashbury Village Hall.

⁶ Evidence Base

Can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

3.47 There are excellent connections to the local public rights of way network and further evidence on the accessibility of the various routes is set out in the Footpaths Report that forms part of the Evidence Base⁶. In addition there are various small 'greens' dotted throughout the settlements of the Parish, the privately owned allotments at Ashbury and extensive tracts of public access land near Ashdown House in the southern part of the ANP area. The woodland at Ashdown House itself is also accessible to the public other than on Fridays. Further details are provided in the Evidence Base Review document in section 7.

Traffic and Transport

3.48 The crossroads in the centre of the Parish is well-used by commuters travelling east/west and north/south and evidence (see the Evidence Base Review, section 8) indicates that total two-way traffic flows in any 24 hour period can reach almost 1000 vehicles on the B4507.



Figure 3.10: Parking Issues

3.49 A bus service (the No. 47) provides public transport connections between Swindon and Lambourn via Ashbury and Idstone. Other support is available through the Swindon Dial-a-Ride which serves Ashbury and the surrounding villages.



Figure 3.11: Existing Bus Service

3.50 With growth in traffic arising as a consequence of recently developed, planned or permitted housing schemes it is likely that traffic will increase on the main routes through the settlements.

3.51 Parking is an issue in the settlements - further details are set out in the Parking Survey Report that forms part of the ANP evidence base.

⁶ Evidence Base

Can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

4. THE CONTEXT OF THIS PLAN'S POLICIES

4.1 As already mentioned, the Parish lies within the Vale of White Horse District of the County of Oxfordshire. The District Council (VWHDC) adopted its Local Plan 2031 Part 1 (LPP1) on 14th December 2016, and this contains planning policies and proposals that are helping to shape the strategy and policies of the ANP - the paragraphs below refer.

4.2 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood plans, and the ANP must demonstrate that it is consistent with the provisions of the NPPF.

4.3 The ANP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Plan Regulations. Putting this in a local context, LPP1 contains most of the strategic policies that the ANP should be in conformity with. The other strategic policies that may be of relevance are contained in the Local Plan 2011 (only those policies that have been saved remain in force, and they will be replaced by LPP2 in due course).

Vale of White Horse Local Plan 2031 Part 1 (LPP1)

4.4 LPP1 was adopted by VWHDC in December 2016 and while due regard has been given to all policies, those strategic policies considered most relevant to the ANP include the following:

- CP1 Presumption in Favour of Sustainable Development
- CP3 Settlement Hierarchy
- CP4 Meeting Our Housing Needs
- CP6 Meeting Business and Employment needs
- CP7 Providing Supporting Infrastructure and Services
- CP20 Spatial Strategy for Western Vale Sub-Area

- CP33 Promoting Sustainable Transport and Accessibility
- CP36 Electronic Communications
- CP37 Design and Local Distinctiveness
- CP39 The Historic Environment
- CP40 Sustainable Design and Construction
- CP44 Landscape
- CP45 Green Infrastructure
- CP46 Conservation and Improvement of Biodiversity

Vale of White Horse Local Plan 2011 (saved policies)

4.5 The Local Plan 2011 was adopted by VWHDC in July 2006. There are a number of saved policies that are considered to be relevant to this Neighbourhood Plan which are strategic, including the following:

- GS6 Redevelopment of buildings outside settlements
- GS7 Re-use of vernacular buildings outside settlements
- GS8 Re-use of non-vernacular buildings outside settlements
- DC3 Design against crime
- DC6 Landscaping
- DC9 The impact of development on neighbouring uses
- DC10 The effect of neighbouring or previous uses on new development
- TR5 The national cycle network
- TR6 Public car parking in the main settlements
- HE1 Preservation and enhancement: implications for development
- HE4 Development within setting of listed building
- HE5 Development involving alterations to a listed building
- HE7 Change of use of listed building
- HE8 Historic parks and gardens

4. THE CONTEXT OF THIS PLAN'S POLICIES

- HE9 Archaeology
- HE10 Archaeology
- HE11 Archaeology
- NE6 The North Wessex Downs Area of Outstanding Natural Beauty
- NE9 The Lowland Vale
- H23 Open space in new housing development
- CF1 Protection of existing services and facilities
- CF2 Provision of new community services and facilities
- CF5 Public houses
- L4 Allotments
- L7 Retention of small-scale local leisure facilities
- L8 Provision of small-scale local leisure facilities
- L9 The provision of countryside recreation facilities
- L10 Safeguarding and improving public rights of way
- L11 The Ridgeway

- L14 Wilts and Berks Canal

Draft Vale of White Horse Local Plan 2031 Part 2 - Detailed Policies and Additional Sites (LPP2)

4.6 LPP2 was submitted to the Secretary of State for independent examination on the 23rd February 2018.

4.7 When adopted, LPP2 will bring forward detailed policies and additional sites to replace the remaining saved policies and additional sites to replace the remaining saved policies from the Local Plan 2011. LPP2 will sit alongside made neighbourhood plans in complementing the strategic policies of LPP1.

4.8 The Spatial Vision for the District where it relates to the ANP area reads as follows:

"The Vale's villages will continue to provide thriving rural communities where appropriate growth has supported local services. New development will have respected the local character of the Vale, protecting its outstanding and distinctive natural and built environment and will continue to conserve and enhance its important heritage. High design and environmental standards will have been achieved

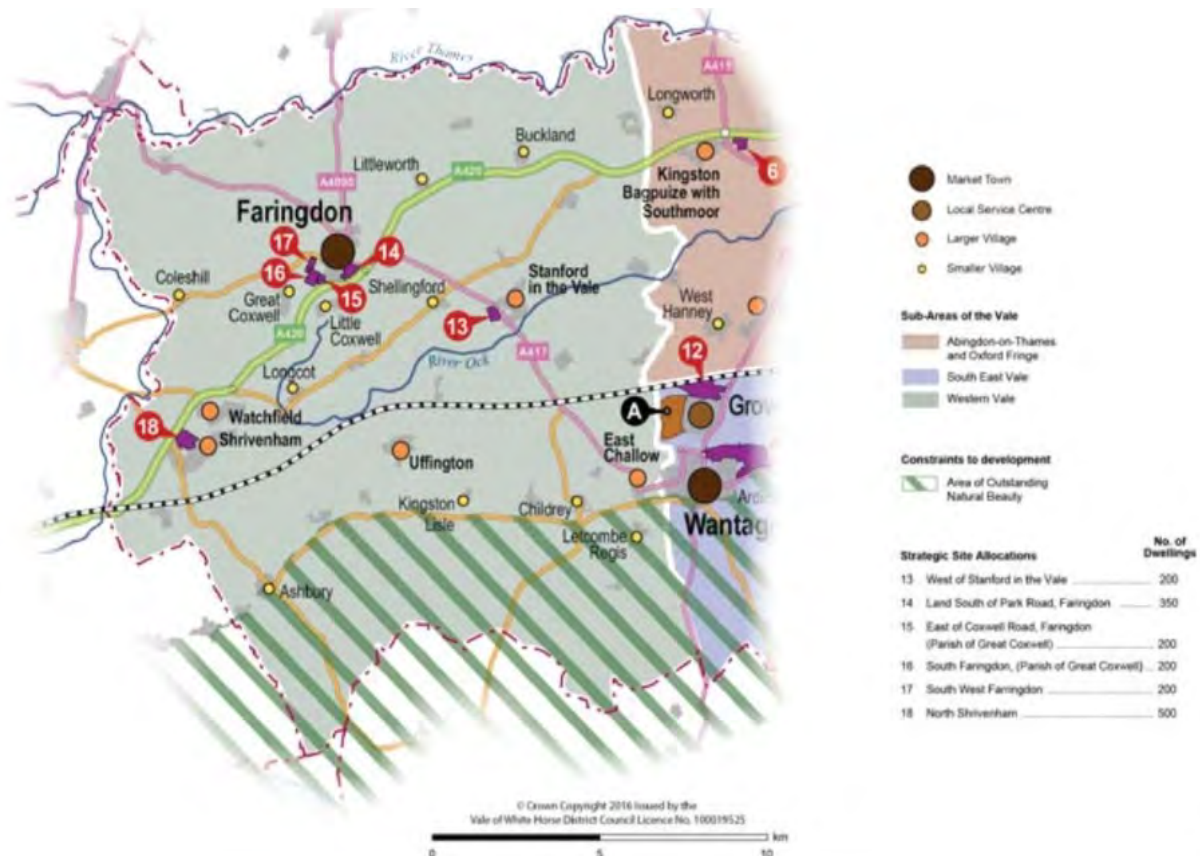


Figure 4.1: LPP1 Map of the Western Area of the Vale - Showing Ashbury as a smaller village

4. THE CONTEXT OF THIS PLAN'S POLICIES

through new development, which will be resilient to the likely impacts of climate change." (LPP1 p.33)

4.9 When referencing sustainable growth, the relevant 'Key Strand' of the sustainable strategy in LPP1 reads:

"Promoting thriving villages and rural communities whilst safeguarding the countryside and village character, by:

" supporting appropriate development in the Smaller Villages to help meet the local needs of rural communities" (see LPP1 p.39).

4.10 The spatial strategy shows the ANP area being within the Western Vale Sub Area of the district. By 2031, the Spatial Vision envisages the following for the rural part of the Sub-Area:

"The Vale's villages will continue to provide thriving rural communities where appropriate growth has supported local services.

