

# Cumnor Parish Neighbourhood Development Plan



*'That Sweet City with her Dreaming Spires' by Sue Side, local Cumnor Parish artist*

September 2020

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## The Scholar-Gypsy (extract) by Matthew Arnold

*The lost Scholar long was seen to stray,  
Seen by rare glimpses, pensive and tongue-tied,  
In hat of antique shape, and cloak of grey,  
The same the gipsies wore.*

*Shepherds had met him on the Hurst in spring;  
At some lone alehouse in the Berkshire moors,  
On the warm ingle-bench, the smock-frock'd boors  
Had found him seated at their entering,*

*But, 'mid their drink and clatter, he would fly.  
And I myself seem half to know thy looks,  
And put the shepherds, wanderer! on thy trace;  
And boys who in lone wheatfields scare the rooks  
I ask if thou hast pass'd their quiet place;  
Or in my boat I lie*

*Moor'd to the cool bank in the summer-heats,  
'Mid wide grass meadows which the sunshine fills,  
And watch the warm, green-muffled Cumner hills,  
And wonder if thou haunt'st their shy retreats.*

*For most, I know, thou lov'st retired ground!  
Thee at the ferry Oxford riders blithe,  
Returning home on summer-nights, have met  
Crossing the stripling Thames at Bab-lock-hithe.*

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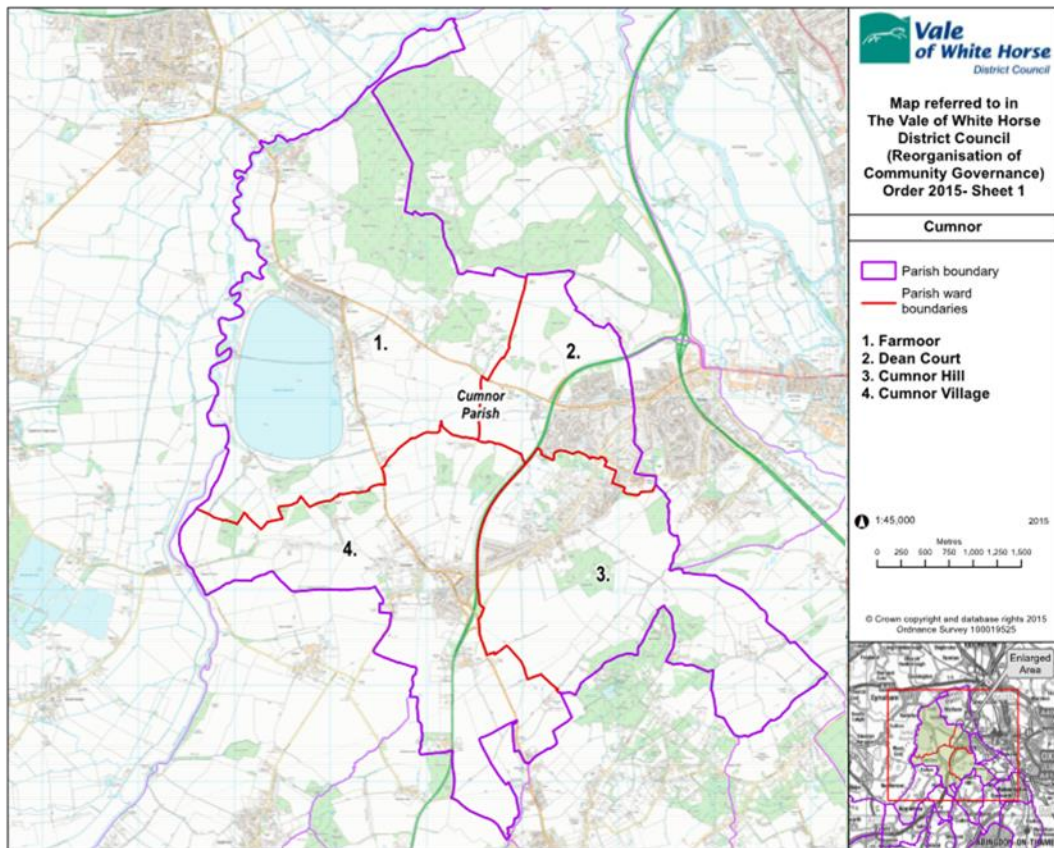
# Introduction

## The Plan and Area

1. This Neighbourhood Plan is made by Cumnor Parish Council (CPC) under the Planning and Compulsory Purchase Act 2004 as amended, and the Town and Country Planning Act 1990 as amended. Once made, the Neighbourhood Development Plan forms part of the statutory development plan for Cumnor Parish, together with the Vale of White Horse Local Plan 2031 (or any future adopted local plan).
2. Planning applications must be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. This affords full weight to the policies of the Neighbourhood Plan.
3. The designated Neighbourhood Plan area covers all of Cumnor parish. The plan boundary is shown on Map 1. The boundaries of the four wards of the parish: Cumnor Hill, Cumnor Village, Dean Court and Farmoor are shown in Map 2.



Map 1 Area Designation Cumnor Parish Neighbourhood Plan



Map 2 The wards of Cumnor Parish

## Legal Compliance

4. The Neighbourhood Development Plan has been drafted to meet the basic conditions (as set out below) and other legal requirements. The basic conditions are:
  - having regard to national policy and guidance, including the National Planning Policy Framework 2019 (NPPF) and Planning Practice Guidance;
  - being in general conformity with the strategic policies in the local plan (Vale of White Horse Local Plan 2031);
  - helping to achieve sustainable development;
  - not breaching EU obligations.
5. In addition, the plan complies with human rights law.
6. The Neighbourhood Development Plan covers the period up to 31<sup>st</sup> December 2031 in line with the current Vale of White Horse Local Plan (Parts 1 & 2).
7. The Neighbourhood Development Plan does not deal with excluded matters such as minerals, waste and nationally significant infrastructure.
8. The Neighbourhood Development Plan will be reviewed every 4 years by Cumnor Parish Council in line with parish elections, or as necessary having regard to changes to national policy and guidance, local policy or other factors.

## The Parish of Cumnor (the wards of Dean Court, Cumnor Hill, Cumnor Village and Farmoor)

9. The parish of Cumnor lies four miles to the west of Oxford and is made up of 4 wards – Dean Court, Cumnor Hill, Cumnor Village and Farmoor, and includes the smaller hamlets of Chilswell, Henwood, Filchampstead and Swinford. The parish is largely rural, with the more suburban area of Dean Court still retaining a strong sense of green space with its mature trees, wider streets and ample gardens adding to its unique identity.
10. Like Cumnor Village, the other parish wards of Farmoor, Dean Court, and Cumnor Hill all have distinct identities, giving the parish a rich and diverse character, ranging from private housing, through small business parks, individual businesses and schools, to nature reserves and a renowned centre for watersports and ornithology. The parish is wrapped by open farmland and ancient woodland, giving rise to rich and diverse habitats. It is home to 20 stands of ancient woodland<sup>1</sup>, 8 Local Wildlife sites<sup>2</sup>, 3 Sites of Special Scientific Interest<sup>3</sup>, 56 public rights of way (PRoW), 15 areas of registered common land and village greens<sup>4</sup> and the largest single expanse of open water in the county of Oxfordshire<sup>5</sup>.
11. The parish contains a number of very well-used community, recreational and leisure assets. Village halls, a community centre and church halls host activities and clubs for all ages, from babies to older people. Playing fields, a cricket pitch and allotments cater for a wide range of leisure interests. Disabled accessible nature reserves, bird hides, sailing and an outdoor centre attract residents and visitors alike.
12. Although the parish is served by a number of bus routes, private cars are currently the main mode of transport, their growth pointing to an ever-greater need for a network of sustainable transport options, including cycle routes, given the parish's proximity to Oxford City.
13. Against this background, producing a Neighbourhood Development Plan for Cumnor has been both instructive and challenging. The process has included widespread consultation with residents and businesses, detailed analysis of a parish wide survey and other publicly available data, and the engagement of experts in hydrology, planning and green spaces, to name but a few.

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<sup>1</sup> Defined as 'woodland continuously in existence since 1600'

<sup>2</sup> Thames Valley Environmental Records Centre

<http://www.tverc.org/cms/sites/tverc/files/documents/Map%20of%20Local%20Wildlife%20Sites%20in%20Vale%20of%20White%20Horse%20May%202018.pdf> accessed 11/09/2020

<sup>3</sup> SSSI List Natural England <https://designatedsites.naturalengland.org.uk/> accessed 11/09/2020

<sup>4</sup> Register of Common Land

[https://docs.wixstatic.com/ugd/addc13\\_d1aaa47d393d4d9a8a2d14c6c6959a2d.pdf](https://docs.wixstatic.com/ugd/addc13_d1aaa47d393d4d9a8a2d14c6c6959a2d.pdf) accessed 11/09/2020

<sup>5</sup> Farmoor Reservoir <https://corporate.thameswater.co.uk/About-us/community/great-days-out/recreational-sites/Farmoor-reservoir> accessed 11/09/2020

14. The Parish Council has developed this work into a robust, evidence-based plan for Cumnor's future to 2031, in line with the Vale of White Horse District Council's (VOWHDC) Adopted Local Plan Parts 1 and 2<sup>6</sup>. It aims to balance the many competing pressures on Cumnor and sets out policies on how the parish can both address the key issues facing it whilst maintaining and enhancing the very characteristics that draw people here in the first place.

## Infrastructure

15. Cumnor Parish has its challenges. The 13.2% growth<sup>7</sup> in housing, and 163% increase in care home beds since 2011 has not been matched by an increase in services. Primary school places have not been increased in the parish, with more children now attending schools outside the parish. GP provision has not increased, forcing people to travel further to attend medical appointments. Bus service provision has reduced<sup>11</sup> with the removal of the No 66 bus service (from Appleton to Oxford) causing greater reliance on the car for transport. In addition, the parish, for some years, has been searching for an additional secular burial ground.

## Housing Mix

16. Against this backdrop, land prices have remained high, with developers opting to build large dwellings (4+ bedroom properties) and luxury apartments, rather than dwellings driven by local need (smaller, affordable properties).
17. This pressure led to some very clear messages coming out of the February 2018 'Cumnor Big Survey'<sup>8</sup> which had an unprecedented 36% response rate, and clearly articulated the three priorities for Cumnor Parish's Neighbourhood Plan. These are: -
1. Protecting and enhancing local green spaces
  2. Developing policies to ensure that infrastructure grows in line with population growth
  3. Maintaining and enhancing the character of our areas
18. The Big Survey highlighted that more 1- and 2-bedroom dwellings were needed in the parish, and is supported by recent housing data, as expanded upon in the Residential Development section and policies below.

## Affordable Housing

19. In the Big Survey (Feb 2018), affordable housing was a key issue for residents. Residents commented that 'affordable housing' is not remaining affordable in the long term:

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<sup>6</sup> VoWHDC LPP1 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites> accessed 11/09/2020

<sup>7</sup> See Residential Development Policies Rationale & Evidence, figures based on VOWHDC figures

<sup>8</sup> <https://cumnorparishcouncil.org.uk/cms-data/depot/filedepot/The-Cumnor-Parish-Big-Survey-The-Results-Are-In-Reg-14-Version.pdf> accessed 11/09/2020

*“we need a significant increase in genuinely affordable housing for young single people, young families and older people wishing to downsize”*

20. Housing sold at 80% market value of Oxford prices is not affordable on most incomes with high house prices creating an unsustainable community. Parishioners believe policies are required to adjust the inequality. For these reasons, the Residential Development policies are designed to promote and encourage more 1- and 2-bedroom dwellings, with a greater focus on affordability.

## Green Spaces

21. Cumnor sits in close proximity to Oxford City and has always acted as a ‘green lung’. The accessibility of green and blue spaces is important to its residents and the physical and mental well-being of people locally and more widely in Oxford City (with its population of approximately 155k<sup>9</sup>). Wherever you are in Cumnor Parish, there is a strong connection with its rural environment. In the Big Survey, there were many comments to this effect, for example noting that green spaces and the green belt

*“provide a feeling of wellbeing and freedom. They contribute to the good physical health of the neighbourhood and provide educational opportunities for the young people”* and that *“any new developments must include ‘breathing space’ in terms of green areas.”*

22. Cumnor Parish is a large parish in the Vale of White Horse DC, with almost 7,000 residents. Over 75% of it is rural in nature, so it is no surprise that in the Big Survey, residents overwhelmingly identified that local green spaces and the green environment were important assets to the community and considered this aspect a priority for the Cumnor Parish Neighbourhood Plan. 94% of all respondents said that Cumnor’s green spaces were important to them, while 89% believed the retention of the Green Belt was important. 75% were satisfied with the Parish’s green spaces: Farmoor reservoir is the most used, with 51% using this popular amenity. The Hurst and Wytham Woods are both used by 40% of respondents.

## Sustainable Growth

23. The ability of Cumnor to deliver significantly large new developments is curtailed. This is due to: -
- the significant housing growth that Cumnor has experienced since 2011
  - the existence of the Green Belt wrapping around the built environment
  - Policy CP4 in Local Plan Part 1 supporting only “limited infill development within existing built areas”.
24. Given the increase in housing and the predominant Green Belt nature of the parish, all new development will be from limited infill development and brownfield sites. As at January 2020, the parish has 2 registered brownfield sites (capable

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<sup>9</sup> [https://www.oxford.gov.uk/info/20131/population/459/oxfords\\_population](https://www.oxford.gov.uk/info/20131/population/459/oxfords_population) accessed 11/09/2020

of delivering 5 or more units), and these 2 sites now have planning permissions granted<sup>10</sup>. The Vale's affordable housing policy, CP24 states that "The Council will seek 35% affordable housing on all sites capable of a net gain of eleven or more dwellings."

## Business & Community Facilities

25. There are 59 registered businesses in Cumnor Parish. The largest employers are in education (school and outdoor education) and the care sector. Cumnor Parish has 6 care homes providing 226 beds. There is a perception by residents that there is an over provision of 'luxury' care home places in the parish.
26. As part of our evidence base, we surveyed local businesses (see Business & Community Facilities Report 2019 – Appendix F to the Consultation Statement). In general, businesses find Cumnor a good place to work, with tranquil surroundings and access to transport links, although congestion is an issue in some parts of the parish. However, some business owners question their ability to expand effectively, which may have consequences for growth in the future.

## Transport & Traffic

27. Cumnor Parish is 4 miles away from the Oxford City centre. There are buses that run 4 times an hour through Cumnor Village during the day, 2 per hour from Dean Court and every 10 minutes from Farmoor (S1 Service which reduces to 3, then 2 per hour in the evening). There is an additional service, the S6, which routes along the A420, but has no stops within the parish<sup>11</sup>.
28. However, even though it is in close proximity to Oxford City there are a number of factors that create a dependency on cars rather than buses or bicycles. Four key factors that affect bus usage are: -
  - after 7pm bus services reduce to one per hour (none to Dean Court). Similarly, weekend bus services are much reduced in frequency and duration.
  - many residents live more than a 10-minute walk from a bus stop and several key businesses are located away from main bus routes e.g. Willow Cottage Nursery
  - cycle usage is low due to the topography of the parish. Cumnor Hill and Tumbledown Hill are long, steep climbs and requires high degrees of fitness to travel along
  - Eynsham Road (B4044) is a 50mph narrow road and is not safe for cyclists as evidenced by the accident statistics on this route (76 incidents 2014-2018<sup>12</sup>).
29. Residents, when questioned in the Big Survey, highlighted the following concerns surrounding transport and infrastructure: -

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<sup>10</sup> VOWH Brownfield register <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/brownfield-land-register> accessed 11/09/2020

<sup>11</sup> These figures applied at the time of this Plan's Regulation 14 consultation in January/February 2020. During 'lockdown' services were heavily reduced and at the time of writing (September 2020) although they are changing on an almost weekly basis they are not yet back to Jan/Feb levels

<sup>12</sup> <https://www.crashmap.co.uk/> accessed 11/09/2020

- traffic speeds through Cumnor Village, along the B4044/Eynsham Road and Farmoor,
- parking throughout the parish, especially those areas where new developments have not got adequate off-street parking,
- HGVs routing through the historic village core, and “rat-running” across the Swinford Toll bridge
- aircraft noise (due to being in the flight path of Brize Norton and Oxford London Airport) and
- traffic noise from the A420 which residents say does not have adequate noise mitigation installed

30. Two key concerns for residents are: -

- the proposal by Oxfordshire County Council for a Park & Ride site at the top of Cumnor Hill, on an environmentally sensitive site in the Green Belt
- the proposed Route B1 of the OxCam Expressway, again with potentially devastating impacts on sensitive environmental sites, and significantly adverse impacts on residents’ amenity and quality of life.

## Environment

31. This brings us back to the landscape and the diverse habitats that Cumnor Parish enjoys. The parish is rich in architectural, archaeological and environmental designations, with 3 Sites of Special Scientific Interest (SSSI), 20 stands of ancient woodland, the River Thames with the Thames Path, nature reserves along its banks, 8 Local Wildlife Sites<sup>13</sup>, 15 areas of common land, several Iron Age and Jurassic archeological sites, together with 59 listed buildings and an historic Conservation Area. Residents are rightly proud of the protection to date of these incredibly sensitive world renowned sites, and feel honoured to be their custodians, maintaining, protecting and enhancing these areas.

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<sup>13</sup> Thames Valley Environmental Records Centre [http://www.tverc.org/cms/sites/tverc/files/vale Living List 2019.pdf](http://www.tverc.org/cms/sites/tverc/files/vale_Living_List_2019.pdf) accessed 11/09/2020

# Cumnor Parish Neighbourhood Plan, Vision & Aims

32. The following vision and aims have been created based on local evidence and the outcomes of community engagement. Initial vision and objectives were developed following the outputs of two public meetings, held in September 2016 and November 2016. They were developed further from the responses given within the Cumnor Parish Big Survey and refined in 2020 using the responses from the Reg14 consultation.

