

# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32

2002 REVIEW  
PUBLIC MEETING PRESNETATION  
JANUARY 2022

Made Version October 2017

# BRIGHTWELL CUM SOTWELL

# 2031?

Brightwell cum Sotwell  
Neighbourhood Plan



Between 2015 and 2017, the PC consulted about what a Neighbourhood Plan for Brightwell cum Sotwell should include

Help decide what it will  
look like...

# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32



In 2017, the Neighbourhood Plan was made and became part of SODC's Local Plan having considerable weight in the planning system

Made Version October 2017

Why have a Neighbourhood Plan?  
Do we really need one?  
Everything looks rosy



The need for a a Neighbourhood Plan was established in the 2014  
Community Led Parish Plan



MILTON  
KEYNES

The point was, without one how can we shape our future to get what we want. We never know what is around the corner.

Milton Keynes 1969



Milton Keynes 2015



## Brightwell cum Sotwell Neighbourhood Plan

The Neighbourhood Plan consisted of 6 separate documents including:  
An appraisal of the parish's growth setting out how this has been one of **evolution not revolution**

Gradual change over time that has conserved the specialness of the place, with the main settlement sitting invisibly within the landscape below Brightwell Barrow

An overwhelming concern by parishioners that the village does not join up with Wallingford

Our Parish Plan and Housing Needs Survey identified a need for growth in the parish

The Parish Plan clearly set out what the parish considers important in terms of design



# Brightwell cum Sotwell Neighbourhood Plan

We looked to the future

## **Scenario Planning**

A recognised strategic planning method to make long term plans

Make different simulations based on known facts and key economic  
and environmental driving forces

## Brightwell cum Sotwell Neighbourhood Plan

What were the factors we had to account for?

- The parish was poorly protected following the publication of the NPPF
- The ability to fight off unwanted speculative development was out of our hands to control
- SODC had an emerging Local Plan that could have seen BCS reclassified as a larger village
- The pressure to build more houses and associated infrastructure across the region was increasing as the OX/CAM Growth Arc gathered momentum
- The village has few constraints and is close to Wallingford – it can therefore be built on!
- Planning permission had just been granted for over 650 houses in our parish
- Didcot Garden Town was getting bigger
- The Mayor for London was calling for more housing in Oxfordshire to relieve housing pressure in the capital
- The need for other facilities such as water storage is looming
- When the new Elizabeth Line is completed the London Underground will extend to Reading
- The economic prosperity in Oxford and the Science Vale
- And to top it all Brightwell cum Sotwell had recently been considered as the most desirable place in the UK to live.



# Brightwell cum Sotwell 2031?

A semi-rural parish between Oxingcot and Wallingford

This is just one scenario!

Didcot Hills  
Country Park

DIDCOT HILLS COUNTRY PARK

Even a motorway

New northern bypass  
for Wallingford

Improved roads and  
roundabouts

Solar farm  
Floodlit sports  
fields

Population of  
Wallingford doubled

New reservoir / gravel pits?

Our scenario planning looked at what the worst case could be based on real threats to a nothing changes scenario



BRIGHTWELL-CU

Highlands Farm

School

Playing Field

Path

War Meml

Path PW

BRIGHTWELL STREET

WELL SPRINGS

Allot Gdns



The development of fields to the west of the village included the construction of 92 new executive homes and 20 starter homes.



A new rural primary school was built off the roundabout serving the Wittenhams, Brightwell cum Sotwell and Moretons. A 24 hour drive in McDonalds and Spar is accessed directly off the Frog's Island Roundabout

Frog's Island  
Roundabout is sponsored  
by  
McDonalds Brightwell

Wallingford A4130 Oxford (A329M)	Brightwell Cum Sotwell (village only)
	
Wittenham	Services (24 hour)
Didcot Hills School	
FROG'S ISLAND ROUNDABOUT	





Rocky Mountain

Valley View

New York

Rocky Mountain

Valley View

New York

PHASE 1

Rocky Mountain

Our Neighbourhood Plan could **not** be about stopping development, it had to be about deciding as a community where new development should go and it had to adhere to current policy

A NEIGHBOURHOOD PLAN HAD TO BE PRO-  
DEVELOPMENT AND AS A COMMUNITY  
WE HAD TO BE TOO.....