New development will have respected the local character of the Vale, protecting its outstanding and distinctive historic, natural and built environment. The important historic heritage of the Vale will have been, and will continue to be, conserved and enhanced. High design and environmental standards will have been achieved through new development, which will be resilient to the likely impacts of climate change" (LPP1 p.33).

4.11 The Settlement Hierarchy in Core Policy 3 identifies Ashbury village as one of the 11 smaller villages in the Sub Area that are described as settlements which:

". . . have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs."

In respect of the other settlements the policy states:

"Those villages not included within the categories described above are considered to form part of the open countryside" (LPP1 p.42)

4.12 The housing targets for the District are set out in Core Policy 4 Meeting Our Housing Needs and the sub area strategy in relation to the ANP area can be found in Core Policy 20: Spatial Strategy for Western Vale Sub-Area. **Neither of these policies identifies the Parish as a location for housing growth.** Rather, in defining Ashbury village as a 'smaller village', Core Policy 4 states:

"At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities."

4.13 While for the greater part of the ANP area classified as Open Countryside, Core Policy 4 states:

"Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy" (LPP1 p.46).

5.1 A questionnaire survey of the households and businesses in the Parish conducted in March 2017, revealed that a number of issues are of particular relevance to the local community. These include:

- Maintaining and preserving the style of property for future generations
- Improvements / enhancements to the bus service, playing field, mill pond, retail offer
- Greater utility of the existing infrastructure and support for additional community and other infrastructure where appropriate
- A general desire not to see additional housebuilding in the Parish
- Better protection needed for historically / scientifically significant sites
- A greater degree of community representation in influencing Council procedures and policy development
- Protect natural habitats and environments to enable existing wildlife to flourish and attract others species.

5.2 The full findings of the survey are set out in the Consultation Statement document that supports this ANP submission.

5.3 The issues identified provided clarity and led to the development of a clear vision and set of objectives for the ANP area. Further details are set out below.



Figure 5.1: Maintaining and preserving the style of the historic buildings in the parish was of particular importance

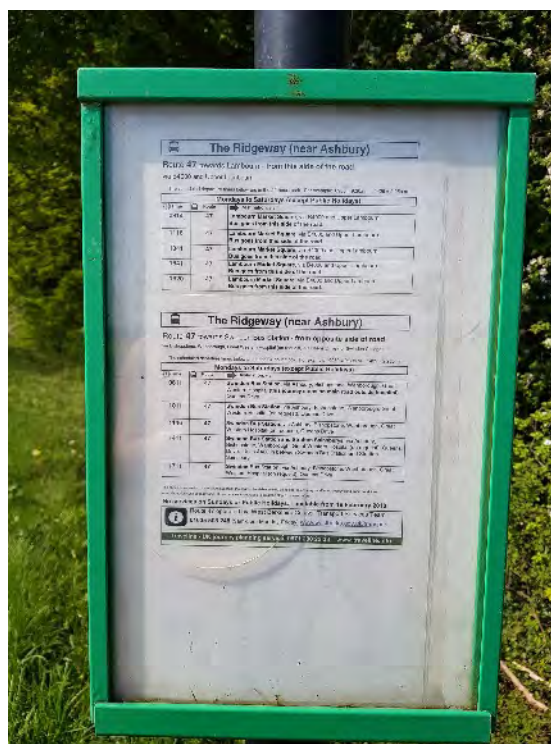


Figure 5.2: The existing bus



Figure 5.3: Protection of significant sites

6. VISION AND OBJECTIVES

6.1 In the summer of 2017 the Ashbury Neighbourhood Development Plan (ANP) Steering Group consulted the community and public at large on proposals for the Neighbourhood Plan's Vision and Objectives.

6.2 A Plan's vision is intended to be the mission statement for the Plan area, a statement that encapsulates what the Plan area will be like by the end of the Plan period with the Plan acting effectively to help manage development in the Plan area. The vision statement is a means of describing the 'end result' which will be achieved through the objectives and policies that bring effect to the vision statement.

6.3 In Ashbury Parish an extremely good level of feedback was received from the community following this initial consultation exercise. The Steering Group received 99 responses from 93 households, representing over 38% of the total households in the Parish which is an excellent response rate. The overwhelming response (98%) of those that responded was that the following should be the core vision statement for the Plan:

"To maintain the rural character and landscape of the Parish, while supporting sustainable development that is of an appropriate scale and design to benefit the local community"

6.4 The community was also consulted upon the objectives that would help to deliver the vision. These are land-use based objectives which provide the framework for the policies in the draft Plan whilst giving effect to the vision statement. The agreed set of objectives for this Plan are as follows:

OBJECTIVE 1:

- To ensure that new development respects the form and function of the settlements in the Parish, and is designed to a high quality which is compatible with the local character

OBJECTIVE 2:

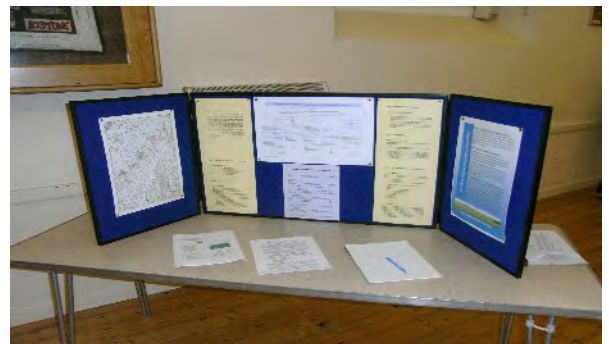
- To identify, protect and enhance the Parish's heritage assets

OBJECTIVE 3:

- To maintain the Parish's rural setting, while retaining the openness between the settlements to protect their individual identity

OBJECTIVE 4:

- To limit new housing development to small 'infill' schemes only, so as not to harm the rural character of the Parish



6. VISION AND OBJECTIVES

OBJECTIVE 5:

- To improve accessibility by non-vehicular modes of transport within the Parish by promoting improvements to the existing footpath linkages



OBJECTIVE 6:

- To protect and improve public transport services to/from Swindon and Shrivenham

OBJECTIVE 7:

- To ensure adequate levels of off-road parking provision to accompany new development

6.5 Each of the above objectives received between 89% and 100% support from those who responded to the Vision and Options Consultation Survey.

OBJECTIVE 8:

- To maintain, enhance and improve access to public open spaces and protect them from development and protect important local green spaces



OBJECTIVE 9:

- To seek opportunities wherever possible to maintain and enhance the social and economic vitality of the Parish by supporting and expanding the range of services and facilities





DESIGN, HERITAGE AND
SETTING

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

KEY OBJECTIVES:

- 1 & 2 - Design and Conservation

RELEVANT NPPF SECTIONS:

- PARAGRAPHS 17, 56-68 & 126-141

RELEVANT STRATEGIC POLICIES:

- CORE STRATEGY CORE POLICIES 23, 37, 39, 40, 44
- SAVED LOCAL PLAN POLICIES DC3, DC6, DC9, DC10, HE1, HE4, HE5, HE7, HE8, HE9, HE10, HE11, NE6 & NE9

INTRODUCTION

7.1 The Parish of Ashbury has been settled back to Neolithic times and earlier.

7.2 The chalk loam soils either side of the Ridgeway have been cultivated since Roman times but the soils of the high downs of the Icknield Series colloquially referred to as "black puff" only came into cultivation during the Second World War. This was in response to the country's need for more home-grown cereals to feed the nation, with phosphates and potash being applied to improve productivity.

7.3 The Earls of Craven purchased most of the land including the Manor of Ashbury in the 17th century. Their estates covering parts of Idstone, most of Ashbury, all of Compton Beauchamp and parts of Uffington with their tenanted farms remained intact until it was all sold in 1957. Exceptions to Craven ownership were Rectory Farm, Idstone owned by the Church Commissioners since the 1850's, College Farm Ashbury, and Common Farm, Uffington.

7.4 Before the high downs came into cultivation these unproductive soils were grazed by sheep, with flocks also being fed roots grown on the better soils near the ridgeway to improve their fertility. Many of the tablet memorials in the church yard are a reminder of the "golden fleece". Until the 1990's every farm also had a herd of milking cows. Today nearly all the livestock herds have gone, with the exception of some sheep and a couple of herds of dairy cows and beef cattle.

7.5 The farming community had access to both the lowland meadows of clay farmland in the vale, and, to the south, on the higher land above the springs, to the less fertile downland pasture, which was ideal for sheep grazing. If the soil became sodden during winter the farmers were able to work the higher ground and, in periods of relative drought, they could concentrate on the low meadows.

7.6 Nestled within this varied landscape, the settlements of Ashbury, Kingstone Winslow, Idstone and Odstone have grown up along the spring line of the Chalk scarp slope, developing characteristics that are particular to the locality. The more exposed downland to the south of the settlements contrasts with the open farmland to the north, each having different but no less particular characteristics that can be recognised today.

7.7 The variation in built form ranges from the grandeur of Ashdown House to the Manor in Ashbury, the chalkstone and sarsen cottages in the settlements and the traditional farmsteads that are dispersed throughout the Plan area (see appendices to the Character Appraisal for further details).