*“Our vision is to ensure that Cumnor Parish remains a vibrant and thriving community for all our residents, both now and into the future. We want to make sure that we protect and enhance local green spaces, preserve historic points of interest, whilst positively influencing and delivering sustainable growth within the development constraints identified for the Parish. We are committed to seeking infrastructure that grows with the population and meets the needs of all our residents. Above all, we recognise the distinct and special characters of the four wards that make up the Parish of Cumnor and wish to preserve the features and spirit that makes us unique”.*

33. The Neighbourhood Development Plan has five aims, developed following the analysis of responses from over 1,000 residents to our Big Survey of February 2018. The Cumnor Parish Neighbourhood Development Plan aims to: -
- i. protect and enhance the green & blue spaces, and increase biodiversity, within Cumnor Parish
  - ii. support opportunities for local employment within the parish
  - iii. ensure that our infrastructure supports the needs of existing and new residents of Cumnor Parish
  - iv. maintain and enhance the character of Cumnor Parish
  - v. provide a well-balanced mix of housing to meet identified needs of Cumnor Parish

## Developing the Plan - Community Engagement

34. In September 2016, Cumnor Parish Council agreed to develop a Neighbourhood Development Plan to better enable positive engagements with planning bodies and developers. The plan will provide local residents with a voice as to how their community should grow and be sustainable whilst continuing to be the strong and vibrant community that we have today.
35. The Parish Council set up a Steering Group made up of Parish Councillors and local residents, including local landowners. This group coordinated two initial public meetings in September (26 people) and November 2016 (120 people). Both of these events were facilitated by Community First who provided factual guidance and enabled the Steering Group to understand early concerns and issues in the community.
36. These ideas were tested out during February 2018 with the Cumnor Parish Big Survey. This 6-page questionnaire was posted to every household in the Parish (2760 households), and asked questions that covered views on the priorities for the Neighbourhood Plan, views on housing, local green spaces, air quality, traffic noise, parking, broadband provision and GP/Health Centre provision.
37. Ongoing communications and feedback have been undertaken through regular updates via the monthly editions of Cumnor Parish News, Facebook, Twitter and quarterly newsletters to the distribution group.
38. This document is submitted following the 6-week pre-submission consultation process during January and February 2020. Responses from residents and stakeholders were considered by the Steering Group as described in the accompanying Consultation Statement (and its Appendix H). Following extensive debate, analysis and the examination of evidence, this Plan, together with required supporting documentation, including a Basic Conditions Statement and a Consultation Statement, has been presented by Cumnor Parish Council to VoWHDC.
39. Arrangements for the remaining stages in the NDP development process is largely in the hands of VoWHDC who are working closely with the NDP Steering Group. These stages include a further formal Public Consultation, Examination by an independent inspector, and exposure of the Plan to a Local Referendum. Provided that these stages are successfully completed, the Cumnor Parish NDP will be 'made' and become a formal element of VoWHDC's Local Plan.

Our approach to community engagement is summarised in Figure 1 below:

September 2016 Initial Public Meeting	November 2016 Public Meeting	Ongoing	February 2018 Cumnor Parish Big Survey	January 2020 Consultation Events
<ul style="list-style-type: none"> <li>•26 invited stakeholders</li> <li>•Mix of landowners, community reps &amp; residents</li> <li>•Facilitated by Community First Oxon</li> </ul>	<ul style="list-style-type: none"> <li>•Open to all</li> <li>•120 attendees</li> <li>•Facilitated by Community First Oxon</li> </ul>	<ul style="list-style-type: none"> <li>•Monthly article in Cumnor Parish News (distribution 1600 copies)</li> <li>•Quarterly newsletter to distribution group (120 people)</li> <li>•Regular updates &amp; requests for help via Twitter &amp; Facebook</li> </ul>	<ul style="list-style-type: none"> <li>•Sent to every household (2760 in total)</li> <li>•1003 responses (36% of households)</li> </ul>	<ul style="list-style-type: none"> <li>•Cumnor Old School 4th Jan 2020</li> <li>•Dean Court Community Centre 11th Jan 2020</li> <li>•Farmoor Village Hall 11th Jan 2020</li> <li>•Hard copies available at Botley Library, Farmoor Stores &amp; Dean Court Community Centre</li> </ul>

Figure 1 Community Engagement Approach

## Aims and Objectives of the Cumnor Parish Neighbourhood Development Plan

Aims	Objectives
1. Protect and enhance the green & blue spaces within Cumnor Parish.	<ul style="list-style-type: none"> <li>i. Conserves and enhances local green spaces, SSSIs (Spring Farm, The Hurst, Wytham Great Wood), nature reserves (e.g. Pinkhill, Shrike and Buckthorn)</li> <li>ii. Protects &amp; enhances the biodiversity of green &amp; blue spaces and local wildlife sites by increasing habitats and wildlife corridors</li> <li>iii. Protects and conserves the Green Belt within the Parish</li> <li>iv. Preserves historically important landscapes and important views (within the Parish so also preserving views both from Oxford into the Parish and out from the Parish)</li> <li>v. Maintains and enhances the extensive network of public footpaths</li> </ul>
2. Support opportunities for local employment within the parish	<ul style="list-style-type: none"> <li>i. Encourages the reuse of brownfield sites for generating employment on a scale appropriate for the location and where this will enhance the character and amenity of the immediate surroundings</li> </ul>
3. Ensure that our infrastructure supports the needs of new and existing residents of Cumnor Parish.	<ul style="list-style-type: none"> <li>i. Ensures new development does not exacerbate, and where possible, mitigates current problems with: <ul style="list-style-type: none"> <li>a. groundwater flooding, water drainage and sewage problems</li> <li>b. air quality</li> <li>c. traffic noise</li> <li>d. parking</li> <li>e. road safety by reducing traffic speeds throughout the Parish where it is considered appropriate</li> <li>f. heavy goods vehicles using routes through the Parish as ‘rat runs’</li> <li>g. aircraft noise</li> </ul> </li> <li>ii. Supports the health &amp; wellbeing of residents through the provision of a Parish based GP surgery</li> <li>iii. Supports the identification of a secular burial ground</li> </ul>

	<ul style="list-style-type: none"> <li>iv. Maintains &amp; enhances Parish assets such as village halls, pubs, community centres, recreation facilities, sports venues</li> <li>v. Supports the improved connectivity of the Parish (within &amp; beyond) through a comprehensive network of cycling and walking routes</li> <li>vi. Ensures the continued existence of shops, restaurants/cafes, pubs and independent specialist businesses</li> <li>vii. Supports improved broadband provision to all residents in the Parish</li> <li>viii. Encourages the provision and use of public transport within the Parish</li> </ul>
4. Maintain and enhance the character of Cumnor Parish.	<ul style="list-style-type: none"> <li>i. Respects the existing character of the Parish and its existing settlements. Any development should enhance this character.</li> <li>ii. Supports initiatives that preserve our historic environment e.g. listed buildings, buildings of local interest, paleogeographic sites and archeologically important sites</li> </ul>
5. Provide a well-balanced mix of housing to meet identified needs of Cumnor Parish.	<ul style="list-style-type: none"> <li>i. Provides a mix of housing types, including smaller houses with gardens, for singles, couples and older residents wishing to downsize on suitable sites.</li> <li>ii. Provides appropriately sized, affordable houses (3 bedroom or less) on suitable sites.</li> <li>iii. Integrates new housing into the Parish that maintains and enhances the existing character of our area.</li> </ul>

*Table 1 Summary of Cumnor Parish NP Aims & Objectives*

## How do our Policies support these aims?

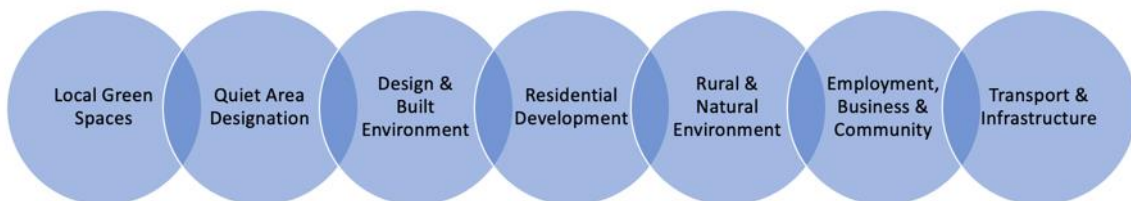
	To provide a well-balanced mix of housing to meet identified needs of Cumnor Parish	To maintain and enhance the character of Cumnor Parish	To protect and enhance the green & blue spaces within Cumnor Parish	To ensure that our infrastructure supports the needs of new and existing residents of Cumnor Parish	To support opportunities for local employment within the parish
LGS1 Local Green Space Designation					
QA1 Quiet Area Designation					
DBC1 General Design Principles in the Parish					
DBC2 Cumnor Conservation Area					
DBC3 Design in the Low-Density Areas					
DBC4 Development in the Green Belt					
DBC5 Lower Cumnor Hill/Third Acre Rise Area of Special Local Character					
DBC6 Conserving and Enhancing Local Heritage Assets					
DBC7 Important Views					
RNE1 Green Infrastructure					
RNE2 Flood Risk					
RES1 Residential Mix & Standards					
RES2 Care Homes & residential Institutions					
EBC1 Community, Sports & Recreation Facilities					
EBC2 Farmoor Reservoir					
EBC3 River environment & access					
TI1 Sustainable Transport					
TI2 Cycle Routes					
TI3 Footpaths & Bridleways					
TI4 Digital Connectivity					

Table 2 Cumnor NDP Policy v Aims Matrix

# Policies

## Strategy for Sustainable Growth

40. Cumnor is constrained in terms of available land for development. The Neighbourhood Plan's policies cater for growth within this context, setting out sustainable locations for residential, employment, leisure and community related development. The housing policies ensure that new development addresses local need. Housing is supported by positive policies for leisure, sports and other community facilities. Employment policies support local employment and economic diversification.
41. At the same time, sustainability is addressed through policies on flood risk, design, balanced transport provision, and protection of the natural, built and historic environment. The plan also designates Local Green Spaces.
42. Together the policies seek to create a positive strategy for sustainable development and growth, creating more sustainable lifestyles, taking account of the needs of current and future generations.
43. This Part of the Neighbourhood Plan sets out policies on seven core areas (see Figure 2) of particular importance to the Plan's aims.



*Figure 2 Core Policy Areas*

44. For each core policy area there are four sections:
  - i. Purpose
  - ii. Rationale & Evidence
  - iii. Policies
  - iv. Interpretation
45. The **rationale and evidence section** summarises the factual background, issues and data which have led to the policies, including, where appropriate, supporting documents in the Plan's evidence base. This section also references national policy and guidance, as well as local policy context.
46. **Policies** are policies for development. The Plan contains planning policies and also sets out community actions. Planning Policies are at the heart of the Neighbourhood Plan's purpose and have formal status as part of the statutory development plan for the area. They are designed to provide a framework for VoWHDC to determine planning applications.

47. The **interpretation** sections are statements intended to aid developers and decision-makers to understand the intent behind the policies and will offer examples as to how the policies can be applied.
48. **Community Actions** are not part of the statutory plan but are important to the people who live in this parish and will require pro-active action by Cumnor Parish Council, external stakeholders and voluntary bodies working with others to achieve them.

# Local Green Space

## Purpose

49. To designate and protect Local Green Spaces.

## Rationale and Evidence

50. The Local Green Space (LGS) designation was introduced into national planning policy, as part of the Government's commitment to promoting healthy communities (NPPF, 2019, Section 8, paras 99-101). Through Local Plans and Neighbourhood Development Plans, local communities can identify and protect green areas of particular importance to them. Once a site is designated as a Local Green Space, it has similar protection to Green Belt.

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

52. There are a number of green spaces in Cumnor Parish that are regarded as being of significant local value (as per the tests outlined in para.100 of the National Planning Policy Framework<sup>14</sup>) to be designated as Local Green Spaces (LGS). An assessment of these sites, and others not taken forward, is included in the Cumnor Parish Local Green Space Report.

53. Cumnor Parish is defined by its rural nature. Wherever you live in this parish, there is a sense that you are not too far away from the natural environment. Green spaces are important not only to the health and wellbeing of residents here but are a vital connection between people of all ages and create a strong sense of identity and community.

54. To acknowledge the significance of Local Green Spaces to the community, the Steering Group set up a working group with 15 volunteers drawn from the community. This group identified an initial list of 54 potential green spaces that were seen to be important to the community.

55. The NPPF Para 99 states that for a Local Green Space to be designated, it must be: -

*a) in reasonably close proximity to the community it serves;*

*b) 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*

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<sup>14</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf) accessed 11/09/2020

c) *local in character and is not an extensive tract of land.*

56. Each site was photographed, described and assessed against these criteria. At this point, some important trade-offs were considered. For example, school playing fields were initially included, but after much debate it was felt that if our schools were to stay in our community and continue to offer high quality state education to our future generations, then the ability to expand on site was key. Therefore, school playing fields were taken off the list. A shortlist of 22 sites were identified and were included in the Reg 14 consultation. Having assessed the Reg 14 consultation responses 14 sites are listed in Table 3 below.

## Policy LGS1: Local Green Spaces

**A. The following spaces, as shown on the Policies Maps (page 64) and maps 3-5, are designated as Local Green Space:**

Site Ref	Location description	Beauty	Historic Value	Recreational Value	Tranquility	Wildlife
LGS1	Mayfield Road Play Area					
LGS2	Green Lane/Denton Close Green					
LGS3	Pinnocks Way Green					
LGS4	Fogwell Rd. Sports Pitch & Play Area					
LGS5	Fogwell Road Quiet Area					
LGS6	Tilbury Lane Allotments					
LGS7	Delamare Way Green					
LGS8	Kimmeridge Road Green					
LGS9	Kimmeridge Road Estate Green					
LGS10	Glebe Green					
LGS11	The Park Green					
LGS12	Robsart Place Green					
LGS13	Cumnor 'Old Carp Ponds'					
LGS14	Cumnor Cricket Pitch					

*Table 3 List of Local Green Spaces for Designation*

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

**C. Proposals for appropriate development will be supported where it can be demonstrated they would be compatible with the community value of the space and they would improve access to or enhance the use of such spaces.**

**D. New development adjacent to a Local Green Space should not undermine its essential open character and should enhance the safety and amenity of the space.**

**Interpretation**

57. The policy designates various sites as Local Green Spaces, with the consequence of providing the same national planning policy provision as the Green Belt. It also sets out how development that is defined as appropriate and inappropriate in a Local Green Space will be considered.



*Map 3 Farmoor Local Green Spaces*



Map 4 Lower Cumnor Hill & Dean Court Local Green Spaces



Map 5 Cumnor Village & upper Cumnor Hill Local Green Spaces

# Quiet Area Designations

## Purpose

58. To designate and protect Quiet Areas.

## Rationale and Evidence

59. The approach to designating Quiet Areas was introduced in Part F of the Department for Environment, Food & Rural Affairs (DEFRA) Noise Action Plan: Agglomerations (Urban Areas) Environmental Noise (England) Regulations 2006 (as amended) published on 2 July 2019<sup>15</sup>. The Action Plan applies to the relevant authorities within the identified agglomerations across the country. Oxford is one of those agglomerations, including part of the Cumnor Neighbourhood Plan area. This area is the eastern part of Cumnor Village and the slopes of Cumnor Hill down to Dean Court. (Maps of the agglomeration area are available on the DEFRA website<sup>16</sup>).

60. Noise needs to be considered when development may create additional noise or would be sensitive to the prevailing acoustic environment. This includes any anticipated changes to that environment from activities that are permitted but not yet commenced. When preparing plans, or taking decisions about new development, there may also be opportunities to make improvements to the acoustic environment. Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate and cost-effective solutions are identified from the outset. Related policies in the NPPF are: [paragraph 170e](#), [paragraph 180a](#), [paragraph 180b](#), [paragraph 182](#)

61. The requirements for designating a Quiet Area are set out in Part F of the DEFRA Environmental Noise Regulations. One of the requirements is that the area needs to have been identified as a Local Green Space in the relevant Local or Neighbourhood Plan. Accordingly, all the proposed Local Green Spaces in this Neighbourhood Plan that are in the agglomeration area have been considered as possible Quiet Areas. Any nominated spaces need to be areas which provide a relative “tranquil oasis” and where noise thresholds are not set but left as a matter for local discretion. Once designated, the Quiet Areas (known as END Areas) will become a material consideration in planning decisions. Three candidate areas for possible END designation are set out in this policy.

62. The identified areas have been proposed as it is important that the community can access such outdoor tranquil areas within a 10-minute walk of the majority of homes in the agglomeration area. Access to such areas has been identified as providing health, wellbeing and quality of life for residents of the Parish as “refuges”. These areas are worthy of protection and support of the proposals will enhance the tranquillity of these spaces. In reaching a shortlist and defining the

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<sup>15</sup> [https://consult.defra.gov.uk/environmental-quality/noise/supporting\\_documents/noiseactionplanagglomerations.pdf](https://consult.defra.gov.uk/environmental-quality/noise/supporting_documents/noiseactionplanagglomerations.pdf) accessed 11/09/2020

<sup>16</sup> <https://environment.data.gov.uk/dataset/4739c0c3-e800-4cb1-89cd-e71115b191e9> accessed 11/09/2020

areas as shown in Table 4 below, consideration was also given to the presence of nature, visual and other aesthetic qualities of the spaces.

## Policy QA1: Quiet Areas

### A. The Neighbourhood Plan identifies the following Local Green Spaces as meeting the definition of a Quiet Area:

Site Ref	Corresponding LGS	Location description	Map Ref	Ward
QA1	LGS2	Green Lane/Denton Close Green	Map 6	Dean Court
QA2	LGS5	Fogwell Walk	Map 7	Dean Court
QA3	LGS6	Tilbury Lane Allotments	Map 8	Dean Court

*Table 4 List of Local Quiet Areas for Designation*

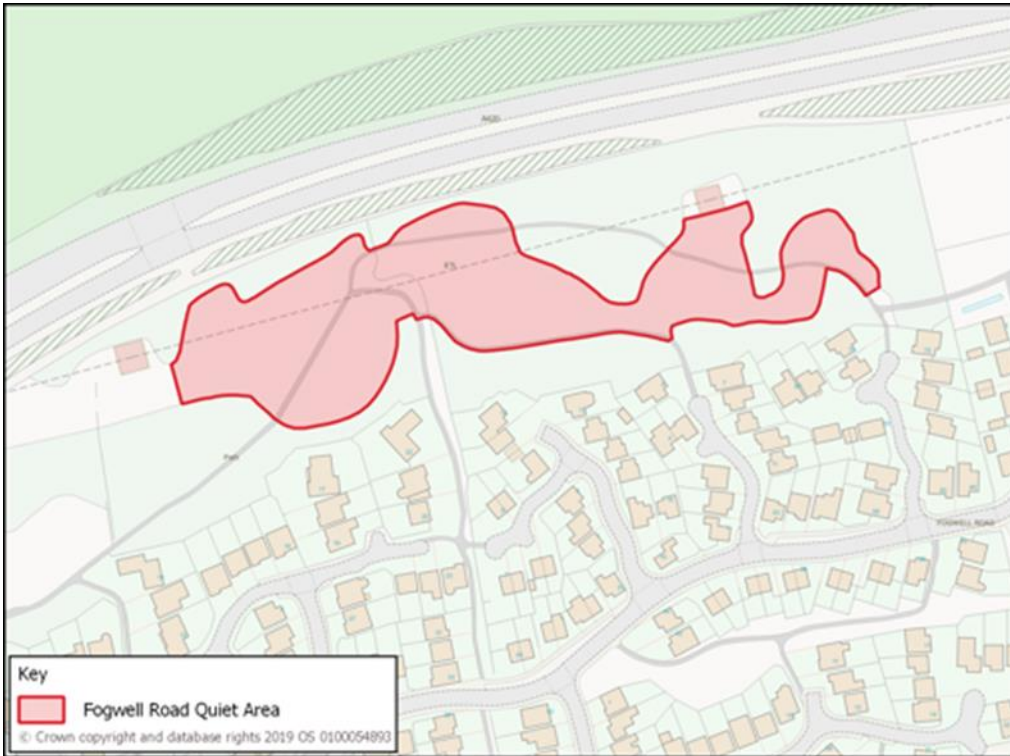
### B. In the event that a Quiet Area is designated, development proposals which would have an adverse impact on the tranquil nature of the Quiet Area will not be supported, unless they are able to incorporate satisfactory mitigation measures.

#### Interpretation:

63. The policy identifies those Local Green Spaces that meet the definition of a Quiet Area. The Parish Council will pursue the designation of Quiet Areas in the Parish separately, as outlined in the Community Actions section of the plan. In the event that these areas are designated in the parish the policy seeks to safeguard their tranquil nature.



*Map 6 Green Lane QA1 Boundary*



Map 7 - Fogwell Road QA2 boundary



Map 8 - Tilbury Lane Allotments QA3 Boundary

# Design and Built Character

## Purpose

64. To ensure that new development is well-designed and sustainable and reinforces the character of the Cumnor area.

## Rationale and Evidence

65. Cumnor Parish is a mix of rural, low density and suburban areas. Where the Parish meets the edges of the more suburban parish of North Hinksey, at Lower Cumnor Hill and Eynsham Road, there is an immediate sense of a more open and green character. In our Big Survey of February 2018, protecting the character of our communities was highlighted as the third most important priority for our residents.

66. The VoWHDC Local Plan 2031 Part 1 confirms that there are no strategic sites for housing within this Neighbourhood Plan area, and a recent Green Belt review has reinforced the existing Green Belt boundaries around the Parish, most of which are drawn tightly around existing development.

67. The Steering Group set up a working group of 26 people who used the Oxford City Character Assessment Toolkit to identify, describe and assess the character of our communities. These assessments contain detailed descriptions and photographs of the built environment in Cumnor Parish and must be referred to by developers in their Design and Access Statements in any planning application<sup>17</sup>. The assessments amply demonstrate that Cumnor Parish is not a “one size fits all” area. Each community has its own identifiable features and character; however, the overwhelming prevailing character is of buildings of one or two storeys.

68. There are a number of areas each with their own unique character. For example, Third Acre Rise has a strong Modernistic influence; Farmoor is predominantly a 1970s detached and semi-detached estate development; Lower Cumnor Hill has mainly early twentieth-century, individually-designed, two-storey buildings set back in large plots; while part of Cumnor Village is a designated Conservation Area, containing many historic buildings of a variety of dates and styles, spaces and features.

69. Links to National Planning Policy Framework (NPPF)

- Paragraph 70 of the NPPF has informed the policy on spatial characteristics designed to avoid the inappropriate development of residential curtilages.
- Paragraphs 124-127 of the NPPF are particularly relevant. A very clear evidence base is provided in the Character Assessments, which articulate in detail the local character and distinctiveness of the parish (paragraph 125).
- Paragraphs 185, 189 and 194 in section 16 are particularly relevant.

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<sup>17</sup> [Cumnor Parish Character Assessments](#) accessed 11/09/2020

70. The Design and Built Character policies in the VoWHDC SPD Design Guide 2015 (Design Guide 2015) recognise the diversity within the parish and individual character areas. These policies will enable developers to put forward proposals that seek to integrate the existing character of the area in their proposals. Neighbourhood Plan Policies DBC1–7 augment Local Plan policies on design, and also *Design Guide 2015* principles. It is recommended that Design and Access Statements refer to the Neighbourhood Plan and Design Guide together. DBC1 And DBC4 along with paragraphs 82 and 90 relate to windfall sites, supporting them where they will enhance the character of the area but resisting them where they would form inappropriate development in residential gardens which would harm the identified character of the area.

71. The following *Design Guide 2015* principles must be recognised with respect to proposals within Cumnor Parish:

72. DG51: Scale, DG52 Form and massing, DG53: Corner buildings, DG54: Overlooking the street, DG55: Boundary treatments, DG56: Front entrances, DG57: Roofscape, DG58: Chimneys, DG59: Dormers, DG60: Windows, DG61: Facade and elevations, DG62: Materials, DG63: Amenity, DG64: Privacy, DG65: Inclusive communities, DG66: Live-work units, DG67: Refuse and utilities, DG68: Meters and services, DG69: Apartments – scale and massing, DG70: Apartments – building frontage, DG71: Apartments – entrances, DG72: Apartments – amenity, DG73: Apartments – refuse and recycling, DG74: Apartments – aerials and satellite dishes, DG75: Apartments – parking.

73. In addition, the following guiding principles must be taken into consideration with respect to proposals in rural and lower density areas within Cumnor Parish:

74. DG76: Landscape character and setting, DG77: Landscape, DG78: Clusters or grouping, DG79: Scale, form and massing, DG80: Facades and elevations, DG81: Boundary treatments and DG82: Parking.

#### Application of policies

75. There are 7 policies within the Design & Built Character section. The Design & Built Character (DBC1-7) policies in this Neighbourhood Development Plan need to be applied collectively. Policies DBC1 and DBC7 apply to all development across Cumnor. Policies DBC2, DBC3, DBC4, DBC5 and DBC6 are all area or site specific and need to be applied in conjunction with policies DBC1 and DBC7.

#### Policy DBC1: General Design Principles in the Parish

**A. Development proposals should, as is relevant to their nature and location, have regard to the provisions of the Vale of White Horse Design Guide and to the essential character of their local area as defined by the Cumnor Parish Character Assessment.**

**B. Development proposals should also take into account the following general design principles:**

- **Maintaining the common one and two-storey character**

- **Maintaining the strong character formed by common plot shapes, sizes, orientation and building to plot ratios by avoiding backland development that will undermine this character**
- **Taking an integrated approach to highways, parking, public spaces and buildings so as to create a development with a sense of place, including integrating car parking into the design, using varied forms of provision to avoid over-reliance on on-street parking**
- **Prioritising pedestrian permeability and taking opportunities to provide connections and improved access to the footpath network and other walking and cycling routes**
- **Providing active frontages, including doors and windows, to streets and spaces and avoiding high walls and fences that create inactive frontages**
- **Retaining mature trees and hedgerows or, where there is an overriding case for their removal, providing like-for-like replacement;**
- **Retaining original features in alterations and extensions, such as doors, windows, chimneys and wall treatments;**
- **Ensuring balconies and raised patios do not reduce the amenity or privacy of neighbours**
- **Sensitively integrating new development into the landscape and topography;**
- **Ensuring soft boundary treatments (such as low walls, hedges and native species planting) are used on the edge of the rural area**
- **Converting farmsteads and agricultural buildings by retaining and complementing the historic fabric and character of the existing buildings**
- **Avoiding light pollution by specifying and locating external lighting to maintain the dark skies of the Parish**

### Interpretation:

76. This policy sets out the high expectations for design quality in the Parish by emphasising those design principles contained in the Vale of White Horse Design Guide that are especially relevant to Cumnor. It also cross refers to the separate Cumnor Parish Character Assessment evidence prepared for the Neighbourhood Plan that will be relevant to proposals depending on their nature and location.

77. Relevant local analysis of surrounding character will be an essential precursor to design, to identify the predominant built environment characteristics. When preparing a Design and Access Statement, applicants should demonstrate they have acknowledged, understood and responded to the Character Assessment. Householder applications will also be determined against this policy and applicants are encouraged to submit a short design statement in support of their application.

78. In relation to the general design principles, the prevailing development in Cumnor is of two storeys. New development (including alterations and extensions) is required to respond to this. Some parts of Cumnor Parish have more uniform characteristics in terms of setback and enclosure,

whilst others are more varied. Analysis is essential and should be included in the Design and Access Statement.

79. This policy requires development to create a sense of place and to promote neighbourliness. Meeting technical standards alone for highways and parking will not create a locally distinctive sense of place. It is necessary to integrate transport infrastructure into a wider urban design and landscape framework, to create a sense of place and local distinctiveness.
80. Responding to context is about creative site-specific design, not slavish stylistic imitation. New development should respond sensitively to the historic context and complement the existing character of the immediate area, upholding the highest standards of design. Developments that are carbon-copy or mass developments from elsewhere will not meet these criteria.
81. The policy affords priority to pedestrian connectivity and permeability in the design and layout of new development. Pedestrian permeability is about providing ease and choice of movement, convenience and safety for the pedestrians. The integration of parking into the design in lower density and rural areas will ensure that front gardens are not dominated by significant areas of hard-standing for cars. Parking areas should be screened from view of the street by trees and hedge planting of native species so that any new development integrates well with its setting.
82. Active frontages could include doors, windows and balconies. Blank elevations would not be active frontages. Backland development (i.e. development in rear gardens) is not infilling (i.e. development between buildings on a frontage) and is not considered to be sustainable development. Whilst infill may be appropriate there is no precedent for backland development, which would undermine the strong plot characteristics.

## Policy DBC2: Cumnor Conservation Area

**A. Development proposals within the Conservation Area, as shown on the Policies Maps (page 6464) and map 9 (below), and its setting must sustain and enhance its significance as a designated heritage asset.**

**B. In doing so, proposals should have regard to the following essential principles:**

- **Locating buildings at rear-of-footway or with a limited setback to the building frontage to complement the existing building lines**
- **Enhancing and not encroaching into key spaces and settings, including the central open area and fishponds, the open space around St Michael's Church and Cumnor Place (site of Cumnor Hall)**
- **Complementing authentic vernacular materials, including**

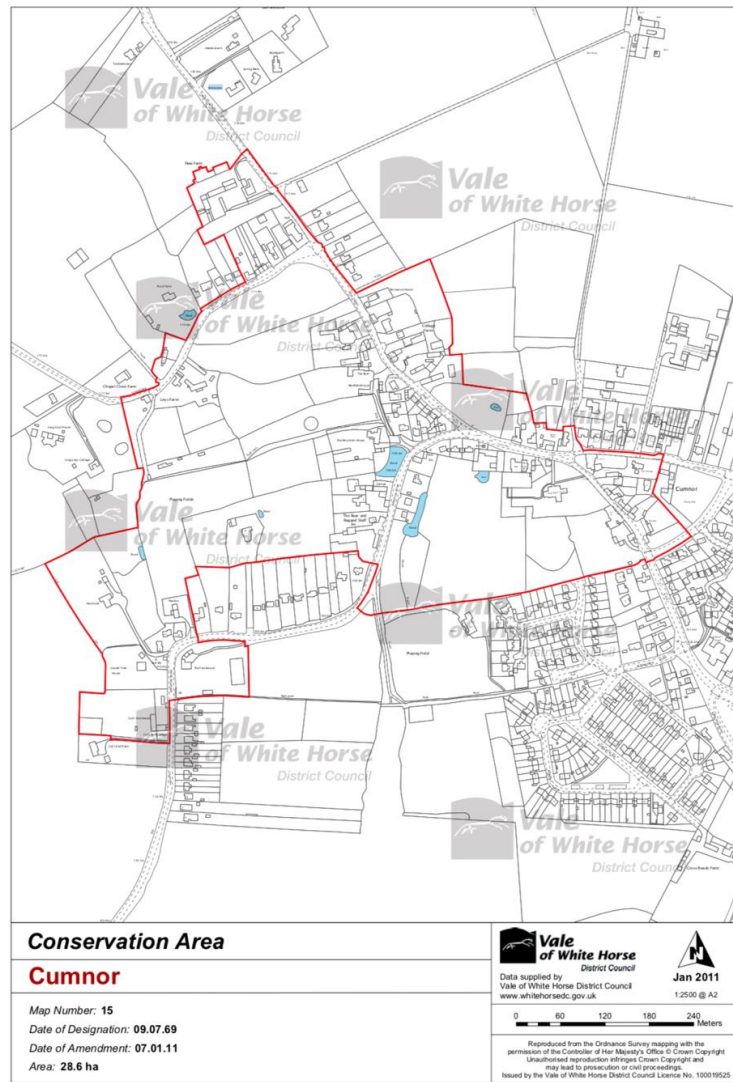
**limestone rubble, brickwork, lime render, slate and thatch;**

- **Using stone boundary walls;**
- **Complementing the varied and informal quality of the built environment.**

### Interpretation:

83. The policy highlights the key characteristics of the historic core, so that new development can reinforce and not harm those characteristics. The policy is not about stylistic prescription, but about complementing the spatial and built character and preserving or enhancing key spaces.

84. In considering the impacts of development on the character or appearance of the Conservation Area, regard should be paid to the guidance set out in the Cumnor Conservation Area report adopted by the Vale of White Horse District Council in January 2011<sup>18</sup>.



**Map 9 Cumnor Conservation Area (bounded by red)**

<sup>18</sup> <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/conservation-and-listed-buildings/conservation-areas> accessed 11/09/2020

## Policy DBC3: Design in the Low-Density Areas

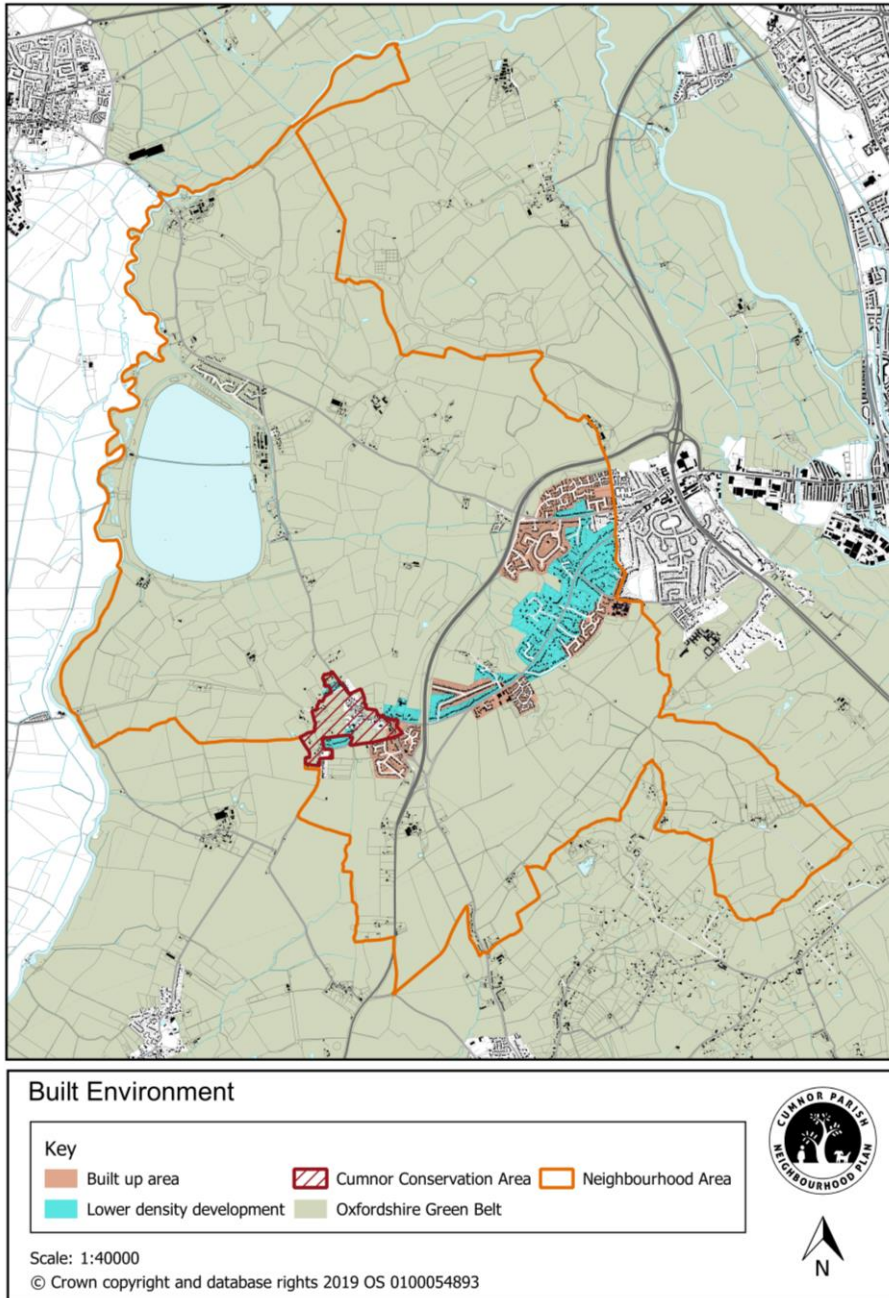
**A. The Neighbourhood Plan identifies Low Density Areas, as shown on the Policies Maps (page 64) and map 10 (below).**

**B. Development proposals located within the low-density parts of Cumnor Parish should have regard to the following essential characteristics:**

- **Reflecting the small-scale and fragmented building patterns, including maintaining visual gaps between buildings**
- **Ensuring soft boundary treatments (such as low walls, hedges and native species planting) are used on the boundaries with the public realm to avoid hard, urban edges and create a green transition between the built and open areas**
- **Ensuring that new driveways and accesses are no wider than is essential, and constructed in surface and curbing materials to complement the rural feel and character;**
- **Avoiding siting vehicle parking provision and ancillary buildings, such as bin stores and cycle shelters, so that they intrude into the streetscene.**

### Interpretation:

85. The policy allows small-scale development and conversions. The scale of development and potential impact on the open character of the rural and low density setting of Cumnor are key issues in applying the policy.
86. The policy seeks to protect key characteristics of the area that are detailed in the Cumnor Neighbourhood Plan Character Assessments. The Design and Access Statement should include a detailed character study and demonstrate how different elements of this policy have been applied.
87. The topography of sloping sights must be considered carefully, and design solutions found which do not result in over-dominant buildings which intrude into long views or harm the prevailing character. Full details of existing levels, spot heights and finished floor levels of proposed new buildings in relation to adjoining development must be included in applications in these areas.
88. Driveways should be no wider than is essential for entrance and egress. This will normally mean small radius curves from the road, an access width of no more than 3 metres and a permeable surface finish such as gravel or pavements.
89. A detailed character study is a key requirement of the design process when new buildings are being introduced into rural or lower density parts of the Parish. The Design and Access Statement should explain how the scheme responds to the character of the area.