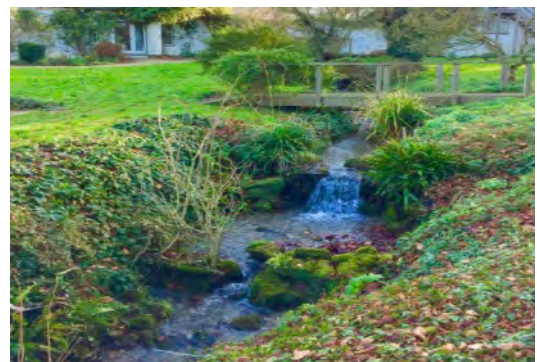


Figure 7.1: spring-fed streams

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

7.8 From the ninth or tenth century onwards, the spring-fed streams sustained up to four water mills in the Parish, Upper Mill and Lower Mill in Kingstone Winslow; North Mill to the east of what is now Zulu Farm; and one, possibly associated with the Manor House, just to the north of it at the head of the former cress beds. Two of these mills were mentioned in the Domesday Book of 1086 and two remain today but are no longer operative.

7.9 Over time the settlements have grown around these springs and their appearance has remained largely unchanged save for occasional more recent development or redevelopment sites. These newer developments have generally been successfully integrated with the older parts of the settlements where the scale of development, design and materials used have respected that in the immediate surroundings.

EVIDENCE BASE

7.10 Heritage and Setting - The Evidence Base Review (May 2017) ¹ and the Character Appraisal ² both reveal that the Plan area contains a wide range of heritage assets which reflects the diversity of this historic landscape. The assets include the following:

- 40 listed buildings or groups of buildings (of which four are Grade I and one is Grade II*)



Figure 7.2: Wixes Piece

POLICY INTENTION

Having regard to Objectives 1 and 2, the purpose of the following policies is to provide a framework that enables the Local Planning authority to ensure that all new development respects the form and function of the settlements in the Parish, is designed to a high quality which is compatible with the local character, and protects and enhances the Parish's heritage assets.

- Ashdown House, which is a Grade II* Registered Park and Garden comprising the mid C17 hunting lodge (Grade I Listed Buildings) with formal woodland hunting rides (partly covering the site of an earlier medieval deer park), a C19 landscape park, and formal parterre garden which were recreated in the 1950s from the original C19 gardens
- Two Conservation Areas (Ashbury and Idstone)
- A number of scheduled monuments including Wayland's Smithy, Idstone Down Round Barrows, Alfred's Castle and a small bowl barrow
- A number of non-designated but nevertheless historically and/or aesthetically valuable buildings, structures and remains

7.11 Further details about the significance of the heritage assets, their setting and special qualities are set out in the Evidence Base Review and the Ashbury Parish Character Appraisal that support this Neighbourhood Plan.

7.12 Design - The Evidence Base Review notes that the villages within the Plan area are situated within the Vale of White Horse Design Guide Landscape Zone 4: Chalk Villages which follow the chalk spring lines. The Design Guide describes the villages within this landscape zone as small, distinctly rural settlements 'typically comprising

¹ & ² The Evidence Review and Character Appraisal can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

informal cottages and farmsteads, although some villages include large Manor Houses'.

7.13 In this landscape zone the materials used in construction are predominantly local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones are also used in the construction of the walls, according to the Design Guide. Dwellings are often small 1.5-2 storey wide frontage cottages which are often thatched and have timber casement or sash windows, and timber doors, the Design Guide notes.

7.14 The southern part of the Parish lies within Landscape Zone 5: the Upper Chalk Downs. The Design Guide describes this zone as being sparsely settled, and in the NP area the settlement comprises a mix of farmsteads and Ashdown House.

7.15 In this landscape zone buildings are typically timber framed, infilled with either chalk, stone or render, according to the Design Guide. Thatched or tiled roofs predominate, with timber casement or sash windows, and timber doors.

7.16 The Character Appraisal carried out in support of the Neighbourhood Plan notes a number of other features of local importance and significance, such as:

- **Ashbury Manor House (Grade II*) which dates from 1488 and is one of the best-preserved manor houses in the country**
- **The remnants of a graveyard adjacent to the former Baptist Chapel in Kingstone Winslow**
- **The pristine chalk streams that arise from springs in the settlements**



Figure 7.3: Extracts from the 2009 VoWHDC Residential Design Guide

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

- The surviving two (of possibly four original) water mills that were constructed over the chalk streams in Kingstone Winslow, including the Upper Mill Pond

7.17 The individual character assessments contained within the Character Appraisal provide further descriptions of the form and nature of the settlements including the local architecture and building materials used.

7.18 In their feedback on the vision and objectives and subsequent informal consultation exercises the local community has also identified the following features to be important to the character of the Plan area:

- The form and function of the settlements in the Parish
- The need to protect the Parish's heritage assets
- The rural setting of the settlements
- The open gaps between the spring line settlements
- Key views and vistas into and out of the settlements
- The springs that rise in or near the spring line settlements
- Local green spaces within the settlements



Figure 7.4: The Manor House and Watercress Beds

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

CHARACTER AREAS OVERVIEW

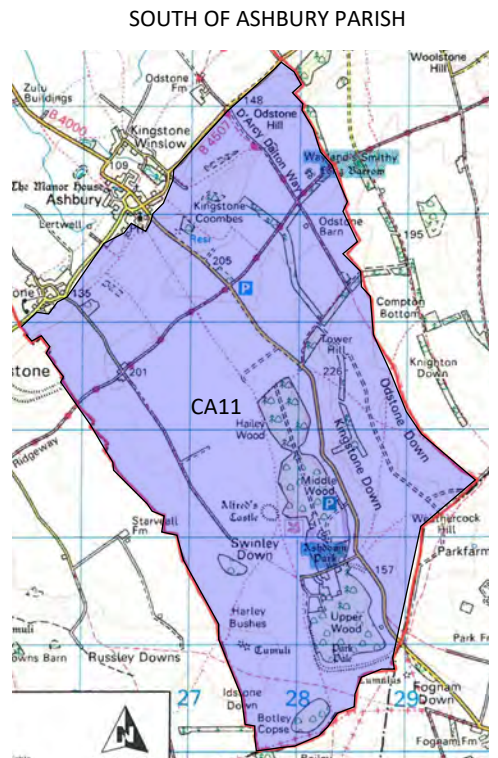
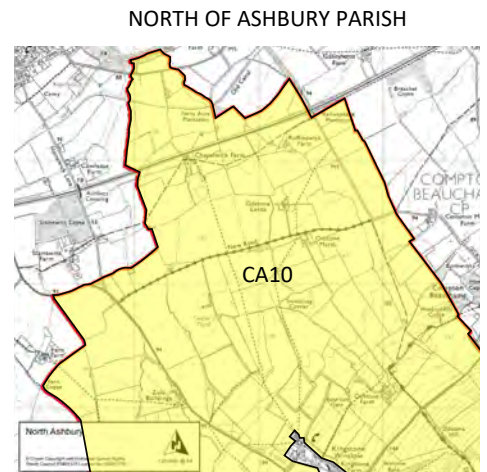
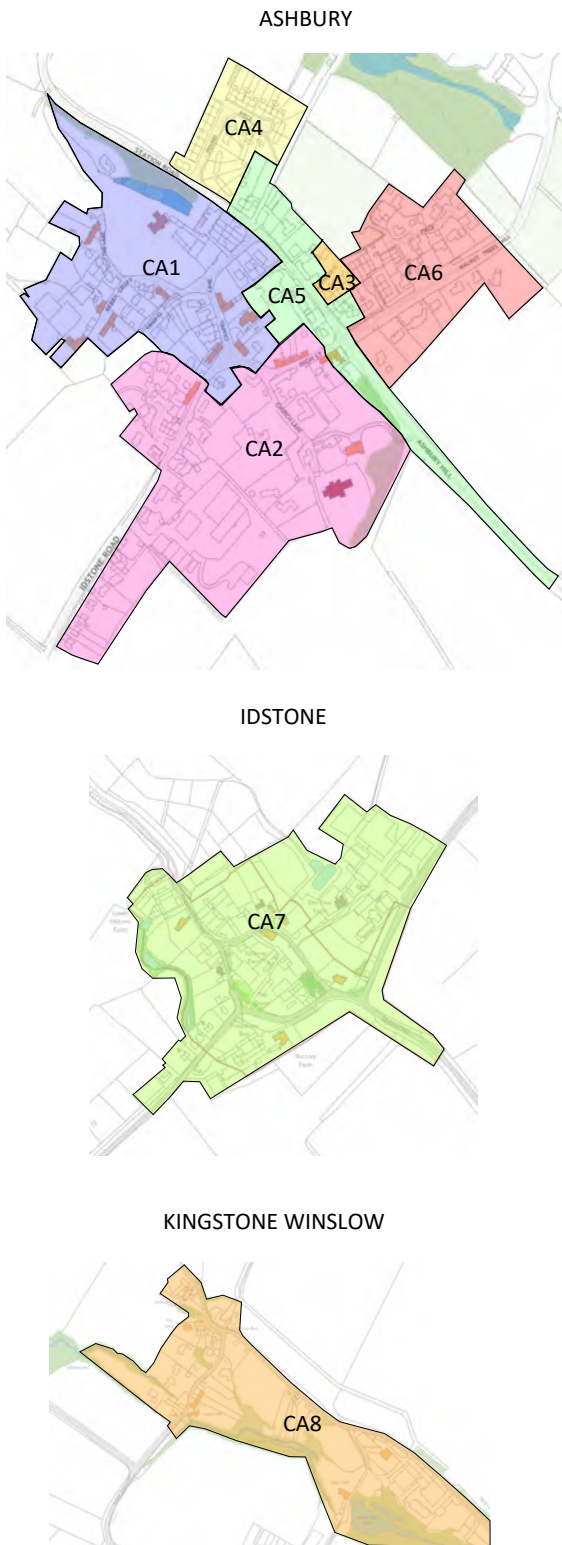