*Map 10 Lower Density Areas of Cumnor Parish*

## Policy DBC4: Development in the Green Belt

**A. Development proposals within the observed built up area of Farmoor or in that part of Cumnor Village that lies within the Green Belt will only be considered appropriate where they would comprise the infilling of a gap between buildings in an existing frontage that is not necessary to maintain the openness of the Green Belt and that is not an established paddock.**

**B. Development would be considered inappropriate if it extends an established built frontage.**

## Interpretation:

90. This policy guides the application of national and local plan policy in the Green Belt. It makes clear that infill only applies to the development of small gaps between dwellings and sets out development that would not be infill within the context of Cumnor.

## Policy DBC5: Lower Cumnor Hill/Third Acre Rise Area of Special Local Character

**A. The Neighbourhood Plan designates land at Lower Cumnor Hill and Third Acre Rise, as shown on the Policies Maps (page 64) and Map 11 below, as an Area of Special Local Character<sup>19</sup>.**

**B. Development proposals located within this area should demonstrate that they have paid full regard to the characteristics that contribute to the significance of its local architectural and historic interest as set out in the Proposal for a Conservation Area report of 2007.**

**C. Proposals that will result in harm to or unnecessary loss of, its significance will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.**

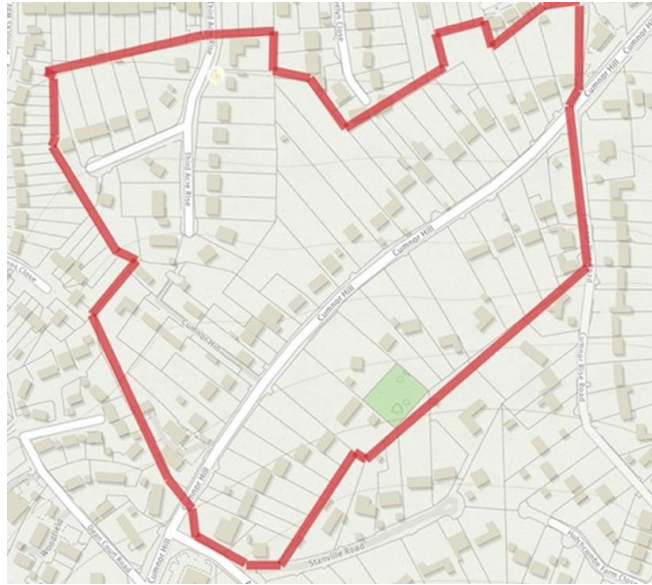
**D. The degree of harm will be assessed in respect of the characteristics that contribute to the significance of its local architectural and historic interest as set out in Clause B, where relevant to the proposal.**

## Interpretation:

91. This policy recognises the distinct character of the area of Lower Cumnor Hill and Third Acre Rise. VoWHDC considered its designation as a conservation area in 2007 but determined that it did not meet the criteria to be of national importance. However, it remains of considerable local importance. The report of 2007, (see accompanying document: Cumnor Neighbourhood Plan Local List of Heritage Assets), is still considered to be an accurate record of the special architectural and historic interest of the area.
92. The report includes an appraisal of the essential character of the area in terms of its built forms, topography and open spaces. Applicants are required by the policy to demonstrate that they have acknowledged, understood and responded to the information in the report in their design proposals. The area should be regarded as a non-designated heritage asset for development management purposes.

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<sup>19</sup> See, for example, <https://historicengland.org.uk/listing/what-is-designation/local/> accessed 11/09/2020



Map 11 Proposed Lower Cumnor Hill and Third Acre Rise Area of Special Local Character

## Policy DBC6: Conserving and Enhancing Local Heritage Assets

**A. The Neighbourhood Plan identifies Local Heritage Assets, as included on the list in Appendix A.**

**B. Proposals that will result in harm to, or unnecessary loss of, a Local Heritage Asset, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.**

### Interpretation:

93. This policy identifies a number of specific buildings in the Parish that have been assessed as having some local heritage value and that therefore warrant the national planning policy definition of 'non-designated heritage assets'. These have been assessed in accordance with the methodology set out in the Oxford Heritage Asset Register, which accords with Historic England's advice note 7 on Local Heritage Listing, and based on criteria set out in the NPPF.
94. The local heritage value of each building is described in Appendix A and applicants are required by the policy to demonstrate that they have acknowledged, understood and responded to the information in the appendix in their design proposals.
95. The appendix does not include every such asset in the Parish. Others are identified in the Oxfordshire Historic Environment Record and should also be taken into account in accordance with this policy.

## Policy DBC7: Important Views

**A. The Neighbourhood Plan identifies Important Views on the Policies Maps (page 64), table 5 and map 12 (below) as contributing to the essential rural character of the Parish.**

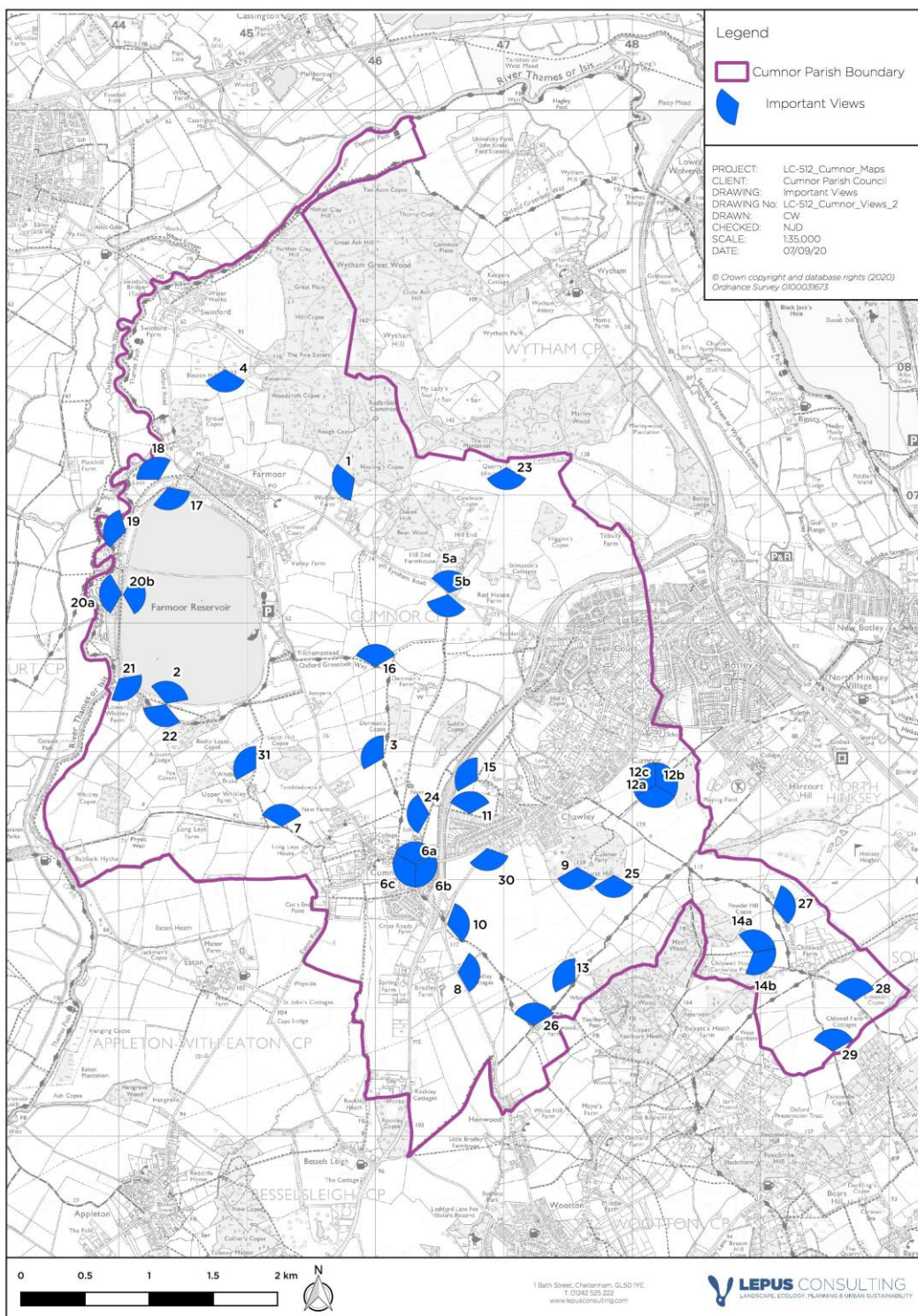
Ref No	Name	Location
1	Rough Copse	LCA4
2	Farmoor Reservoir	LCA2
3	Denman's Copse	LCA8
4	Beacon Hill	LCA4
5a & 5b	Red House Farm	LCA7
6a, 6b & 6c	St Michael's Church	LCA10
7	Long Leys Meadow	LCA9
8	Bradley Farm	LCA13
9	Western Edge of Hurst Hill	LCA13
10	Footpath at Cumnor Hill	LCA13
11	Chawley Lane	LCA12
12a, 12b & 12c	Cumnor Beacon	LCA14
13	Oxford Green Belt Way	LCA13
14a & 14b	Chilswell Farm	LCA14
15	Hids Copse	LCA12
16	Denman's Farm	LCA8
17	Pinkhill Lock 1	LCA2
18	Pinkhill Lock 2	LCA2
19	Pinkhill Nature Reserve	LCA2
20a & 20b	Pinkhill Meadow and Buckthorn Meadow Nature Reserve & Farmoor Reservoir	LCA2
21	Thames side pasture nr Lower Whitley Farm	LCA2
22	Whitley Copse and Physic Well	LCA2
23	The Singing Way	LCA6
24	The Bird Hide, Denman's Lane	LCA8
25	Hurst Hill SE Corner	LCA13
26	Oxford Green Belt Way, Henwood Farm	LCA13
27	Chilswell Path, Powder Hill Copse	LCA14
28	Limekiln Copse	LCA14
29	Chilswell Farm Cottages	LCA14
30	Cumnor Hill Top	LCA13
31	Smith Hill Copse	LCA8

*Table 5 Cumnor Parish Important Views*

**B. Development proposals should preserve or enhance the local character of the landscape and should not have significant adverse impact on the important views as defined in the Cumnor Parish Character Assessment.**

## Interpretation:

96. These views are kinetic and so there is rarely one single viewing place. It is rather a viewing area. Applicants will be required to demonstrate that views have been identified and that the quality of views is not compromised by unsympathetic development. Reference should be made to the relevant Character Assessment(s) and associated maps/plans when deciding applications that affect the identified important views.



Map 12 Important Views of Cumnor Parish

# Rural and Natural Environment

## Purpose

97. To maintain the rural setting of Cumnor, protect the natural environment of the parish, and ensure that development takes account of flood risk and pollution.

## Rationale and Evidence

98. The parish sits on a Corallian Limestone Ridge to the north of the district. The VOWHDC's Landscape Character Assessment, Section 3.6 states

- i. *'To the north of the central Vale there is a broad east-west ridge of Corallian Limestone, often referred to as the 'Mid Vale Ridge'. The northern edge of the ridge is marked by prominent, relatively steep, slopes. To the south, the ridge descends more gently, until it merges with the low-lying Vale centred on the River Ock. To the east, the ridge incorporates Boars Hill and Cumnor Hill to the west of Oxford'.*

99. It goes on to say in para 3.7:

*'the ridge forms a distinctive, often wooded, horizon in views north from the central Vale. The wooded backdrop is provided by the small blocks of woodland which pepper the ridge, as well as some extensive tracts of ancient woodland, particularly in the east of the District...including Wytham Great Wood'.<sup>20</sup>*

100. The Landscape Strategy

*'for the Corallian Limestone Ridge with Woodland is to conserve the woodlands, hedges and riparian vegetation which give the ridge its treed character, protect remaining semi-natural habitats and resist further urbanising sprawl of low-density development'.*

LPP1 recognises, particularly through CP44, that the Vale's distinct landscape character and key features need to be protected against inappropriate development and enhanced where possible.

101. The majority of the parish has Green Belt designation, apart from the built area of Dean Court and Cumnor Hill. Cumnor Village is 'washed over' Green Belt. The historic core is a Conservation Area. A key feature of the village is the open paddocks sited within the built-up area, which gives a sense of a rural settlement and reflects its medieval origins.

102. There are eight local wildlife sites (with an additional one proposed at Denman's Lane) which are home to a wide range of flora and fauna and some notable rare specimens.

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<sup>20</sup> VOWHDC Landscape Character Assessment published as part of LPP2 Evidence Base [http://www.whitehorsedc.gov.uk/java/support/dynamic\\_serve.jsp?ID=789122277&CODE=75894BDDA4C45F37E6B8D920857BA0A2](http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=789122277&CODE=75894BDDA4C45F37E6B8D920857BA0A2) accessed 11/09/2020

Cumnor Parish also has a critical blue space community asset, not only for Cumnor residents, but for Oxford City too. Farmoor Reservoir is the largest single expanse of water in Oxfordshire, providing a four-mile circular walk around the water, several accessible wetland trails, fishing, sailing and windsurfing facilities, and an accessible pontoon.

There are 56 public footpaths across the Parish, which provide a high level of connectivity. Cumnor Parish has 15 areas listed as Common Land or which have Village Green Status. The list is held on the Association of Commons Registration Authorities<sup>21</sup>.

103. The west of the parish is classified as one of the darker areas of the UK using the Campaign for the Protection of Rural England's Dark Skies Map<sup>22</sup>.
104. Due to the topography of the parish, flooding arising from surface water run-off is a major issue for parts of the parish, particularly Lower Cumnor Hill and Dean Court. Areas of Farmoor and Filchampstead are at risk of fluvial flooding, see Map 13. Map 14 shows the zones of potential groundwater flooding.

### Future Infrastructure Impacts

105. Cumnor Parish has two major infrastructure projects proposed for the area within the Neighbourhood Plan period. Oxfordshire's Local Transport Plan 4 has proposed the siting of a Park & Ride within the Green Belt. This safeguarded site meets all five purposes of the Green Belt<sup>23</sup> at the very highest levels.
106. The Parish Council has already expressed its opposition<sup>24</sup>. Nevertheless, if this scheme were to go ahead, maximum mitigation measures would have to be put in place. This should be by restrictions on its use solely for a Park-and-Ride car park with no ancillary facilities, no buildings beyond a low impact and sympathetically-designed bus shelter for passengers, and very-low-impact lighting. Specifically, suggested uses such as a "click-and-collect" facility for parcels, café facilities, or other commercial uses, should not be permitted. No built structures should impede important views; wildlife corridors must be protected and enhanced; light pollution should be kept to a minimum; and there should be no additional facilities that could cause air particulate pollution within neighbouring SSSIs.
107. Highways England is currently evaluating a route for the Oxford-Cambridge Expressway through the Parish (the specific route is not yet known) which would have significant environmental impacts upon Wytham Great Woods (a global environmental research station run by Oxford University) and several areas of ancient woodland. Increased freight traffic through the Parish would

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<sup>21</sup> List of Common Land and Village Greens in Cumnor  
[https://docs.wixstatic.com/ugd/addc13\\_d1aaa47d393d4d9a8a2d14c6c6959a2d.pdf](https://docs.wixstatic.com/ugd/addc13_d1aaa47d393d4d9a8a2d14c6c6959a2d.pdf) accessed 11/09/2020

<sup>22</sup> [https://www.nightblight.cpre.org.uk/maps/?\\_ga=2.174196450.1921058782.1575206911-816532111.1575206911](https://www.nightblight.cpre.org.uk/maps/?_ga=2.174196450.1921058782.1575206911-816532111.1575206911) accessed 11/09/2020

<sup>23</sup> Mike Gilbert Assessment of Green Belt at Cumnor presented at VOWHDC LPP1 as evidence

<sup>24</sup> Cumnor Parish Council minute 194/19 annexe 2 13/5/2019

cause higher levels of noise pollution, vibration and a reduction in air quality and might render current public rights of way unusable.