Figure 7.5 Character Areas - overview of all areas - please see Larger scale individual maps within the Character Appraisal for more detail

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

ASHBURY VILLAGE HERITAGE ASSETS



Figure 7.6: Grade I Church of St Mary



Figure 7.7: Grade II Cross Trees Cottage and Jessamin Cottage



Figure 7.8: Grade II Eastwood and Rose Cottage



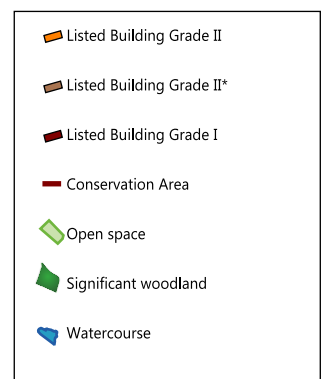
Figure 7.9: Heritage Assets - Ashbury - See detailed maps in Character Appraisal for more information



Figure 7.10: Grade II Manor House



Figure 7.11: Grade II Former School, now village hall



7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

IDSTONE HERITAGE ASSETS



Figure 7.12: Elm Tree Farm



Figure 7.13: Grade II Trip the Daisy



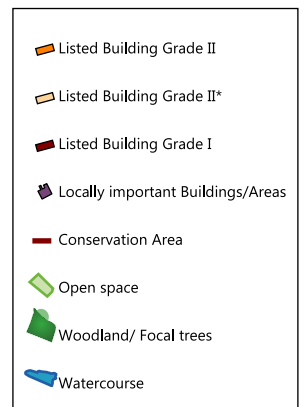
Figure 7.14: Heritage Assets - Idstone - See detailed maps in Character Appraisal for more information



Figure 7.15: Grade II Double Cottage



Figure 7.16: Grade II Rectory Farmhouse



7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

KINGSTONE WINSLOW HERITAGE ASSETS



Figure 7.17: Grade II Lower Mill



Figure 7.18: Unlisted Kingstone Winslow Graveyard



Figure 7.19: Unlisted Kingstone Winslow Cottages



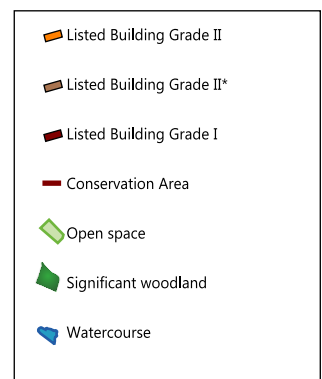
Figure 7.20: Heritage Assets - Kingstone Winslow - See detailed maps in Character Appraisal for more information



Figure 7.21: Grade II Kingstone Farmhouse



Figure 7.22: Unlisted The Old Stables



Policy 1: Design and Heritage

7.19 In order to support appropriate forms of development in the future, Policy 1 seeks to reinforce the locally distinctive built form and to enhance or better reveal those aspects of the heritage assets that are significant.

New development will be supported provided that it:

1. Is in-keeping with the scale, form, layout, appearance and density of adjacent development
2. Makes a positive contribution to local character and distinctiveness
3. Does not adversely impact upon the amenity of neighbouring dwellings or give rise to the potential for harm to the amenity of proposed dwellings
4. Is built to a high standard using appropriate materials and construction methods that reflect the requirements set out in the policies of the Development Plan and guidance contained in the Vale of White Horse Design Guide 2015 or their successor documents
5. Enhances or better reveals the significance of the heritage assets of the Parish
6. Includes appropriate landscape mitigation measures to reduce the impact of the built form and ensure that development is in keeping with the existing rural character of the settlements
7. Complies with the other policies in the Development Plan.

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

VIEWS AND VISTAS

7.20 The key views and vistas are described in the Character Appraisal. The views and vistas that may be enjoyed in and around the spring line settlements are indicated below on Figures 7.24, 7.26 and 7.27 (please see large scale mapping within the Character Appraisal).

7.21 Although there are a number of familiar views of the surrounding landscape and the chalk escarpment from the environs of the spring line settlements, they are optimally enjoyed from a

number of specific locations within the parish, as marked on the map overleaf.

7.22 There are dramatic views from the Ridgeway national trail, both to the north and south, long distance views across the open farmland to the south of the Ridgeway, and almost unique vistas along the enclosed valley near Ashdown House and across the open pastures where the sarsen stones lie. These are features of the ANP area that are quite distinct from one

Open Spaces and Views Survey and the Character Appraisal

Can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>



Figure 7.23: The Coombes

WIDER VIEWS AROUND THE SETTLEMENTS



Figure 7.24: Plan of the important wider views around the settlements

another and which contribute to the unique qualities of the Parish of Ashbury.

7.23 ‘Open Space and Views’ - a survey was undertaken in May 2017. It identified several important views within the ANP area and asked respondents to identify those that were most important to the character and feel of the Parish. The results suggested that the most important views were:

- Across the allotments to the Coombes,
- The views from Idstone Road across the Vale.

As the images show however, there are numerous significant viewpoints.



Figure 7.25: Wider view C looking northwest from the Idstone Road

7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

VIEWS AND VISTAS AROUND THE PARISH

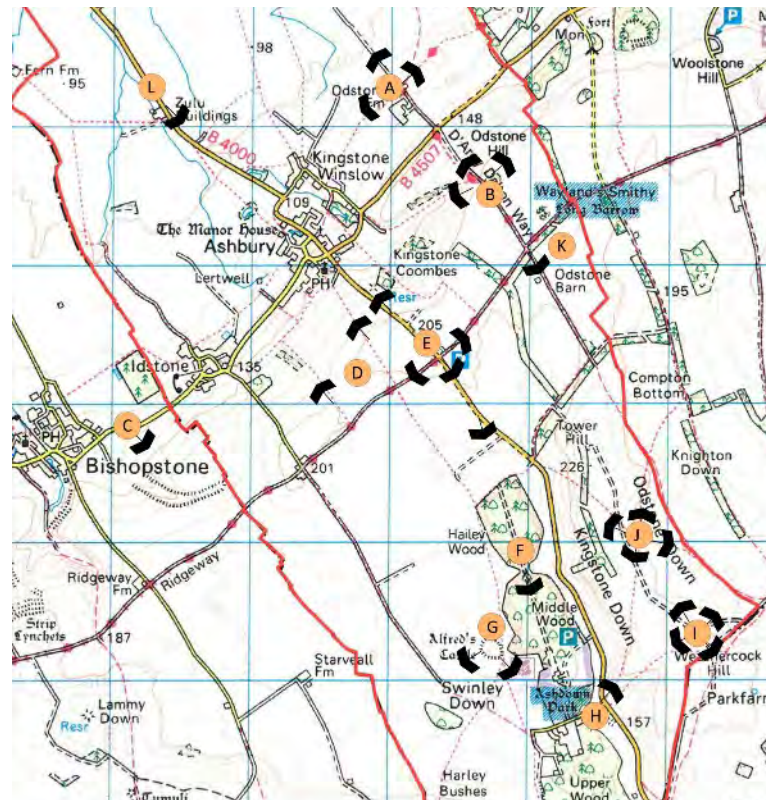
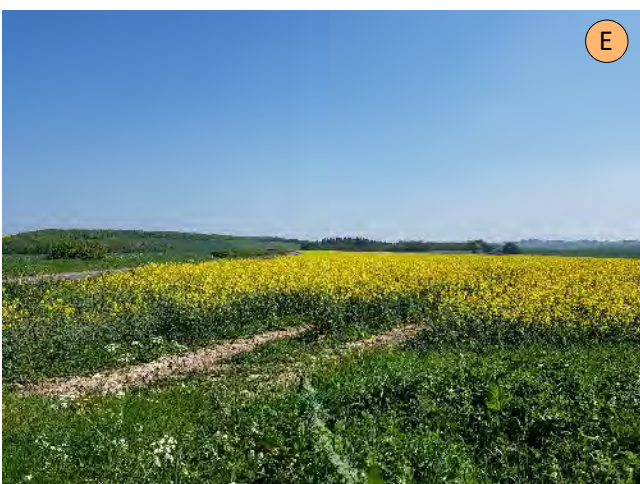


Figure 7.26: Plan of the important local and wider views around the parish



7. LAND USE POLICIES

DESIGN, HERITAGE AND SETTING

KEY LOCAL VIEWPOINTS

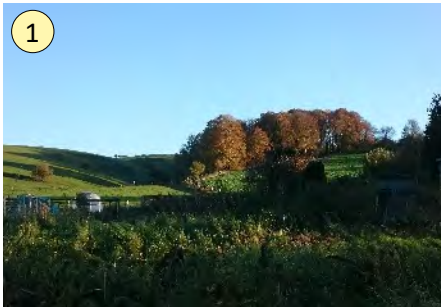
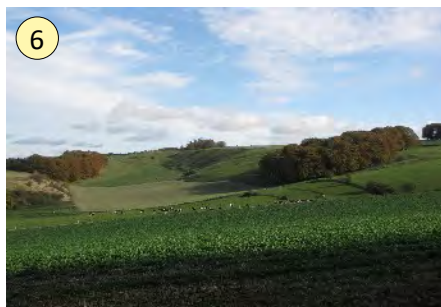


Figure 7.27: Plan of the key local viewpoints



Please see large scale mapping in Character Appraisal for details

Policy 2: Key Views and Vistas

7.24 An important finding from the Ashbury Parish Character Appraisal work that was carried out in the first part of 2017 was the importance of views and vistas both within and outside the settlements of the Parish.