108. Again, the Parish Council has put on record its opposition to the 'OxCamb' Expressway proposals<sup>25</sup>. However if it were to go ahead, significant mitigation measures would need to be included e.g. noise barriers along the length of the route, green visual barriers, the provision of at least 2 bridges spanning the A420 so as to preserve existing rights of way and protect and enhance green corridors to allow wildlife access to essential habitats.

#### Links to National Planning Policy Framework (NPPF)

109. Paragraphs 141, 143 – 147 are relevant in relation to the Green Belt, Paragraphs 155 – 165 are relevant in relation to flood risk and paragraphs 170, 171, 174 are relevant for the natural environment and paragraph 181 in relation to air quality.

#### 110. Links to Core Policies

- Local Plan Part 1 2031 NE7, NE8 Landscape Setting of Wytham Woods and Oxford City
- Map 12: Green Belt (shown on plan) Core Policy 13 Local Plan Part 1 & 2 2031
- Map 12: Designated Sites – woodland, local wildlife sites, SSSIs, common land, village greens
- Local Green Spaces (designated by this plan).
- Landscape character. Cumnor Parish Landscape Character Assessment
- Flooding. Groundwater Flood Risk Assessment

111. When defining policies for the Rural and Natural Environment in Cumnor Parish, it is important to note Policy CP13 in VoWHDC Local Plan Part 1 affirms that

*“inappropriate development will not be approved in the Green Belt except in very special circumstances”.*

CP44 goes on to state that

*“features such as trees, hedgerows, woodland, field boundaries, watercourses and water bodies should be protected from harmful development and where possible enhanced”.*

112. Local Plan CP 45 (*Green Infrastructure*) provides that a net gain in Green Infrastructure will be sought through on-site or off-site provision and the targeted use of other funding sources. Local Plan CP 46 (*Conservation and Improvement of Diversity*) provides that opportunities for biodiversity gain will be actively sought, with a focus on Conservation Target Areas, and that development likely to adversely affect Local Wildlife Sites will not normally be permitted. The Lawton Review “Making Space for Nature” states that *“bigger, better and more joined up”* wildlife areas should be sought<sup>26</sup>.

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<sup>25</sup> Cumnor Parish Council minute 131/19 of 8/4/2019

<sup>26</sup> [Making Space for Nature, Lawton review 2010](#) accessed 11/09/2020

### 113. Rural & Natural Environment – Themes Arising from The Big Survey Feb 2018

114. The Cumnor Big Survey and parish public meetings revealed several other concerns about green infrastructure in the parish:

- The protection of the football and cricket pitches which are home to several thriving youth and adult sports teams and which help to maintain a strong and vibrant community
- The retention of natural habitats and wildlife corridors that are being eroded by new developments, particularly along Cumnor Hill
- The protection of important views, particularly from The Hurst across to the village, and from Chawley Lane to Wytham Woods

### Policy RNE1: Green Infrastructure

**A. New development should preserve and have minimal adverse impacts on ecology, wildlife, flora and fauna and must not contribute to the fragmentation of habitat or reduce wildlife corridors. In particular, this includes consideration of impacts on:**

- The network of local footpaths
- Trees and hedgerows
- Sites of Special Scientific Interest at The Hurst on Cumnor Hill, Spring Farm and Wytham Woods
- Designated Ancient Woodlands, Priority Habitats and Priority Species
- Local Wildlife Sites at Chawley, Smith Hill Copse, Long Leys Farm Meadows, Long Copse, Footpath at Chawley, Thames Island west of Farmoor, Farmoor Reservoir and Swinford Meadow
- Common land and village greens

**B. Development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site, where possible. On-site biodiversity enhancements, such as new roosting features for bats or nesting features for birds, will be supported.**

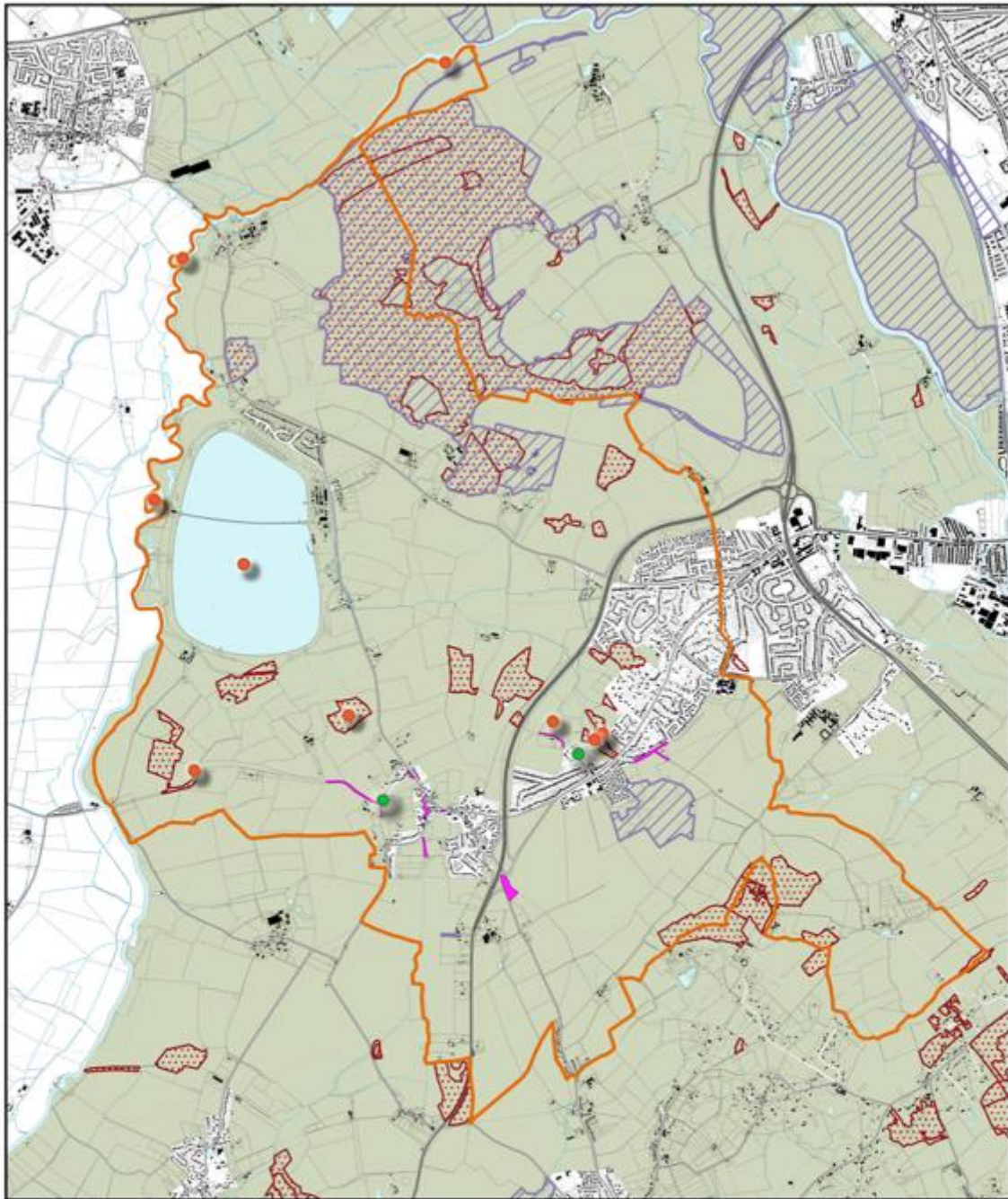
**C. Development proposals that provide wildlife corridors that allow wildlife to move from one area of habitat to another will be supported.**

### Interpretation:

115. The policy requires impacts on the natural environment to be considered and highlights sites of particular sensitivity. The rural setting of Cumnor Parish is the green area on Map 13. Priority Habitats as defined by section 42 of the 2006 NERC Act<sup>27</sup>. Habitats include unimproved grassland, hedgerows, woodland and specific types of wetland. Priority Species are defined under the 2006 NERC Act (these are sometimes termed Species of Principal Importance).

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<sup>27</sup> <http://www.legislation.gov.uk/ukpga/2006/16/contents> accessed 11/09/2020



Map 13 The Rural Setting of Cumnor, Common Land, Green Belt, Local Wildlife Sites, Village Greens, SSSIs and Ancient Woodland

## Policy RNE2: Flood Risk

**A. Development proposals must be located and designed to take account of flood risk. Particular attention will be paid to flood risk impacts in the following wards:**

- i Farmoor (see map 14)**
- ii Cumnor Hill (see map 15)**
- iii Dean Court area (see map 15);**

**B. Development must not be located where there is a high risk of fluvial flooding, in particular the Filchampstead area (see map 14).**

**C. Development must take account of impacts in terms of runoff generation and surface water drainage and must provide the required mitigation measures to ensure no increase in surface water discharge off site.**

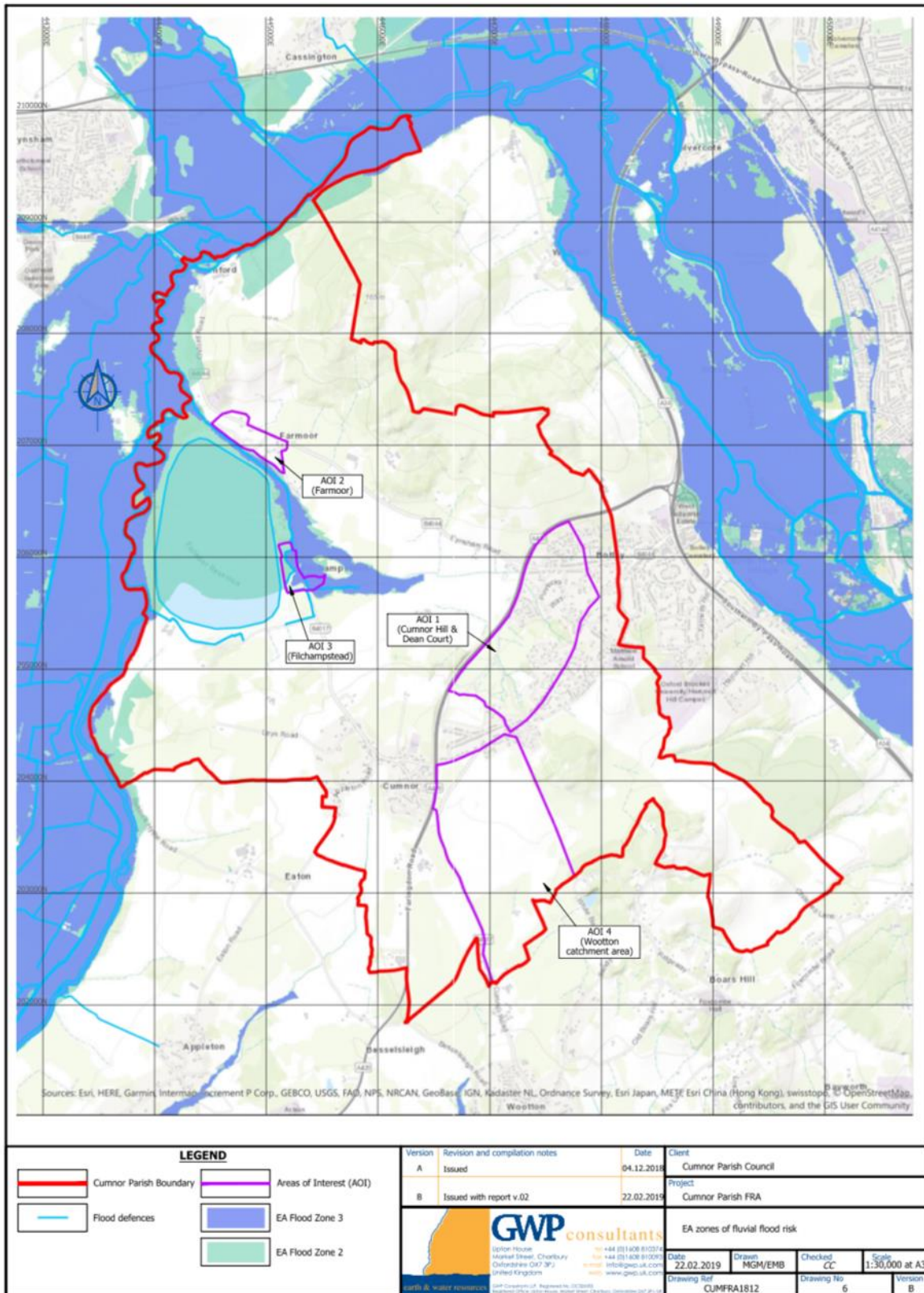
**D. Use of Sustainable Drainage Systems (SuDS) is encouraged.**

**E. For all development, sustainable drainage should be suitably designed with the aim to ensure that discharge rates do not exceed greenfield rates with systems designed to add to the area's biodiversity. Systems should be designed with full consideration for future maintenance.**

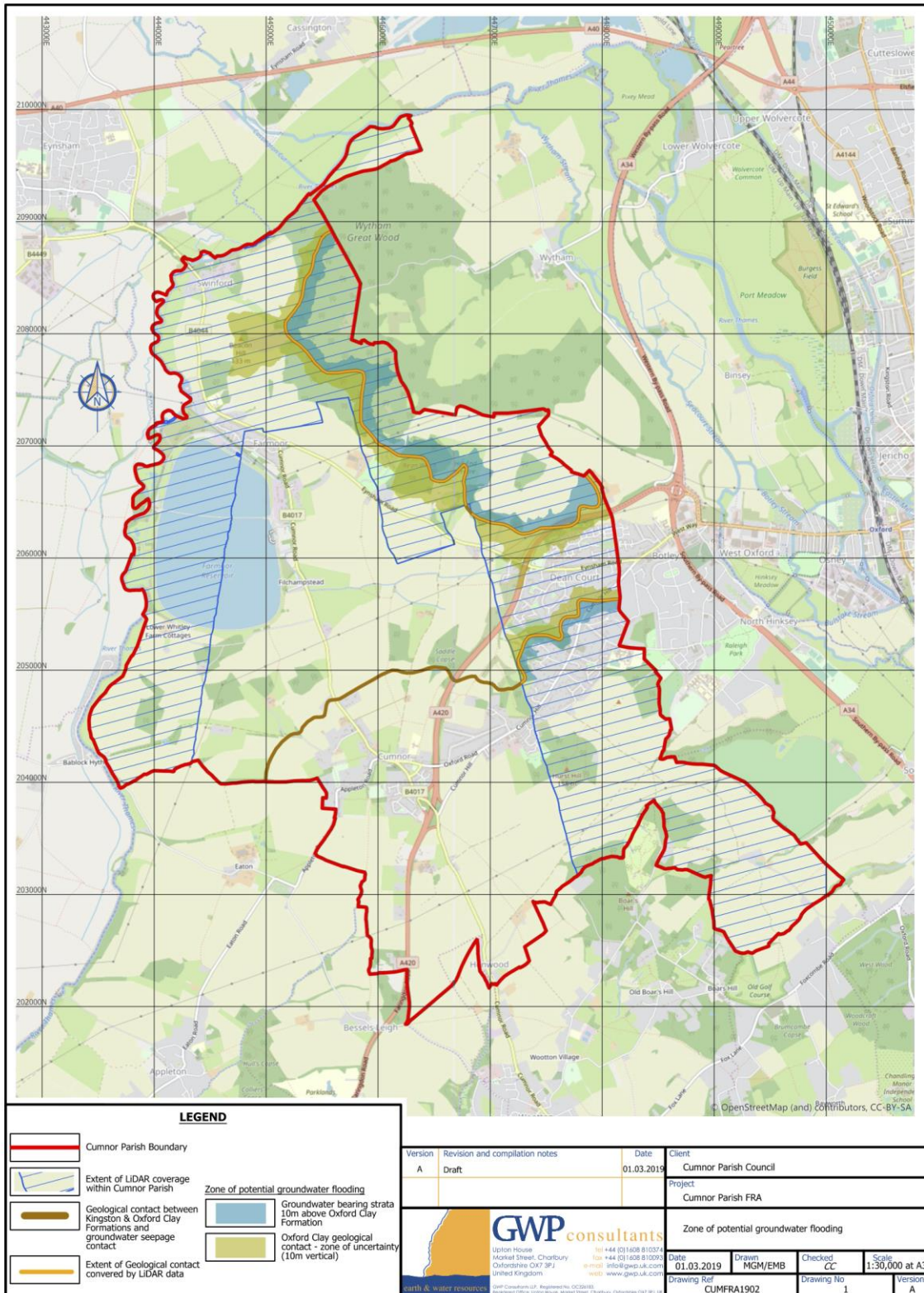
### Interpretation:

- 116. The policy recognises the sequential test in the NPPF and highlights that the Filchampstead area is unlikely to be suitable for new development. Other areas with significant flood risk are identified.
- 117. The policy requires flood risk to be assessed and to be reflected in the location and design of new development, including mitigation measures.
- 118. Planning applications will need to be accompanied by sufficient materials to demonstrate how flood risk has been considered, including details of monitoring that has been carried out to inform the development scheme.
- 119. Groundwater and surface water flood risk must be assessed. In areas where groundwater surface flooding risk exists (see map 14) or in other areas outside of the LIDAR coverage where groundwater flooding is considered at potentially high risk, the following actions are recommended and should be considered in the Design and Access Statement for major development or other accompanying technical report: -
  - a. A minimum of 3 groundwater monitoring boreholes within the planning application boundary to confirm groundwater depths and establish groundwater flow directions;

- b. A minimum of 3 to 6 months of groundwater level monitoring, preferably monitoring annual seasonal groundwater fluctuations during the dry and wet season. Where project lead-in times allow, groundwater monitoring should be repeated over multiple years to confirm seasonal groundwater level fluctuations;
- c. Groundwater monitoring information can be augmented or replaced by local Environmental Agency groundwater level monitoring information if found to exist;
- d. Groundwater monitoring information should be used to investigate whether or not maximum groundwater levels will come into contact with the proposed development. If so, dewatering requirements during the construction phase should be evaluated and an impact assessment undertaken on local houses, including identification of any necessary mitigation measures; and
- e. Furthermore, an assessment of any post-construction groundwater flow truncation and subsequent groundwater rise effects should be evaluated and mitigation measures proposed if necessary, to prevent flooding or damage to adjacent properties.



Map 14 Zone of Fluvial Flooding



Map 15 Zone of Potential Groundwater Flooding

# Residential Development

## Purpose

120 To support sustainable residential development in Cumnor Parish, to meet local need.

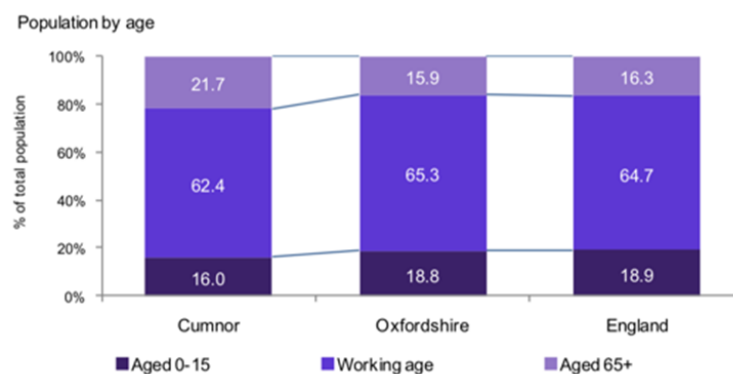
## Rationale and Evidence

121 The VoWHDC Local Plan Part 1 identifies Cumnor Village as a larger village and Farmoor as a smaller village<sup>28</sup>. With the exception of Dean Court ward, the majority of the parish lies in the Oxford Green Belt.

122 There are limited opportunities for new residential development within the parish and no strategic sites are allocated within the Local Plan. Sites for housing are likely to be small infill sites or brownfield sites. Many infill sites have already been developed in the recent past but have not catered for local needs. The Neighbourhood Plan therefore seeks to ensure that the opportunities that might arise for new housing addresses local housing needs and are affordable.

123 There are currently two brownfield sites in Cumnor Parish, details can be found on the Vale of White Horse Brownfield Register<sup>29</sup>. Both of these sites have now achieved planning permissions.

124 The ACRE community profile for Cumnor Parish<sup>30</sup> gives population and housing mix data for Cumnor Parish. Figure 3 below shows the population by age (2011). The population of residents 65+ is higher than both the UK and Oxfordshire average.



Source: Census 2011 (table KS102EW)

Figure 3 Population by Age

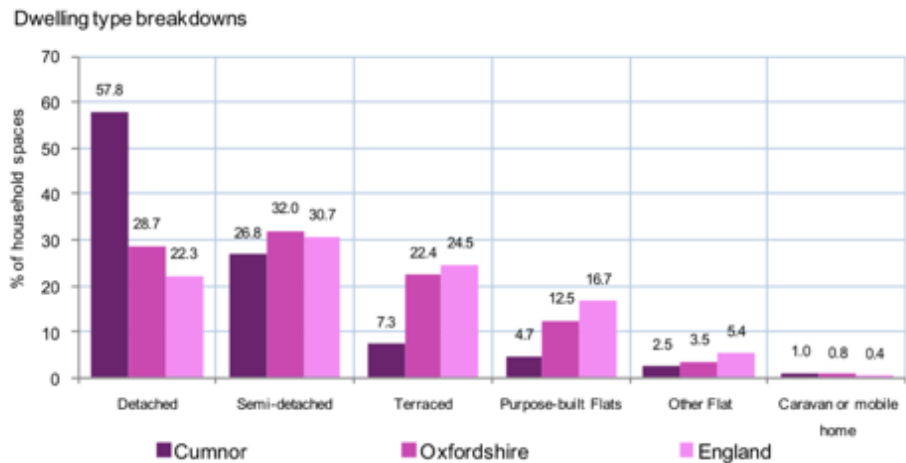
<sup>28</sup> LPP1 Ch 5 Sub Area Strategies

[http://www.whitehorsedc.gov.uk/sites/default/files/359975%20VWH%20Plan\\_Body\\_DIGITAL%205-7.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/359975%20VWH%20Plan_Body_DIGITAL%205-7.pdf) accessed 11/09/2020

<sup>29</sup> VOWHDC Brownfield Register <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/brownfield-land-register> accessed 11/09/2020

<sup>30</sup> Community First ACRE Profile for Cumnor Parish 2011 [http://www.communityfirstoxon.org/wp-content/uploads/2016/07/RuralPlaceProfile\\_E04008203\\_Cumnor.pdf](http://www.communityfirstoxon.org/wp-content/uploads/2016/07/RuralPlaceProfile_E04008203_Cumnor.pdf) accessed 11/09/2020

125 There is a significantly greater than average number of detached houses in the parish, more than double the Oxfordshire average (Figure 4 below).



Source: Census 2011 (table KS401EW)

Figure 4 Dwelling Type Breakdowns for Cumnor Parish

126 Since 2011, of the 312 additional dwellings built, 40% have been 4 bedrooms or more, with a much smaller growth in 1 to 3-bedroom dwellings (see table 6 below).

#### Completions since 2011

	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms	Total
<b>Pre 2011</b>	86 (3.6%)	440(18.6%)	772(32.6%)	1070(45.2%)	2,368
<b>2011- 2018</b>	44(14.1%)	81(26%)	65(20.9%)	122(39.1%)	312
<b>TOTAL</b>	130(4.9%)	521(19.4%)	837(31.2%)	1192(44.5%)	2680

Table 6 shows the completions since the 2011 Census data based on VoWHDC figures

127 This skew in dwelling types is reflected in the income bands for the parish. Figure 5 below shows average weekly household incomes. These are well above the norm. This suggests that in order to live in Cumnor, the household income needs to be higher than average, given that housing costs are typically the biggest household outlay.

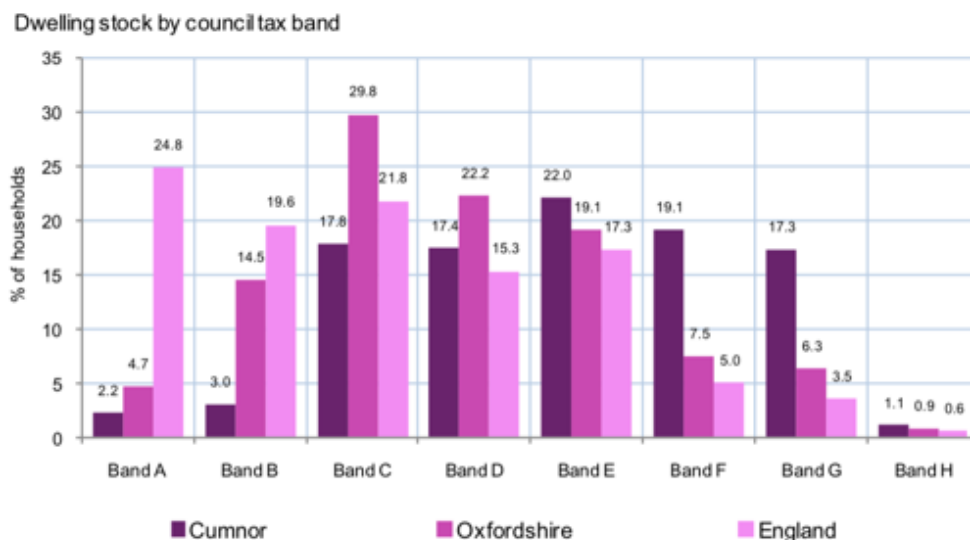


Source: Income Support/Pension Credit (DWP Aug-12), Economic Deprivation Index 2009, Fuel Poverty (Department for Energy and Climate Change 2009), Housing/Council Tax Benefit (DWP 2005), Households below median income (ONS 2008)

Figure 5 Weekly Household Earnings (£)

### How affordable is Cumnor Housing?

128 As borne out by the split of dwellings by council tax band, Cumnor Parish has, on average, more expensive properties (council tax bands E-H) than the rest of Oxfordshire and England as a whole. The proportion of housing types is shown in Figure 6 below, showing dwelling stock by council tax band.



Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08)

Figure 6 Dwelling Stock by Council Band

## Impact of Care Homes

129 In 2011, Cumnor Parish had care home spaces for 86 residents. With the addition of 2 new 70 bed care homes in 2017-2019, and expansion of an existing care home, there is now provision for Cumnor Parish for 226 residents, an increase of 163% (see table 7). In 2017, Oxfordshire was found to be the most expensive place to live in a care home in England, with an average weekly cost of £955. Lancashire is least costly, averaging £531 a week<sup>31</sup>.

Name of Care Home	Number of beds (as at 2019)
Oxenford House	25
Wytham House - Oakenholt	40
The Coach House - Oakenholt	12
Breeches End	70
Chawley Grove	70
Shrublands	9
<b>Total</b>	<b>226</b>

Table 7 Care Home Provision in Cumnor Parish

## Comment

130 There has been significant growth in dwellings since 2011. In total, the parish has grown by 13.2%. The majority of completions have been 'luxury' flats and 'executive' 4/5-bedroom detached properties. In addition, there has been a significant increase in care home provision. The data shows a lack of affordable starter homes for young families and a need for more 1 to 2-bedroom properties for those aged 65+ to enable them to downsize. This evidential analysis is reflected in responses to the Cumnor Parish Big Survey<sup>32</sup>.

## Links to National Planning Policy Framework (NPPF)

131 Section 5 of the NPPF has informed the development of housing policies. The Big Survey helped establish the mix, type and tenure of housing needed, in accordance with para 61. A lower threshold for affordable housing would be appropriate if the NPPF allowed, as there is little affordable housing in the parish and there are no major housing development sites allocated. Policy RES1 and paragraphs 133-134 are relevant for the small-scale developments likely in the parish.

132 Sections 9 and 11 of the NPPF relating to sustainable transport and the effective use of land are also relevant to the policies on Residential Development.

<sup>31</sup> <https://www.telegraph.co.uk/money/consumer-affairs/531-955-per-week-map-care-costs-across-england/> accessed 11/09/2020 - paywall

<sup>32</sup> [Cumnor Parish Big Survey Section 3](#) accessed 11/09/2020 and Appendix E to Consultation Statement

## Policy RES1: Residential Mix and Standards

**A. Residential schemes which address local need in Cumnor, based on the most recent evidence available, will be supported. Schemes of ten dwellings or more should include provision of smaller dwellings (1-2 bedrooms) in at least equal numbers to larger dwellings (3 bedrooms and above).**

**B. All residential development should incorporate sensitively screened and unobtrusive storage for bins and recycling and secure and screened storage for bicycles. These should be located away from street frontages.**

### Interpretation:

133. The policy seeks to address the lack of smaller dwellings, so as to cater better for first time buyers and those seeking to downsize.

134. Government housing standards should be utilised to consider the number of conforming bedrooms in each dwelling. At present, this is 'Technical housing standards – nationally described space standard, March 2015'.

## Policy RES2: Care Homes and Residential Institutions

**A. Development proposals for care home provision and other residential institutions will be supported, provided that:**

- i. The development does not involve the creation of a disproportionately large building mass in housing areas;**
- ii. Where possible, parking spaces are provided to the side or rear of the new property and not to the road frontage;**
- iii. Landscaping and soft boundary treatments should be provided to the road frontage; and**
- iv. There is no adverse impact on residential amenity.**

### Interpretation:

135. The policy seeks to ensure that redevelopment for residential institutions complements the residential environment, including avoidance of road frontages dominated by car parking.

136. In Vale of White Horse District Council Design Guide, DG82 states "in more rural and lower density areas, front driveways should not dominate the streetscape". This policy should be applied in conjunction with DG82 and makes explicit that this design feature also relates to Care Homes and Residential Institutions.

137. This policy should be applied in conjunction with RNE2 to ensure no additional water surface run-off is created. Evidence should be provided prior to planning permission being granted to ensure that the proposal is fully compliant with Policy RNE2.

# Employment, Business and Community Facilities

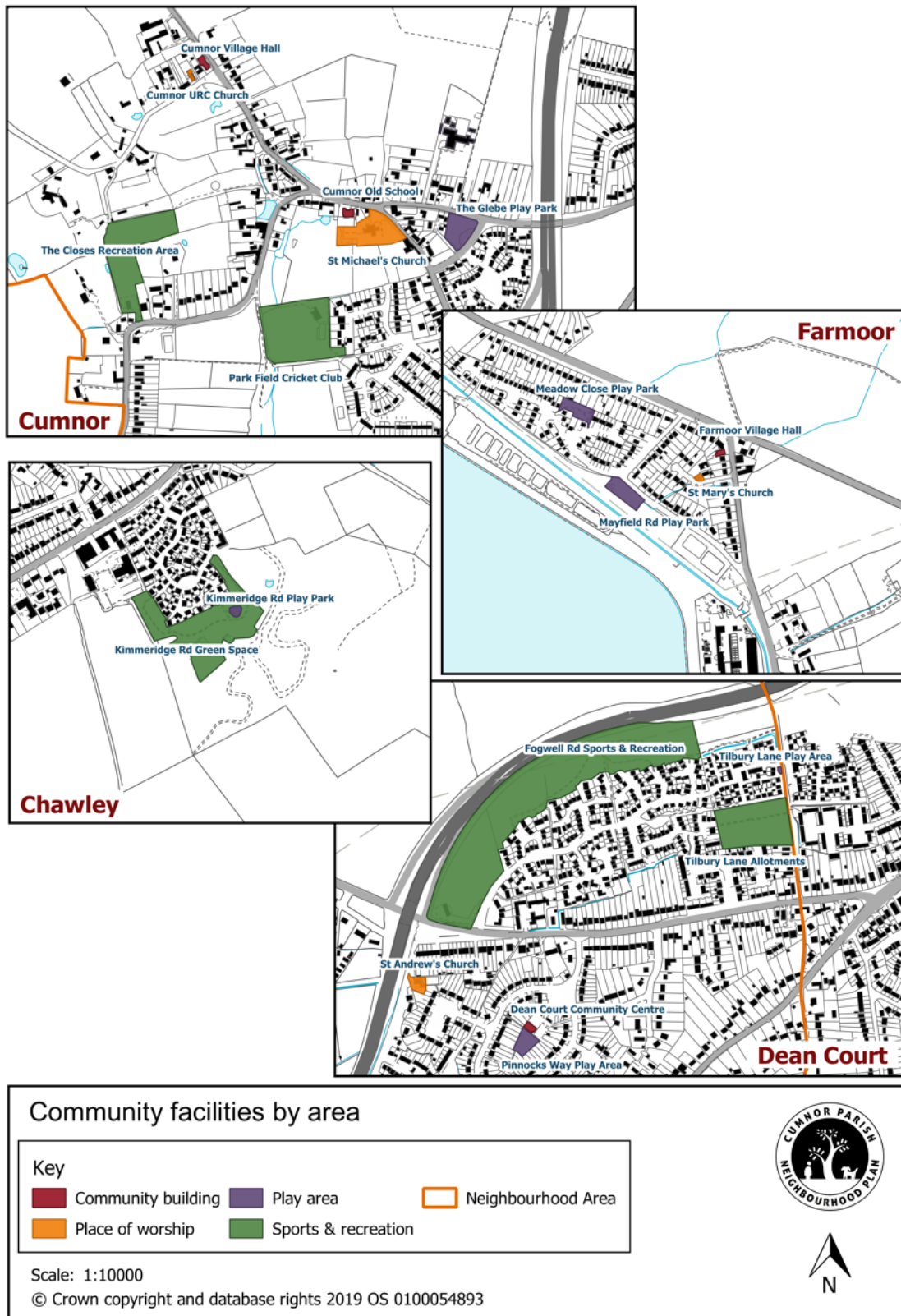
## Purpose

- 138 To support a sustainable mix of uses in Cumnor, including a range of employment and community facilities.

## Rationale and Evidence

- 139 The Vale of the White Horse District Council lists 59 business rate payers (non-domestic) in the parish of Cumnor as at the third quarter of 2018. Of these 18 can be categorised as commerce, 13 as leisure, 10 as utilities, 7 as businesses attracting small business rate relief, 6 as education & preschool, 2 as public sector and 1 as healthcare. 11 are registered as charities, in the education and leisure sectors. Care homes, of which the parish has 6, are classed as residential. It has not been possible to assess the number of small domestic businesses and homeworkers, but it is likely to make a substantial contribution to the economic activity of the Parish.
- 140 Our survey of Cumnor Businesses and Community Facilities in May 2019 showed that Cumnor is a perfect location for businesses, such as Hill End Outdoor Education Centre, due to its beautiful, rural and accessible nature, and that where businesses are based in the villages, infrastructure is good.
- 141 The cost of housing is a great disadvantage for recruitment and retention, and the frequency of public transport (particularly outside of peak hours) is an issue which creates a dependency on the car for many businesses in the parish. Some businesses do not yet have access to super-fast broadband which limits their scope to expand.
- 142 Cumnor Parish has vibrant and high functioning communities with strongly supported community facilities and groups, run by willing and highly committed volunteers. Map 16 (below) shows these facilities by area.