7.25 Many of the views complement the built form and play an intrinsic role in helping to create the setting for the heritage assets identified above. Other views and vistas emphasise the qualities of the natural and farmed landscape that may be found throughout the rest of the ANP area.

7.26 Policy 2 seeks to protect, and where possible enhance, those views and vistas that are important to the community ('key views and vistas') and which help to define the character and setting of the settlements within the Parish and the rural areas to the north and south of the spring line settlements. Figures 7.24, 7.26 and 7.27 identify the views and vistas to which this policy applies.

Development which maintains or enhances the identified key views and vistas will be strongly supported. The key views and vistas are defined on Figures 7.24, 7.26 and 7.27 .

Reference will be made to the Character Appraisal and associated maps / plans in determining applications that affect the identified key views and vistas.

DARK SKIES

7.27 One of the less tangible qualities of the ANP area is the night-scape. The Parish is largely un-lit at night; indeed, it contains significant tracts of land, particularly in the northern and southern parts of the Parish either side of the spring line settlements, that are both un-settled and totally un-lit.

7.28 This contributes to the quality of the night time character and environment, something which is really important in the experience of travellers moving through the Parish, as well as adding to the feeling of 'remoteness', particularly travelling along the B4000 through the North Wessex Downs AONB between the Ridgeway and the southern edge of the Parish.

7.29 The beneficial side-effect of a lack of lighting at night is that the night sky is highly visible from the darker parts of the Parish. This makes the ANP area one of the rarer locations within Oxfordshire where a wider than usual range of stars and celestial objects may be seen at night both with the naked eye and through a telescope.

7.30 The Parish of Ashbury does not have any street lighting and it is therefore an excellent location from which to enjoy the night sky. As development at nearby Swindon progresses in an easterly direction, and new development at Shrivenham and Watchfield consolidates the existing sky glow, this will inevitably alter the degree to which the ANP area experiences dark skies in future.

7.31 Evidence from the CPRE's online mapping website, England's Light Pollution and Dark Skies, indicates that Ashbury Parish as a whole enjoys exceptionally low light pollution levels and consequentially dark skies at night, as Figure 7.28 demonstrates:

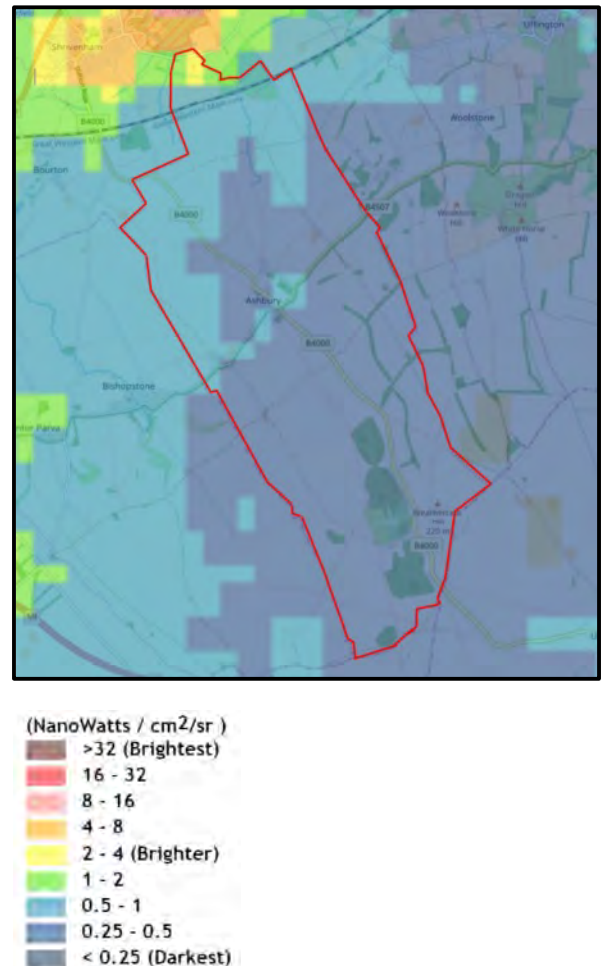


Figure 7.28 – Dark Sky Mapping
 © Natural England copyright 2016. Contains Ordnance Survey data
 © Crown copyright and database right 2016. Earth Observation Group,
 NOAA National Geophysical Data Center. LUC and Campaign to
 Protect Rural England.

7.32 As can be seen from the map above, light levels in the spring line settlements are below 1 nanowatt/cm²/steradian, and below 0.5 nanowatt/cm²/steradian outside them. (Data from the CPRE: <http://nightblight.cpre.org.uk/maps/>)

Policy 3: Dark Night Skies

7.33 These dark night skies are highly beneficial to professional and casual astronomers as well as star-gazers. Dark skies also contribute to the character of the Parish at night. Those who live in a 'dark environment' often notice the cycles of the Moon and the influence this has on the ability to navigate footpaths and pavements etc at night more keenly.

7.34 The initial Ashbury Parish survey, conducted in 2016, asked the question 'What commonly available amenities would you NOT like to see?', to which the largest response was street lighting (14%) (followed by traffic calming (8%) and a takeaway (7%)). This is therefore something that the community feels strongly about and which there is clear evidence to support a rigorous approach in the determination of planning applications.

The above paragraphs describe and summarise the evidence that supports the following built environment policies and which can be found in the evidence base documents that accompany this Neighbourhood Plan.

7.35 Policy 3 introduces a graded hierarchy of light pollution minimisation or avoidance, against which all development proposals will be assessed. Reduction or total avoidance of light pollution is the goal of the policy, but it reflects the fact that this may not always be possible, albeit it should be the over-arching objective in every instance.

1. Development proposals that conserve and enhance relative tranquillity, in relation to light pollution and dark night skies, and comply with other relevant policies will be permitted, provided it can be demonstrated 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) for lighting within environmental zones, and have regard to the following hierarchy:

- a) The installation of lighting is avoided;
- b) If lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
- c) If it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.

2. To be appropriate, lighting for development proposals should ensure that:

- a) The measured and observed sky quality in the surrounding area is not reduced;
- b) Lighting is not unnecessarily visible in nearby designated and key habitats;
- c) The visibility of lighting from the surrounding landscape is avoided; and
- d) Building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented.

7. LAND USE POLICIES

SPATIAL STRATEGY



SPATIAL STRATEGY

KEY OBJECTIVES:

- 3 & 4

RELEVANT NPPF SECTIONS:

- PARAGRAPHS 17, 54-55, 109-112 & 115-116

RELEVANT STRATEGIC POLICIES:

- CORE STRATEGY CORE POLICIES 3, 4, 20, 43, 44
- SAVED LOCAL PLAN POLICIES NE6 & NE9

POLICY INTENTION

The purpose of Policy 4 is to give effect to objectives 3 and 4 which seek to maintain the separate identity of the different settlements, and to support a level of development that is commensurate with the size of the settlements and their capacity to accommodate additional growth.

controlling new development in the settlements in the vale.

7.40 In this regard, the LPP1 strategic policies that are key include policies CP3 and CP4. Policy CP3 describes the settlement hierarchy in the Local Plan area, ranging from market towns at one end (e.g. Faringdon and Wantage), then local service centres and larger villages, and finally smaller villages at the other end. Everything beyond that is deemed to be ‘open countryside’.

7.41 In Policy CP4-defined ‘smaller settlements’ such as Ashbury, the amount of development that can be accommodated is restricted to limited infill development, within the existing built area, unless allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Any such limited infill sites will be supported, policy CP4 notes, where the sites are “.....in keeping with the local character and are proportionate in scale and meet local housing needs, and / or provide local employment, services and facilities.”

7.42 The other settlements in the Neighbourhood Plan area all lie within what is defined as ‘open countryside’ where development “.....will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy.”

7.43 The Ashbury Parish Character Appraisal describes the separate identities of the settlements of Ashbury, Kingstone Winslow, Idstone and

INTRODUCTION

7.36 As already described, the settlements in the ANP area are all situated on the chalk scarp slope, on what is known as the ‘spring line’, the source of many springs that emerge from the chalk downs along the entire length of this section of the Ridgeway from Wantage to Hinton Parva and beyond.

7.37 The spring line follows the B4507 road that connects the line of settlements along the scarp slope. Whilst clearly distinct from one another, the settlements are often located close together along this route.

7.38 Each of the settlements has a distinctly separate identity and this is no better illustrated than in the relationship between Kingstone Winslow and Ashbury. There was overwhelming support for the maintenance of the separation of Kingstone Winslow and Ashbury (81%), and Idstone and Ashbury (81%).

EVIDENCE BASE

7.39 The adopted Vale of White Horse District Local Plan Part 1 (LPP1) contains a variety of policies that establish the strategic framework for

Policy 4: Spatial Plan

Odstone, and the Evidence Base document Our Rural Landscape describes the origins of the spring line settlements and the reasons for their geographical distribution. The physical attributes of the settlements, and the important views within, out, into and between the settlements are also described. Not only do these gaps and key views and vistas contribute to the character of the settlements, they are critical in providing visual 'breaks' between the built parts of the Plan area. The gaps between settlements vary from as little as 150 metres between Ashbury and Kingstone Winslow, to over 600 metres between Kingstone Winslow and Odstone.

7.44 Further evidence is found in the Evidence Base Review, in particular sections 5 and 6, which deal with the natural environment and the built environment respectively.

7.45 The November 2016 questionnaire that was distributed to all households in the Parish returned a response to the question

"How important is it to you that the rural nature of the Parish, with open views, fields and other green spaces between houses and so on, is maintained?"

with 97% of those that responded saying that they supported the proposition and 0% saying they rejected it.