# Community Assets in Cumnor Parish



Map 16 Community Assets in Cumnor Parish by Ward

Policy EBC1: Community, Sports & Recreation Facilities

**A. The Neighbourhood Plan identifies the following community, sports and recreation facilities (see Map 16 and Table 8):**

<b>Community Halls</b>	<ul style="list-style-type: none"> <li>• Cumnor Village Hall</li> <li>• Cumnor Old School</li> <li>• Dean Court Community Centre</li> <li>• United Reformed Church Hall</li> <li>• Farmoor Village Hall</li> </ul>
<b>Community Play Areas</b>	<ul style="list-style-type: none"> <li>• The Closes Fitness Trail Area</li> <li>• Fogwell Road Fitness Trail &amp; Play Park</li> <li>• The Glebe Play Park</li> <li>• Meadow Close Play Park</li> <li>• Mayfield Road Play Park</li> <li>• Kimmeridge Road Play Park</li> <li>• Kimmeridge Road/Seven Sisters Way Green Space</li> <li>• Pinnocks Way Play Area</li> <li>• Tilbury Lane Play Area</li> </ul>
<b>Churches</b>	<ul style="list-style-type: none"> <li>• St Michael’s Church</li> <li>• St Andrews Church</li> <li>• St Mary’s Church</li> <li>• United Reformed Church</li> </ul>
<b>Sports Pitches</b>	<ul style="list-style-type: none"> <li>• The Closes – Cumnor Minors Football Club</li> <li>• Fogwell Road – Botley Boys &amp; Girls Football Club</li> <li>• Park Field – Cumnor Cricket Club</li> </ul>
<b>Allotments</b>	<ul style="list-style-type: none"> <li>• Tilbury Lane Allotments</li> </ul>

*Table 8 Community Assets in Cumnor Parish*

**B. In addition to the provisions of the relevant development plan policies proposals to change the use of part of a community, sports & recreation facility that is shown to be surplus to requirements will be supported, providing the change will not undermine the viability of the primary community, sports & recreation use.**

**Interpretation:**

- 143. The policy supplements and refines existing development plan policies on community, sports and recreation facilities by identifying those facilities to which the policies should apply and by seeking to ensure that the long-term potential value of land in community use is not lost without good reason.
- 144. In additional to existing development plan policies which protect these

facilities and encourage new facilities, the policy also allows for a partial change of use of a facility, if this is intended to help secure its longer-term viability. This may be an important way of putting to use space that is no longer needed, but which can make a financial contribution to sustaining the facility. However, such changes must be shown not to undermine the community functions of the use.

## Policy EBC2: Farmoor Reservoir

**A. Development proposals located within the environs and setting of Farmoor Reservoir (map 17) will be supported where they would enhance the recreational use of the reservoir and its environs. This is subject to there being no adverse impact on:**

- i. Residential amenity, by reason of noise, disturbance, vibration or other impacts; or**
- ii. The reservoir's function and setting; or**
- iii. Public access to the reservoir;**

### Interpretation:

145. Areas of Farmoor ward are generally not suitable for development due to flood risk (as shown in Map 14), and its location in the Green Belt mean it is subject to further restrictions and considerations, however there are exceptions. The Farmoor Reservoir is a valuable recreational asset and the policy therefore seeks to encourage enhancements to this asset. Proposals in this location will continue to be subject to other development plan considerations.



*Map 17 Farmoor Reservoir and Environs*

## Policy EBC3: River Environment and Access

**A. The river and its environs (see map 18) are protected. Development to enable the recreational use of the river will be supported where:**

- i. there is no harmful ecological, biodiversity, visual, landscape impact on the river and its setting; and**
- ii. access to the river would be preserved or enhanced; and**
- iii. the scheme would not compromise future provision of riverside paths, to allow public access.**

### Interpretation:

146. The Parish has a long boundary along the Thames. Access via Farmoor is via a paid car park or by foot which is not accessible to mobility scooters or buggies. The Parish Council has the aim of improving limited public access to the river. The policy protects the river and environs and enables only development to support recreational use, where it does not compromise the river environment or potential to improve access.



*Map 18 Cumnor Parish Boundary – River Thames & River Environs*

# Transport & Infrastructure Policies

## Purpose

147. To ensure that our transport and infrastructure supports the needs of new and existing residents of Cumnor Parish.

## Rationale & Evidence

148. The Big Survey Feb 2018<sup>33</sup> revealed that parking was a concern for a large proportion of residents. Other issues around connectivity were also very important to the people of Cumnor parish, with people expressing a desire for greater connectivity both in terms of cycle paths and footpaths around the parish. For business users and with an estimated 15-21% of the VOWHDC population now working at home, digital connectivity becomes an important consideration in new developments.
149. The A420 is the main route through the parish and carries approx. 25k vehicles per day. Noise and vibration from this road have a major impact on residents that live along it, particularly in The Glebe development and Dean Court ward.
150. The proposal for Route B1 of the Oxford-Cambridge Expressway has caused significant concern for residents as this would see a 3 to 4 fold increase in traffic along this route, promote a “rat-run” through the historic core of Cumnor as Satnavs route traffic from the A34 to the A420 and on to the A40. This has damaging repercussions on the congestion already experienced at peak times across Swinford Toll Bridge.
151. In VoWHDC LPP2, land has been safeguarded for a 1200 car park space Park & Ride at the top of Cumnor Hill, a site with significant environmental sensitivities. This would increase traffic along Cumnor Hill and also would promote rat running through the village as drivers diverted from the A40 P&R to Cumnor (it is accepted that car owners will drive to the point closest to their destination, in this case Cumnor is closer than Eynsham).
152. The B4044 Cycle Path Group has campaigned heavily for several years to build a sustainable cycle route between Eynsham and Botley, via Farmoor, in order to create a safe and much needed sustainable travel route. This Neighbourhood Plan fully supports this route.
153. Public transport is good in some parts of the parish but less so in others. The outlying hamlets of Filchampstead and Chilswell do not have access to public transport. Currently the 4 and 4B serve Cumnor village twice an hour, dropping to one per hour after 7pm. The S9 also runs through the village, however the timetable often means that the S9 and 4/4B arrive within minutes of each other. The S1 serves Farmoor every 10 minutes during the day (reducing to 20 – 30-

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<sup>33</sup> <https://cumnorparishcouncil.org.uk/cms-data/depot/filedepot/The-Cumnor-Parish-Big-Survey-The-Results-Are-In-Reg-14-Version.pdf> accessed 11/09/2020 and Appendix E to the Consultation Statement

minute service per hour in the evening). Dean Court is served by the 4C and S1<sup>34</sup>.

154. The Parish Council recently unanimously voted to adopt a set of initiatives to enable Cumnor Parish to become 'Fit for the Future'. Part of this is a drive to improve air quality, enable greater use of sustainable travel options and to enhance the biodiversity within the Parish. The Big Survey highlighted that connectivity was important to residents and that the B4044 Cycle Path was a priority piece of infrastructure.
155. For over 15 years, the Parish has been searching for a secular burial ground. Available land that has been identified has been found to be unsuitable for burials due to the clay composition of much of the land in the Parish, as evidenced by Parish Council Minutes from the Burial Committee.
156. For this reason, the Parish Council is exploring the option of a Memorial Arboretum. This would meet the objective for many residents of a local memorial site and would also create a carbon sink that would enable the parish, district and county to reduce carbon emissions. It would also create additional habitats and so meet targets in net biodiversity gain.

## Policy TI1: Sustainable Transport

### **A. New development should incorporate a balanced and sustainable transport provision, including:**

- i. Facilities for cycling;**
- ii. Off street parking provision;**
- iii. Convenient pedestrian links to public transport facilities;**
- iv. Electric charging points for vehicles.**

### **B. New development should have no significant adverse impact on traffic safety and congestion. This includes on recognised congestion points:**

- i. Land adjacent to or near to the A420 approaching Botley Interchange**
- ii. Lower Cumnor Hill and Eynsham Road;**
- iii. The historic village core of Cumnor;**
- iv. Swinford Toll Bridge.**

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<sup>34</sup> These figures applied at the time of this Plan's Regulation 14 consultation in January/February 2020. During 'lockdown' services were heavily reduced, and at the time of writing (September 2020), although they are changing on an almost weekly basis, they are not yet back to Jan/Feb levels.

## Interpretation:

157. The policy requires sustainable transport provision to be considered, not just a focus on vehicular traffic. This policy should be applied with consideration to other policies, in particular DBC1 and RES1 which deal with varied parking provision, pedestrian permeability and cycle storage in residential development.

## Policy TI2: Cycle Routes

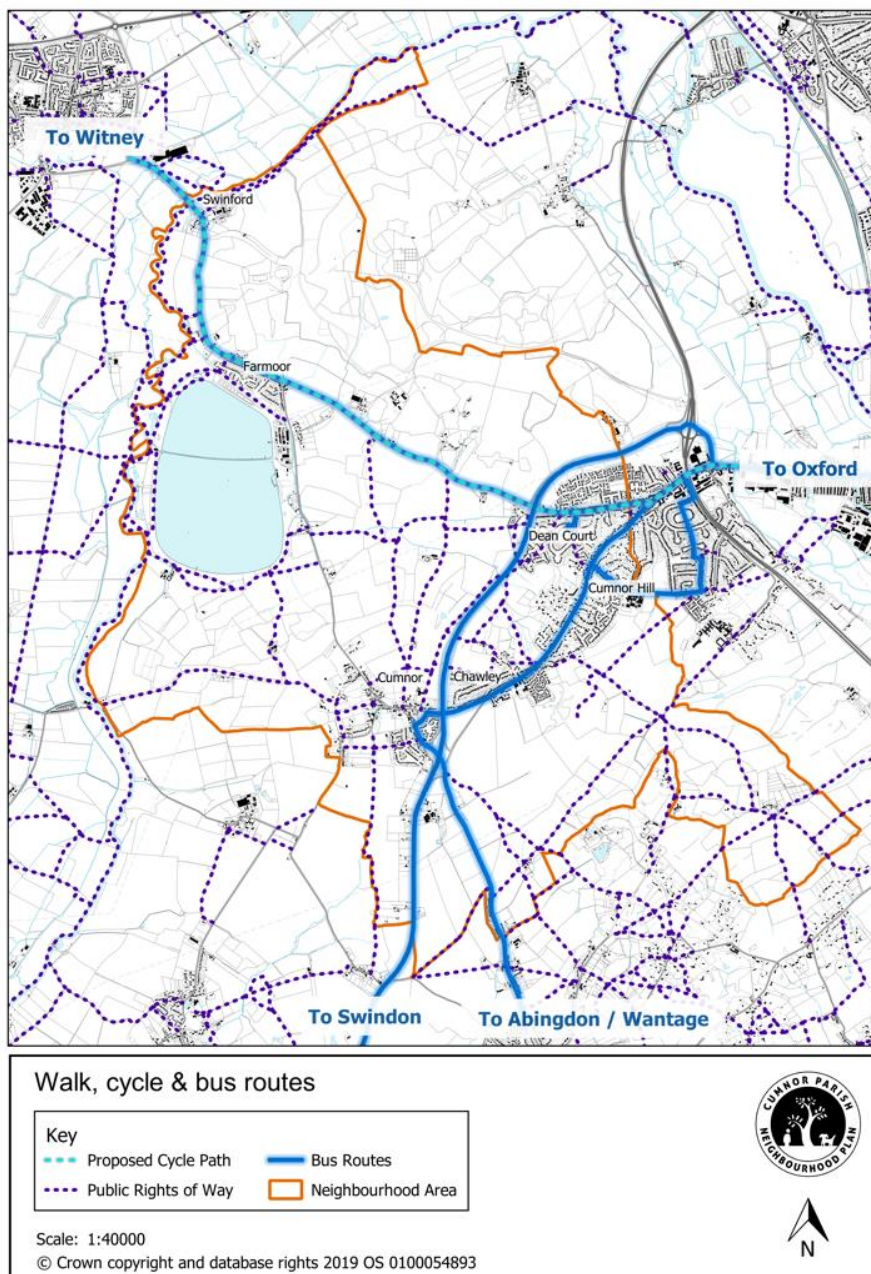
**A. The B4044 cycle route (see map 19) is protected from development, to enable a new cycle path to be provided. New development adjacent to the route should be designed to enhance safety and amenity of the proposed cycle path. Development proposals should not compromise the scope for public access to the protected route.**

**B. Development proposals that maximise opportunities for cycle movements to promote connectivity within and between the settlements in the Parish will be supported.**

**C. Where directly related to the development, financial contributions may be sought via legal agreements towards the improvement of the B4044 cycle route, where appropriate.**

## Interpretation:

158. The policy seeks to ensure that new development does not compromise the route of the proposed cycle path or compromise its operation through poor design.
159. Evidence relating to the safeguarding of the route can be found in the B4044 Cycle Path Business Case. Oxfordshire County Council is supportive of the B4044 cycle route scheme and is developing a business case and undertaking some feasibility work.



Map 19 Plan of Proposed B4044 Cycle Route

## Policy TI3 Footpaths and Bridleways

**A. New development proposals must have no adverse impacts on the safety, accessibility or visual amenity of Cumnor’s network of footpaths and bridleways. New development should take opportunities to enhance accessibility, connectivity and amenity of footpaths and public rights of way.**

### Interpretation:

160. This policy ensures that impacts of development affecting footpaths and bridleways are fully considered. See Map 18 (above) for Public Rights of Way.

## Policy TI4: Digital Connectivity

**A. New development proposals should incorporate high speed connectivity and/or other communications networks, so as to be ready when local services are upgraded.**

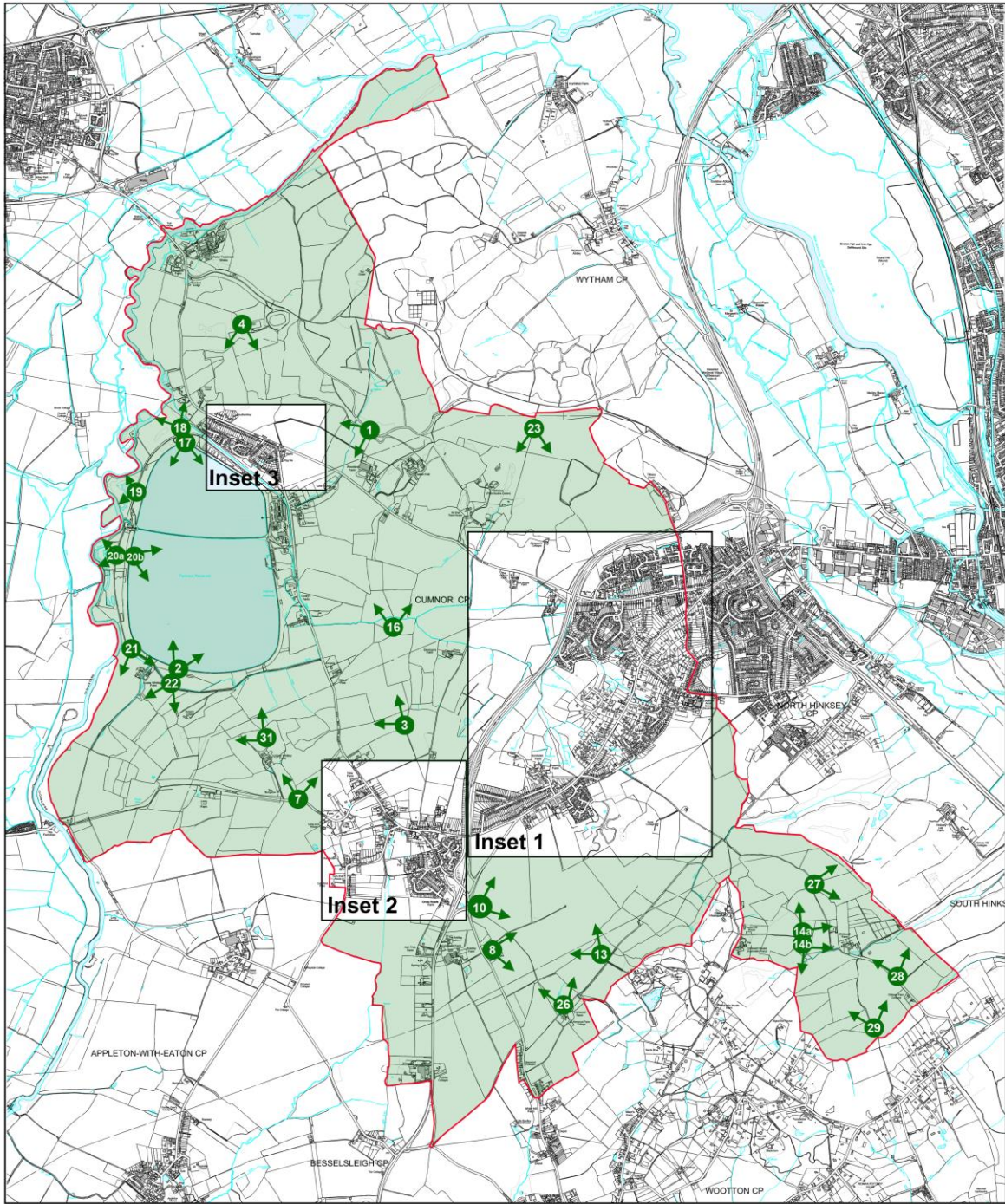
### Interpretation:

161. The policy relates to broadband infrastructure within the development site. It seeks to ensure that infrastructure within the site is not a limiting factor when local services are upgraded by service providers.

## Policies Maps

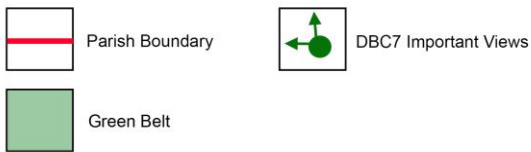
162. Maps relevant to specific policies are shown throughout this Plan. In addition, this section contains a map showing how relevant policies are to be applied in the composite to the whole of the Parish, with three inset composite policy maps to show areas of the Parish requiring enhanced detail due to their scale.