THE POLICY

7.46 These two key issues - maintaining the separate identity of the different settlements and supporting a level of development that is commensurate with the size of the settlements – have been amalgamated into one policy which will enable decisions to be made in light of the historical origins of the separate settlements, the reasons for their separation and the role those settlements play in the District's settlement hierarchy today.

The settlements of the Parish have developed around a series of natural springs, separated by largely undeveloped and open tracts of land. In order to maintain the separation between these settlements, residential development will be supported where:

- It does not adversely impact on the Parish's rural landscape setting or erode the separation of the current spring-line settlements; and
- In the case of Ashbury, it comprises limited infill development within the continuous built-up areas of the settlement or it is allocated in the Vale of White Horse Local Plan;
- In the case of Kingstone Winslow, Odstone and Odstone it is limited to that which is considered appropriate development in the countryside (as specifically set out in other relevant policies in the Development Plan or national planning policy).

Proposals to redevelop brownfield land in the Parish will be determined in accordance with the policies in the Development Plan and national planning policy.

7. LAND USE POLICIES

TRANSPORT & ACCESSIBILITY



TRANSPORT & ACCESSIBILITY

7. LAND USE POLICIES

TRANSPORT & ACCESSIBILITY

KEY OBJECTIVES:

- 5, 6 AND 7

RELEVANT NPPF SECTIONS:

- PARAGRAPHS 17, 29-41 & 75

RELEVANT STRATEGIC POLICIES:

- CORE STRATEGY CORE POLICIES 33, 35, 37
- SAVED LOCAL PLAN POLICIES TR5, TR6, L11, L14

INTRODUCTION

7.47 The ANP area is a rural Parish with roads running east / west and north / south through the centre of the Parish, crossing at Ashbury (the B4000 / B4507 crossroads). These routes connect to Swindon, Shrivenham, Wantage and Lambourn and beyond on the wider road network.

7.48 Road safety is of concern to the community because the routes through the Plan area are at times busy and the risk of accidents is considerable. Where pavements don't exist in the communities this makes it all the more important to ensure that new development does not make the situation worse and indeed improves the situation where justifiable. Policy 5 seeks to achieve this objective.

7.49 The Plan area is criss-crossed with public rights of way, perhaps the most historically important of which include the Ridgeway and Icknield Way. The Ridgeway national trail follows the crest of the downland ridge and is a well-used route, linking Avebury with Ivinghoe over a distance of 87 miles. The route of the Icknield Way (190 miles +) has now been largely subsumed into modern roads in the vicinity of the ANP area. The route follows the B4507 and just to the west of the ANP area the road is named Icknield Way in Bishopstone.

7.50 The Icknield Way runs parallel to the Ridgeway and probably provided an alternative route when conditions on the Ridgeway made it difficult to use.

7.51 Other rights of way throughout the ANP areas provide an important local recreational resource and, in some cases, provide important links between settlements. However there are issues with the general state of maintenance and repair of the rights of way and styles etc.

7.52 In the north of the Plan area the route of the Wilts and Berks Canal crosses the ANP area.

7.53 The villages of Ashbury and Idstone are currently served by the No 47 bus service connecting Swindon with Lambourn and settlements beyond. The bus service is operated by Swindon, West Berkshire and Oxfordshire local Authorities. Swindon and Oxfordshire have withdrawn funding, affecting most rural settlements in the Vale of the White Horse. However, this service is operated by West Berkshire Council Transport Services, under the Connect brand, and it has therefore remained unaffected – at least up to the time of writing.

7.54 The roads in the settlements experience problems with on-street parking to a degree, and this is a function of the way in which they have developed, with dwellings often being located close to the road having been built at a time when cars were not a factor in the design or layout of the plots.

POLICY INTENTION

The purpose of this policy is to address the land use implications of the transport and accessibility objectives. In particular the Neighbourhood Plan is concerned with ensuring that new development does not result in additional on-street parking which could exacerbate the existing conditions on the roads in the settlements. It is also concerned with improving road safety and ensuring that, where justified, new development improves accessibility by non-vehicular modes of transport and supports public transport services that connect the settlements in the Plan area with the wider area.

EVIDENCE BASE

7.55 The December 2016 Parish survey revealed that 66% of respondents felt that the availability of public transport in the Plan area was not sufficient, whilst 16% did not know, and 18% felt that the public transport level was sufficient.

7.56 Whilst the availability of public transport is not a land use consideration, requiring developers to ensure that the impact of new development on the public transport system, cycling and pedestrian routes is fully mitigated, is a land use consideration that is capable of being addressed in a planning policy.

7.57 Data obtained from the Crashmap.co.uk website and reproduced in the Evidence Base Review (April 2017) identifies 21 vehicle accidents within the Plan Area between 2005 and 2016. Of those 21 accidents, two were recorded as 'serious' – defined as where at least one person is seriously injured but no person is killed. 18 were recorded as 'slight', i.e. accidents in which at least one person is slightly injured but no person is killed or seriously injured. One accident resulted in a fatality.

7.58 The December 2016 Parish survey revealed that a number of Parishioners felt that traffic calming and road improvements would make the local roads safer for pedestrians, cyclists, and other road users (53% and 31% respectively).

7.59 The condition of the public rights of way crossing the ANP area has been reviewed and the evidence contained in the Character Appraisal and the January 2016 Footpath Report supports the requirements in Policy 5. According to the 2016 report, a number of footpaths in the ANP area are in a poor or overgrown condition and are therefore not able to be used (for example footpath 112/4/50 at Ildstone). Elsewhere the evidence suggests that the condition of stiles and bridges is inadequate and needs improving (for example the bridge crossing the stream on footpath 112/5/30 at Ildstone). Other routes could be improved to make them more accessible, particularly where they link the settlements together.

The Parking Survey can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

7.60 The May 2017 Evidence Base Review provides additional evidence for public transport, rights of way, roads, accidents and travel to work information.

7.61 The evidence of on-street parking incidence is set out in the Evidence Base.

7.62 Parking surveys have been undertaken in response to feedback from parishioners about the current levels of on-street parking and the results indicate that at certain times of the day the amount of on-street parking in key locations such as the High Street in Ashbury exceeds available spaces by up to 240%, and in most other locations it regularly exceeds 100% of available parking spaces.

Policy 5: Transport and Accessibility

All new development should:

- Provide off-street parking in accordance with the County Council's adopted standards so as to avoid increasing demand for on-street parking;
- Be designed to avoid adverse impacts on road safety within the Parish and, where justified, to secure road safety improvements particularly for pedestrians and cyclists;
- Maximise opportunities for sustainable public transport, pedestrian and cycle movements both within and between the settlements, including securing improvements to the public rights of way that connect the settlements in the Plan area.

7. LAND USE POLICIES

OPEN & LOCAL GREEN SPACES



OPEN AND LOCAL GREEN SPACES

KEY OBJECTIVES:

- 8

RELEVANT NPPF SECTIONS:

- PARAGRAPHS 17, 76-78

RELEVANT STRATEGIC POLICIES:

- CORE STRATEGY CORE POLICIES 44, 45
- SAVED LOCAL PLAN POLICIES NE6, NE9

INTRODUCTION

7.63 The Plan area contains a variety of areas that are either publicly accessible, managed for a degree of public access or in private ownership but accessible to the public.

7.64 **Open / Managed Access Land** - At present there is a degree of protection afforded to these areas by other policies or management regimes. For example, Wayland's Smithy is a scheduled monument and it lies within the AONB. The Ridgeway is open to the public for access purposes and lies within the AONB. Ashdown House and the land that is associated with the house are managed by the National Trust, whose role is to maintain access to land and property for the benefit of the nation.

7.65 There is a significant tract of access land towards the southern end of the ANP area to the east of Ashdown House, designated and therefore protected under the Countryside and Rights of Way Act 2000.

7.66 **Village Greens** - Within or adjacent to the settlements in the ANP area, there are various roadside verges and the small 'greens' in Kingstone Winslow ('Cross Trees Green' – 1.6ha - adjacent to the lane off Station Road) and Ashbury ('Kingstone Winslow Green' – 0.1ha - outside the Rose and Crown and around the war memorial). These are also protected under separate legislation. Details of these are set out in the Evidence Base Review (April 2017).

7.67 **Open Spaces** - There are a number of other small areas of open spaces within the ANP area that are of importance to the local community, including:

- **The Children's Play area, Ashbury**
- **The War Memorial, Odstone**
- **At the Kingstone Winslow junction with the B4507**
- **The old graveyard, Kingstone Winslow**
- **On Chapel Lane at junction with the B4000, Ashbury**
- **On Chapel Lane adjacent to the Manor, Ashbury**
- **Adjacent to Rectory Farm, Idstone**

7.68 **Local Green Spaces** - There are two large areas of private and public land within the Parish that are particularly significant and valuable to the community: the allotments to the south of the B4507 to the south-east of Ashbury village, and Wixes Piece within the village itself. The allotments are privately owned, while the open space at Wixes Piece is owned by the Parish. Both are considered suitable for designation as Local Green Spaces (LGSs).

7.69 In addition, there are three other areas of great importance to the community: the pond at Upper Mill, Kingstone Winslow, a key location for

wildlife, the Chalk springs / millstream watercourses and The Green, Kingstone Winslow which serves as the focal point of the hamlet. These are all sufficiently important to the community that they have been designated as LGSs.