# Cumnor Parish Composite Policy Map



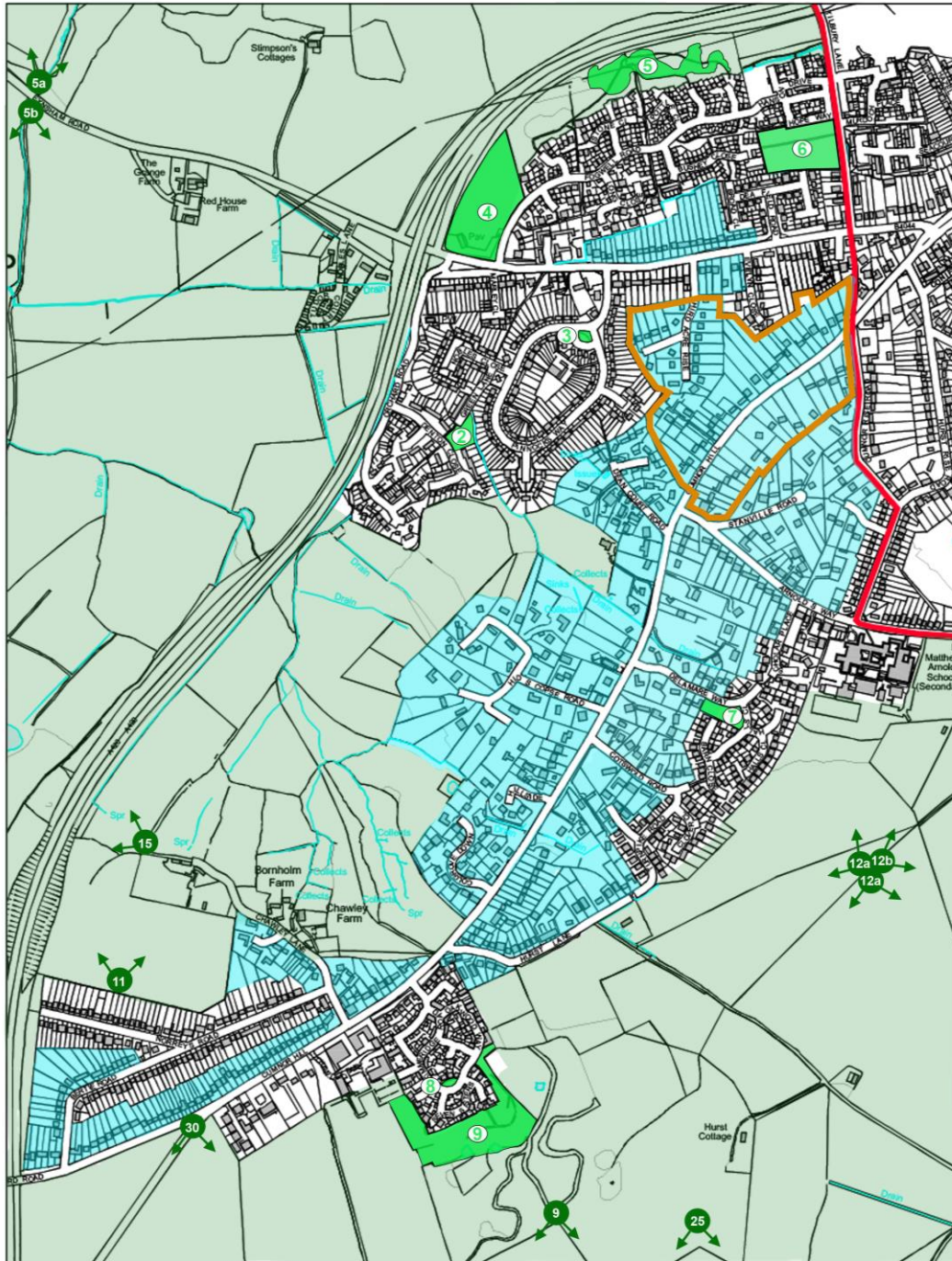
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## Cumnor Parish Neighbourhood Plan Policies Map



Map 20 Cumnor Parish Neighbourhood Plan Composite Policies Map

# Composite Policy Map Inset 1 showing areas of Cumnor Hill & Dean Court



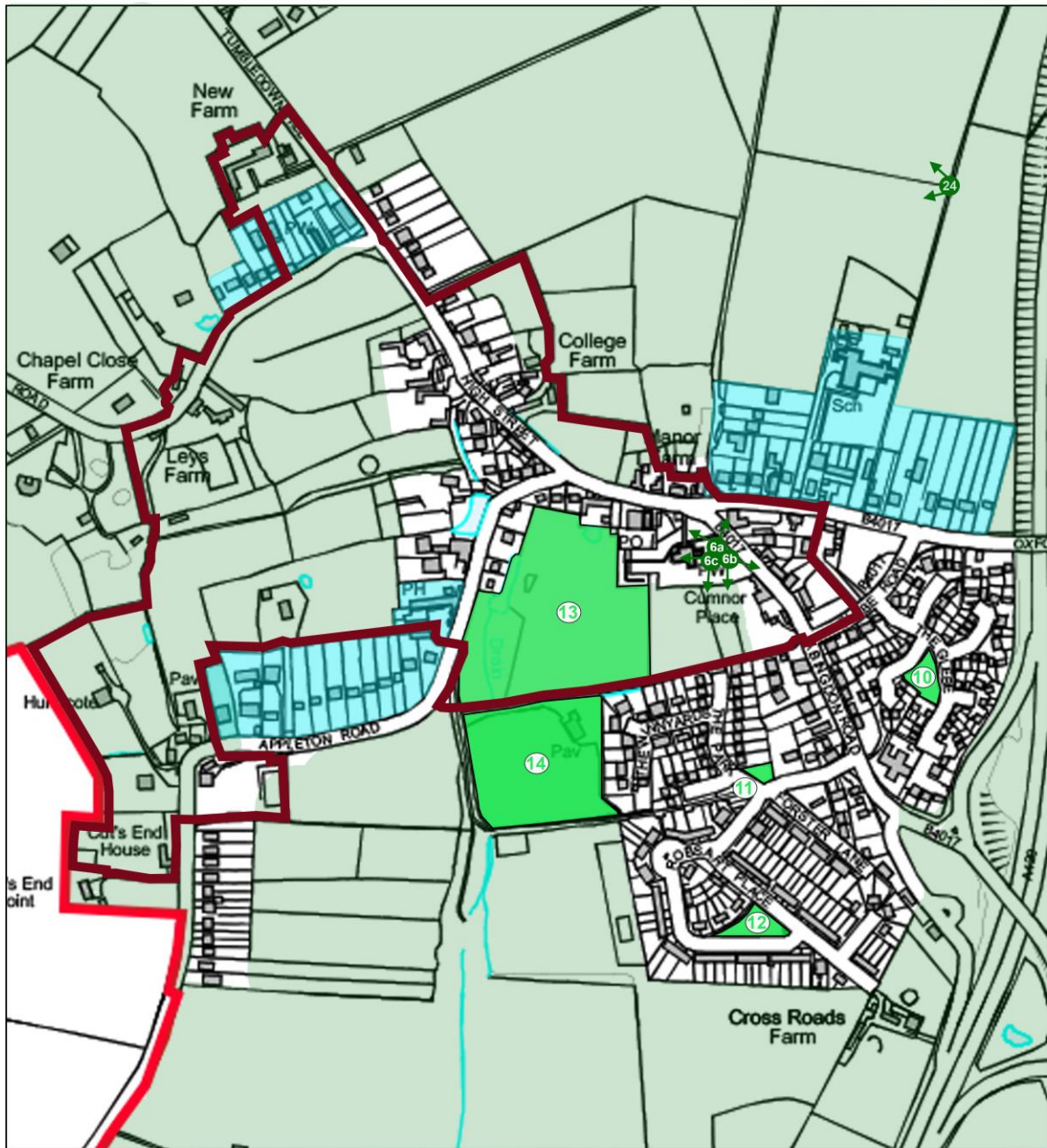
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## Cumnor Parish Neighbourhood Plan Inset 1



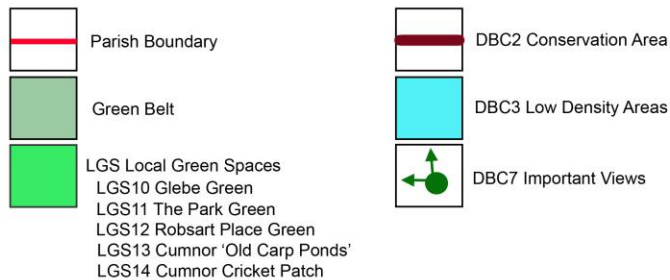
Map 21 Cumnor Hill & Dean Court Neighbourhood Plan Composite Policies Map

## Composite Policy Map Inset 2 showing areas of Cumnor Village



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### Cumnor Parish Neighbourhood Plan Inset 2



Map 22 Cumnor Village Neighbourhood Plan Composite Policies Map

Composite Policy Map Inset 3 showing areas of Farmoor



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**Cumnor Parish Neighbourhood Plan Inset 3**

-  Parish Boundary
-  Green Belt
-  LGS Local Green Spaces  
LGS1 Mayfield Rd Play Area

*Map 23 Farmoor Neighbourhood Plan Composite Policies Map*

## Non Planning Issues/Community Actions

This annex does not form part of the statutory neighbourhood plan and is **not** subject to independent examination or referendum. It sets out actions that Cumnor Parish Council (CPC) intends to take to address issues that fall outside of the scope of neighbourhood planning.

163. CA1 Affordable housing projects. CPC will support the Dean Court Affordable Housing Project, and work with the Community Land Trust to use this as an exemplar across the parish to demonstrate the viability of such projects.
164. CA2 OxCam Expressway Impacts. Notwithstanding its outright opposition, CPC will continue to work with Highways England as a stakeholder to identify the impacts of any route on resident's air quality, noise, vibration and quality of life, as well as the significant ecological damage that will ensue. See also para 107 and 108
165. CA3 Park & Ride Site. CPC will work alongside VOWHDC and Oxfordshire County Council to identify alternative options for sustainable travel, for example that do not involve loss of Green Belt to car parking. See also para 105 and 106.
166. CA4 CPC will work with landowners, local authorities, developers and Sustrans towards the achievement of a connected walking and cycling strategy across the parish. This may involve grading and creating more accessible footpaths (Public Rights of Way - PRow) via the Cumnor Fit for the Future Initiative.
167. CA5 CPC commits to working with VoWHDC and other relevant bodies to designate Quiet Areas in the Parish as shown in Table 4 and described in paragraph 61.
168. CA6 CPC will support initiatives to reduce dog waste around the parish, through communication in Cumnor Parish News and noticeboards
169. CA7 CPC will work with local authorities and landowners to identify a suitable site for a Memorial Arboretum.
170. CA8 Initiatives to reduce un-neighbourly parking will be supported, for example where pavement parking is an issue in residential areas, ways of creating formalised parking areas will be supported.
171. CA9 since the enforcement of a weight limit on the A415 over the Thames at Newbridge to the west of the Parish, a higher number of HGVs are using the Swinford Toll bridge and then roads through the Parish as a 'rat-run'.. Noise and vibration are increasing through the village and the one-way roads past the Parish Church and Primary School. The absence of speed and weight limits through the historic village centre are causing increasing concern. CPC will press for weight restrictions through the village. Following the speed surveys of

September 2019, CPC will seek speed limit reductions on Cumnor Hill, Oxford Road, Tumbledown and through Filchampstead and Farmoor.

172. CA10 To reduce poor air quality around Cumnor Primary School, CPC will support the introduction of a Low Emission Zone around Cumnor Primary School and Matthew Arnold School. This zone will enforce no idling engines within 200 m of the School Gate, no drop off or pick up on the zigzags and no vehicular traffic along the school drive between 0830-0900 and 1500-1530.
173. CA11 CPC will press for and support the creation of a primary health care facility to meet the needs of the residents of the parish. This may be through expansion of the Botley surgery, with a satellite surgery within the parish.
174. CA12 To reduce aircraft noise in the area from RAF Brize Norton.




# Appendices





## Appendix A Local List of Heritage Assets





This local list supplements heritage assets identified on the Oxfordshire Historic Environment Record and features identified as being of local interest in the Cumnor Conservation Area Appraisal, 2011, Vale of White Horse District Council.





This list has been compiled by Cumnor residents using the methodology set out for the Oxford Heritage Asset Register (see Cumnor Neighbourhood Plan Local List of Heritage Assets - Appendix 1) and using criteria embodied in *Conservation Principles*, Historic England, 2008, Historic England Advice Note 7, *Local Heritage Listing*, 2016 and the NPPF, 2018.





Address	Description	
72 Cumnor Hill	Large two-and-a-half-storey house, of complex plan. Built by 1910 and originally called The Uplands. Render with plain tile roof. Planted on close-studded timber framing to central front gable and lateral stack, historic indicators of status. Evidence of early suburban development of Cumnor Hill. Architectural and historic interest.	
77 Cumnor Hill	Two-storey house, built soon after 1907. Rendered with plain tile roof of steep pitch. Storied porch. Designed by Clough Williams-Ellis, as gardener's cottage associated with Larkbeare (no. 85 Cumnor Hill). Displays good Arts and Crafts detailing (see EH listing report, 2012). Architectural and historic interest.	
Larkbeare, 85 Cumnor Hill	House, built in 1907, two storey, originally rectangular plan, now extended to form L-plan. Render and tile. Arts and Crafts style. Designed by Clough Williams-Ellis. (see EH listing report, 2012). Architectural and historic interest.	

<p>Outbuilding, Larkbeare, 85 Cumnor Hill</p>	<p>Single storey outbuilding in render and plain tile, probably designed by Clough Williams-Ellis and built in 1924. Probably used as a music room. Architectural and historic interest.</p>	
<p>110 Cumnor Hill</p>	<p>Large two-storey house, built by 1910, originally called Ridgefield. Render with plain tile roof. Evidence of early suburban development of Cumnor Hill. Architectural and historic interest.</p>	
<p>112 Cumnor Hill</p>	<p>Large house, brick with hipped slate roof. Stone dressing to windows and door. Built by 1910. Large pane sash windows. Evidence of early suburban development of Cumnor Hill. Architectural and historic interest.</p>	
<p>113 Cumnor Hill</p>	<p>Large house, render with plain tiled roof. Built by 1910. Evidence of early suburban development of Cumnor Hill. Architectural and historic interest.</p>	

<p>3 Colegrove Down</p>	<p>Large house of brick with plain tile roof. Built by 1910. Plan reminiscent of typical hall and crosswing. Distinctive six-over-two sash windows. Evidence of early suburban development of Cumnor Hill. Architectural and historic interest.</p>	
<p>24 and 26 Eynsham Road</p>	<p>A pair of semi-detached, brick- built houses with 1879 datestone. Built in English garden wall bond with red brick and buff brick corners. Plain tile roof. Extended to one end and has a front extension. Altered windows. Associated with Chawley brick works. Architectural and historic interest.</p>	
<p>Pound Cottage</p>	<p>One and a half storey L-shaped house. Painted rubble stone with plain tile roof. Possibly late 17th century origin. Architectural and historic interest.</p>	
<p>51 and 53 Eynsham Rd</p>	<p>Detached houses, render and plain tile, with some planted on timber. Bay windows, individual styles. Early examples of suburban development along Eynsham Road displaying detailing denoting high status. Architectural and historic interest.</p>	

<p>87 Eynsham Rd</p>	<p>House of two separate builds. Earliest fronting Pinnocks Way dating probably from late 16thc. Front range dating possibly from early 18c. Built of rubblestone with some timber-framing internally. Thatch roof to main bays of phase 1, plain tile roof over end bay of phase 1 and phase 2. Large stack internally, maybe a later insertion. Some roof timbers appear to have soot blackening. Good early timber-mullioned window with leaded lights. Similar blocked window in roofspace. Occupies site immediately opposite Dean Court Farmhouse. Archaeological, architectural and historic interest.</p>	
<p>8 Grange Court</p>	<p>Barn, Dean Court Farm, now residential. Dating from 18c. Described by John Blair in 1981 as '<i>An unaisled barn of 3 bays, its wall partly of stone and partly of timber, existed in 1808 but is probably much older.</i>' Archaeological, architectural and historic interest.</p>	
<p>7 Grange Court</p>	<p>Originally part of Dean Court farmhouse, described by John Blair in 1981 as '<i>a single-storey outshut</i>' and existing on the estate map of Cumnor in 1808. Archaeological, architectural and historic interest.</p>	
<p>Physic well, Long Leys Lane GR SP442044</p>	<p>Stone surround with step down into well. Sulphurous water. Four feet deep at time of photograph (Nov 19). On the main route from Cumnor to Bablock Hythe crossing of the Thames. May date to seventeenth century or earlier. Evidence of the importance of mineral waters in everyday life in early modern period. Archaeological and historic interest.</p>	

<p>Beacon basket, GR SP482048</p>	<p>Erected for the Millennium as part of the national Millennium celebrations. Historic interest.</p>	
<p>Ridge and furrow field, High Street. GR SP 049044</p>	<p>Lynchets survive which can be seen on the aerial photograph. This provides evidence of early agricultural practice dating probably from the medieval period. Archaeological and historic interest.</p>	
<p>Ridge and furrow field, Appleton Road. GR SP 458038</p>	<p>Lynchets visible on the ground. Evidence of early agricultural practice dating probably from the medieval period. Archaeological and historic interest.</p>	
<p>Sunken Lane from Dean Court to Chawley</p>	<p>Evidence from the rural past when Dean Court and Chawley were two farming settlements, before Oxford was developed to the west of the Thames. Historic interest</p>	

<p>Tumbledown cottage</p>	<p>House and outbuilding. One and a half storeys. Lateral stack and end stack. Rubblestone with plain tile roof. Dating probably from the seventeenth century. It appears on the 1814 Enclosure Map. Architectural and historic interest.</p>	
<p>First World War Trenches, Hill End</p>	<p>Historic practice trenches dug in Wytham Woods during WW1. Historic interest.</p>	
<p>Brick Kiln Farmhouse</p>	<p>Multi-phase farmhouse of complex plan form. Rubblestone with plain tile roof. Dating from 18thc or earlier. It appears on the 1815 enclosure map. Chawley Brick Company based here from mid 19thc which continued until 1930s. Source of much local brick. Architectural and historic interest</p>	
<p>Hurst Lane Cottages</p>	<p>Terrace of workers houses, early 20thc. Brick and tile, with bricks probably from the nearby brickworks. Situated on the old turnpike road. Architectural and historic interest.</p>	

-END-