7.70 LGSs are nationally protected areas that local communities, through local and neighbourhood plans, can identify for special protection. The NPPF advises (paragraph 76) that *“By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.”*

7.71 The NPPF goes on to state at paragraph 77 that *“The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.”

7.72 These criteria form the basis of the assessment that has been undertaken for each potential LGS and which is detailed in the LGS evidence document.

POLICY INTENTION

The purpose of this policy is to introduce protection to those areas of land that are of particular value to the community within the ANP area and which meet the relevant criteria for designation as LGSs.

EVIDENCE BASE

7.73 The detailed evidence for the identification and assessment of potential Local Green Space sites is set out in the April 2018 Open Space report.

7.74 Further information on the other sites that are mentioned above but not specifically identified for protection in Policy 6 is contained in the Evidence Base Review (April 2017) and the Open Spaces and Views survey and report May 2017.

7.75 The December 2016 questionnaire revealed a high level of community support, not only for a greater degree of protection of the environment of the Parish (59% of respondents), but also specifically for the maintenance and improvement of the mill pond as a natural wildlife habitat (97% of respondents).

7.76 The Ashbury Parish Character Appraisal provides further evidence about the open spaces in the ANP area.

The Local Green Spaces Survey can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

7. LAND USE POLICIES

OPEN & LOCAL GREEN SPACES

Local Green Spaces



Figure 7.29: Plan of the important local Green Spaces, see the Open Space Report for more details

THE POLICY

7.77 Policy 6 identifies those areas within the Parish that are proposed to be protected as Local Green Spaces.

Policy 6: Local Green Spaces

The Neighbourhood Plan designates Local Green Spaces in the following locations as shown in Figure 7.29:

- i. The Allotments, Ashbury Village
- ii. Wixes Piece, Ashbury Village
- iii. Upper Mill Pond, Kingstone Winslow
- iv. The Green, Kingstone Winslow
- v. Chalk Springs / Millstream watercourses

Development on the designated Local Green Spaces will only be considered acceptable in exceptional circumstances where it is compatible with the reasons for which the land was designated. Development that would improve access to, or enhance the use of such Spaces will be supported provided that the integrity of the Spaces remains intact.

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL
PEOPLE



BETTER FACILITIES FOR LOCAL
PEOPLE

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL PEOPLE

KEY OBJECTIVES:

- 9

RELEVANT NPPF SECTIONS:

- PARAGRAPHS 17, 28, 70, 156, 157, 162, 173-177, 203-204

RELEVANT STRATEGIC POLICIES:

- CORE STRATEGY CORE POLICIES 7, 33, 35, 36, 37, 45
- SAVED LOCAL PLAN POLICIES H23, CF1, CF2, CF5, L4, L7, L8, L9, L10

POLICY INTENTION

The purpose of these two policies is to protect and support existing community facilities and services, whilst addressing the impact that new development can have on existing services and facilities and seeking the provision or funding of infrastructure which mitigates the effects of the development on the specific services and facilities.

EVIDENCE BASE

7.81 The key evidence that supports the following policies is contained in the VWHDC Town and Village Facilities Study (Update February 2014) the Evidence Base Review (April 2017), the December 2016 Parish Questionnaire feedback, the Impact of an Ageing Population Report and the Ashbury Parish Facilities survey and accompanying report¹.

7.82 The VWHDC Village Facilities study identifies Ashbury, Kingstone Winslow and Idstone as distinct settlements. Each settlement is scored based upon the range of services and facilities available in the settlement. Ashbury scores 9.5, Kingstone Winslow 0 and Idstone 1.

7.83 The scores remain unchanged for the latter two but Ashbury's score has increased since the last assessment in 2013 by 0.5 points due to the availability of the Post Office counter in the Rose and Crown. Although not specifically scored, Ashbury also has a village allotment area, as noted above.

7.84 This places Ashbury approximately in the middle of the ranking of smaller villages (whose scores range from 7 to 13 points). Since the survey was undertaken rural bus services have been cut in many places by the County Council. This has had the effect of pushing Ashbury up the ranking slightly (whilst the West Berkshire funded service continues to serve Ashbury) when compared to the other

INTRODUCTION

7.78 Ashbury Parish has a range of facilities that are well used by the community but which are, by their nature, dependent upon regular and long-term patronage from the community.

7.79 Key facilities in the Plan area include the Ashbury Village Hall, shop and tea room, the Evangelical Free Church, the Church of St Mary the Virgin, the Ashbury with Compton Beauchamp C of E (Voluntary Aided) Primary School, the Pre-school (closed in September 2017), the Rose and Crown Inn (which contains the Post Office – open Wednesday and Friday mornings) and the allotments.

7.80 These facilities lie at the heart of the community and contribute to the sustainability of the Plan area with many day-to-day needs being met within the Plan area.

The supporting documents can be viewed on the Ashbury Parish Website at <http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

VoWHDC Town and Village Facilities Study (Update 2014)

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL PEOPLE

smaller villages which used to be served by Oxfordshire County Council-funded services.

7.85 Whilst not mentioned in the VWHDC Village Facilities study, the Evidence Base Review notes that there are also farmers' markets, clubs and other regular community-based activities run within the Parish which sustain the local community. The Parish is also served by telephone and fibre broadband which sustains both community and business interests locally.

7.86 The Ashbury Parish Facilities survey and report highlight the importance that the community attaches to the services and facilities that are available in the ANP area at the time of writing. It identifies a range of aspirations for future provision of social and community infrastructure and details of these are contained at Appendices 2 and 3 of the Neighbourhood Plan.

7.87 The Impact of an Ageing Population Report identifies a number of impacts that the ageing population will have on Ashbury Parish, including

- **Reduction of intergenerational population mix**
- **Reduced incentives for younger people and families to move back**
- **No structured neighbourhood 'care' system available**
- **No local Chiropody service (essential for ageing elderly population)**
- **Increasing fragility of current services and facilities in the village including the Primary School**
- **Increasing vulnerability of the older elderly and those living in single households and the previous family home (so size of property)**

- **Increased levels of loneliness, mental health problems etc**
- **Isolation should driving cease and or no transport available**
- **Reduction of collective village alert system**
- **Insufficient transport links to health care and other services for the elderly**
- **Less incentive for younger generation to move back to set up local businesses**
- **Reduction in any local workforce for any sort of 'in village' caring/support activities**
- **No new build housing that is flexible to allow for use by demand in the population**
- **No suitable housing available for downsizing for the elderly**
- **No housing stock in affordable price ranges for young people / with families**

7.88 It proposes a number of detailed recommendations to address these significant concerns.

7.89 The 2016 Parish Questionnaire revealed that 100% of respondents use the local amenities in the Plan area. Furthermore, the community identified that improvements to the playing field, pond and shop would make them use the amenities more. There was an expressed desire to see enhancements to the playing field (15% of respondents). 66% of respondents thought that the bus service was not sufficient for the area.

7.90 Some of the respondents expressed that they would not like to see street lighting (15% of respondents), traffic calming (8%) and a takeaway (7%).

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL PEOPLE

7.91 The need for development to mitigate its impact on existing facilities and infrastructure is a well-recognised principle of the planning system. The ability exists for local planning authorities to secure mitigation through what are known as Section 106 agreements, whereby funding, or the provision, of community facilities or social and physical infrastructure can be secured in response to the proposal to develop land. The evidence to support such requirements is generally provided on a site by site basis following assessment by the relevant bodies (school capacity – Oxfordshire County Council; sustainable transport measures - Oxfordshire County Council; healthcare provision – Oxfordshire and Swindon Clinical Commissioning Groups; sewerage treatment capacity – Thames

Water; water supply – Thames Water; public open space – Vale of White Horse District Council; and utility connections – utility companies.

7.92 In addition to Section 106 agreements, the Vale has recently brought in the Community Infrastructure Levy ('CIL' - in September 2017) which imposes a charge on new development for the following locations and categories of development:

7.93 The ANP area lies entirely within CIL charging zone 1. This means that CIL payments will be levied on all new residential development (unless exempt) at a rate of £120 per sq.m. and £100 per sq.m. for supermarkets and retail warehousing.

Development Type	CIL Charging Rate (£ per sq m)		
	Zone 1	Zone 2 Faringdon, Grove and Wantage	Zone 3 Crab Hill, Didcot Power Station, East of Coxwell Road, Grove Airfield, Land South of Park Road, Monks Farm, North of Shrivenham, South of Faringdon and Valley Park Strategic Sites
Residential development (including student accommodation and sheltered housing)	£120	£85	£0
Development Type	District Wide		
Extracare, nursing and care homes ¹	£0		
Residential development which is required to enable a rural exception site under Core Policy 25	£0		
Supermarkets and retail warehousing	£100		
All other development	£0		

¹ Extracare, nursing and care homes that provide accommodation and ongoing nursing and/or personal care. Personal care includes: assistance with dressing, feeding, washing and toileting, as well as advice, encouragement and emotional and psychological support.

Figure 7.30 – Community Infrastructure Levy Charging Rate for ANP area.
Source: Vale of White Horse District CIL Charging Schedule (September 2017)

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL PEOPLE

7.94 With an adopted Neighbourhood Plan in place Ashbury Parish Council would receive 25% of CIL receipts in relation to development permitted after the Neighbourhood Plan is 'made', regardless of the number of dwellings within the Parish. This compares to a figure of 15% without a Neighbourhood Plan.

7.95 The CIL Regulations state that a Parish Council can spend CIL funds on the following:

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

7.96 The Vale encourages communities to publish priorities for spending highlighting those that align with the District Council. These priorities are described in Appendix 3 to the Neighbourhood Plan.

THE POLICIES

7.97 The policies below provide a clear guide as to the process for assessing the redevelopment of any facilities deemed to be 'community facilities' and for mitigating the direct effects of development upon local community and physical infrastructure (eg schools, sustainable transport, healthcare facilities, sewerage treatment and water supply infrastructure, public open space and utility services).

Policy 7: Community Facilities

Other than where specifically permitted as a result of existing permitted development rights or other policies in the development plan, proposals for the redevelopment of a building or land that comprises or accommodates a community facility will be resisted unless it can be shown that the facility:

- is no longer viable; or
- is no longer needed; or
- can successfully be relocated within the relevant settlement.

The facilities this policy applies to include (this list is not exhaustive):

- Ashbury Village Hall
- Ashbury Village Shop and Tea Room
- Ashbury Evangelical Free Church
- The Church of St Mary the Virgin
- Ashbury with Compton Beauchamp C of E (Voluntary Aided) Primary School
- The Parish Pre-school
- The Rose and Crown Inn
- The Allotments

7. LAND USE POLICIES

BETTER FACILITIES FOR LOCAL PEOPLE

Policy 7: Infrastructure

In order for the community of the Parish to continue to flourish in the future, it is necessary to ensure that an appropriate level of infrastructure is maintained commensurate with the needs of the community.

Active support will be given to development which is consistent with the other policies in this Neighbourhood Plan where it secures the provision or funding of infrastructure that mitigates the effects of the development, with particular regard to school capacity, sustainable transport measures, healthcare provision, sewerage treatment capacity, water supply, public open space and utility connections.

A list of the priorities is set out at Appendix 3 to the Neighbourhood Plan.

Monitoring and Review

8.1 It is important to ensure that the Neighbourhood Plan policies are doing what they are supposed to do. One way of measuring their effectiveness is to regularly monitor how effective they are through the establishment of monitoring indicators, targets and ways to achieve compliance with the targets.

8.2 A monitoring report will be prepared on the effectiveness of the Plan and presented to the Parish Annual General Meeting in May/June each year. The monitoring framework for the Neighbourhood Plan is set out at **Appendix 4**.

8.3 Plans are only valuable when kept up to date. As such the Parish Council will be responsible for periodically reviewing and, where required, updating this Neighbourhood Plan, to ensure it remains relevant and appropriate to the community to which it relates. Plans can be partially or fully reviewed, depending upon the issues that have triggered the review.

8.4 A full review of the Plan will be conducted every five years to confirm its relevance and appropriateness to Ashbury Parish. This will be overseen by the Parish Council with anticipated participation from members of the public. Where changes (for example revised national or District planning policies) indicate that major alterations to the Neighbourhood Plan policies will be necessary, these are likely to require full public consultation and examination, as with the current Plan.

8.5 Partial reviews will also need to go through the same process. However where changes are minor in nature and relate only to the supporting text or community aspirations there may be opportunities for a more limited review process to be undertaken in conjunction with the community and District planning authority.

Ashbury	Unless otherwise stated, the name refers to the Parish of Ashbury
ANP	The Parish of Ashbury Neighbourhood Plan
AONB	Area of Outstanding Natural Beauty. An area of high landscape value of designated national importance, within which the conservation and enhancement of its natural beauty is the priority.
BAP	Biodiversity action plan
CIL	Community Infrastructure Levy. A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
HRA	Habitat Regulations Assessment
LGS	Local Green Space - a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan
NPPF	National Planning Policy Framework
SEA	Strategic Environmental Assessment
S106	Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain mitigation works related to a development are undertaken.
VWHDC	Vale of White Horse District Council
LPP1	Vale of White Horse District Council Local Plan 2031 Part 1: Strategic Sites and Policies
LPP2	Vale of White Horse District Council Local Plan 2031 Part 2: Detailed Policies and Additional Sites
V and O	Vision and Objectives

10. APPENDICES

APPENDIX 1

NEIGHBOURHOOD PLAN EVIDENCE BASE

A number of documents have been produced which support the policies of the Neighbourhood Plan. These can be found on the Ashbury Parish Council website under the heading 'Evidence Base' at this link:<http://www.ashbury.org.uk/ashbury-neighbourhood-plan/>

The evidence base comprises the following documents:

1. Ashbury Parish Neighbourhood Plan - Evidence Base Review
2. Ashbury Parish Character Appraisal
3. Local Green Space Report
4. Our Rural Landscape
5. Impact of an Aging Population
6. The village surveys have been compiled together and include the following:
 - Business Survey Report
 - Footpaths Report
 - Ashbury Parish Facilities Report of Survey
 - Report on the Open Space and Views Survey
 - Parking Survey Report

APPENDIX 2

NON-LAND USE COMMUNITY ASPIRATIONS

- Regular bus service to Shrivenham to link to Swindon/Oxford service
- A venue for various medical practitioners to be able to hold a clinic
- More extensive postal services at the Rose and Crown
- Addressing the critical impacts of an ageing population on the Parish of Ashbury (refer to detailed recommendations in the evidence base report that underpins this aspiration)

APPENDIX 3

KEY INFRASTRUCTURE REQUIREMENTS

These requirements have been identified through the various surveys and public consultations and meetings , which are found in the evidence base .

- A new bus service to Shrivenham
- Better utilisation of Wixes Piece Open Space
- The construction of a medical clinic on land within the Parish, for visiting GPs
- Provision of a permanent home for the Pre-School
- Funding to sustain the existing bus service
- Extension to graveyard
- Financial support for mobile library to return
- Speed restrictions on the exits / entrances to Ashbury
- Provision of sufficient school capacity
- Sustainable transport measures
- Sewerage treatment capacity
- Water supply
- Public open space (generally, to Vale standards of provision)
- Utility connections and capacity

APPENDIX 4 MONITORING & REVIEW

Plan Policies	Indicators	Targets	Action
Policy 1: Design and Heritage	Number of planning permissions granted contrary to urban design / heritage officers' advice.	To ensure all relevant planning permissions are granted in accordance with the policy.	Work with the District Council to help in the delivery of appraisals for the Plan area's conservation areas. Furthermore, work with the District's urban design and heritage officers to ensure there is a clear understanding of the distinctive character and heritage of the Plan area.
Policy 2: Key Views and Vistas	Number of planning permissions granted contrary to technical advice in relation to the need to protect these key views and vistas.	To ensure all relevant planning permissions are granted in accordance with the policy.	Work with the District Council's landscape and planning officers and the AONB Board advisers to ensure that the value of these views and vistas is recognised in all planning decisions and policy documents.
Policy 3: Dark Night Skies	Number of planning permissions granted contrary to technical advice in relation to the need to protect the dark skies in the Plan area.	To ensure all relevant planning permissions are granted in accordance with the policy.	Work with the District Council and AONB Board to protect the Plan area from light intrusion through insensitively planned developments.
Policy 4: Spatial Plan	<ul style="list-style-type: none"> • Number of dwellings permitted in accordance with the policy criteria; • Number of brownfield development site units permitted; • Number of permissions that do not accord with the settlement spatial plan. 	To ensure all relevant planning permissions are granted in accordance with the policy.	Work with the District Council to ensure that the Development Plan strategy for the Plan area is adhered to in all planning application decisions.

Plan Policies	Indicators	Targets	Action
Policy 5: Transport and Accessibility	<ul style="list-style-type: none"> • Number of non-compliant (parking and highway safety) schemes permitted in the Plan area; • Funds secured or provision of infrastructure to support the delivery of sustainable transport measures in the Plan area. 	To ensure that all new development provides appropriate levels of parking and protection of highway safety; to maximise opportunities for sustainable transport to grow in the Plan area.	<ul style="list-style-type: none"> • Work with the District Council and Highway Authority to ensure that parking standards and road safety measures are complied with throughout the Plan area • Work with bus service operators and Oxfordshire County Council / West Berkshire Council to seek to protect the existing bus service and to support new services serving the Plan area; • Work with the District and County Councils to underline the importance of pedestrian, cycle and public transport provision in the Plan area.
Policy 6: Local Green Spaces	Number of planning permissions granted within LGS protected areas.	To secure the long term protection of important local green infrastructure within the Plan area.	Work with LGS landowners to ensure that the reasons for which LGSs were designated remain present. Where appropriate provide support to landowners in the form of assistance with development of maintenance plans and strategies.

Plan Policies	Indicators	Targets	Action
Policy 7: Community Facilities	Number of community facilities opened or lost in Plan area.	To secure the protection of existing community facilities and ensure there are no further losses unless justified.	Ensure that the Parish Council is a strong advocate for the protection and expansion of community facilities within the Plan area, and that it represents the community in discussions with the County and District Councils and Health Authority over the preservation and augmentation of such facilities where appropriate to do so.
Policy 8: Infrastructure	<ul style="list-style-type: none"> • Funds secured or provision of community / physical infrastructure within the Plan area; • CIL / S106 funds received by or spent within the Plan area on community and physical infrastructure that is of benefit to the community of the Plan area. 	To ensure that the Community Infrastructure Levy and S106 agreements are used effectively to mitigate the impacts of development on local community and physical infrastructure.	Ensure that wherever planning applications trigger CIL or S106 obligations, the Parish Council is involved in discussions with the developer and District / County Councils over the spending strategy and community requirements that are necessary to mitigate the adverse effects of new development, so that all such planning decisions properly reflect the direct and indirect impacts on the community of the Plan area.