# Brightwell cum Sotwell Neighbourhood Plan

A



B

At the start we thought producing a NP would be this simple



# Brightwell cum Sotwell Neighbourhood Plan

A

B

But in reality we have found putting together a NP is a bit like this!



# Brightwell cum Sotwell Neighbourhood Plan

**A**

**B**

And by the end like this!



# Brightwell cum Sotwell Neighbourhood Plan

- We looked at a spatial strategy for the parish and the implications of the emerging Local Plan
- The spatial strategy looked towards brownfield sites located around the edges of the village
- From this study we realised that for our plan to be robust enough to fight off challenges from developers we needed to allocate somewhere between 30 – 40 houses situated in the main settlement

Whether Brightwell cum Sotwell was classified a small, medium or large village, due to its few constraints it could accommodate more than a 5% housing increase in housing numbers. If we did not allocate a realistic housing target we will not be seen to be pro development and the NP would not carry enough weight to support refusal by SODC if it has to determine a major application for the village. We also needed a site that could be delivered relatively quickly



The background of the slide is a black and white optical illusion spiral, consisting of many concentric, slightly offset circles that create a strong sense of depth and motion, drawing the viewer's eye towards the center.

# The NPPC death spiral

Policy 14 /49 stipulates that when a local planning authority has not met its five year housing supply other policies are deemed to be out of date

This opened the door for un-wanted development in the parish. Within a month, applications came through for Little Martins and Bosley's Orchard and we knew that further applications were imminent for Rectory Meadows, Land to the north of the High Road and at Sotwell Manor Fruit Farm

The single best way of fighting un-wanted development is through a Neighbourhood Plan that can demonstrate a positive view towards development, has robust policies and has allocated sufficient and deliverable sites for housing



We took a lot of independent advice on what to do. It was clear that due to the NPF Death Spiral, we could not successfully fight off Little Martins or Bosley's Orchard but with a robust NP, delivered in extra fast time we could be in a position to fight off other speculative developments

The spatial strategy supported the principle for development to take place at Little Martins and Bosley's Orchard. At Little Martins, we worked with the developer to ensure that our aspirations for the site were weaved – as much as possible - into the plan.



We produced a NP that included 4 sites for housing and a raft of additional policies to protect the character of the parish. The plan went through the statutory consultation and referendum and was supported by 96% of the parish. In October 2017 it was made.



# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32

**SO WHY ARE WE NOW REVIEWING IT AFTER ONLY 5 YEARS?**

Made Version October 2017



The NP has delivered development on time and has been supported by SODC to successfully fight off unwanted speculative development – the BIG picture



By having a NP we have been able to work with developers to achieve more of the goals that parishioners said that they wanted



With additional benefits such as the Little Martins Meadow and a new car park at the Village Hall



But, the plan has not been used as well to achieve the smaller things that are so important such as the scale , size and design of new buildings including the treatment of front gardens and driveways



Working with OCC Highways has been particularly stressful and the NP is largely ignored

**Our vision is:**

***“To retain our separate identity as a rural parish set within open countryside, conserving the character of the various settlements; in a way that allows the community to evolve whilst sustaining our core vital services”***



A review of the NP would allow us to strengthen our ‘little’ policies that make so much difference to the parish – giving them more weight in the planning process

The image features a black and white optical illusion spiral that creates a sense of depth and movement, drawing the viewer's eye towards the center. Overlaid on this spiral is the text "The NPPC death spiral" in a bold, red, sans-serif font. The text is arranged in two lines: "The NPPC" on the top line and "death spiral" on the bottom line, both centered horizontally.

The NPPC  
death spiral



If SODC does lose its 5 year land supply but retains its 3 year land supply there is protection from unwanted speculative development set out in paragraph 14 of the NPPF. To benefit from the provisions of paragraph 14 a neighbourhood plan must be less than 2 years old and contain policies and allocations to meet its identified housing requirement.

# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32

In November 2021 the PC took the decision to review the made neighbourhood plan



**Brightwell cum Sotwell**  
Neighbourhood Plan

To meet the criteria of paragraph 14 the plan must be updated in a way that satisfies that a **material modification** has been made to the plan.

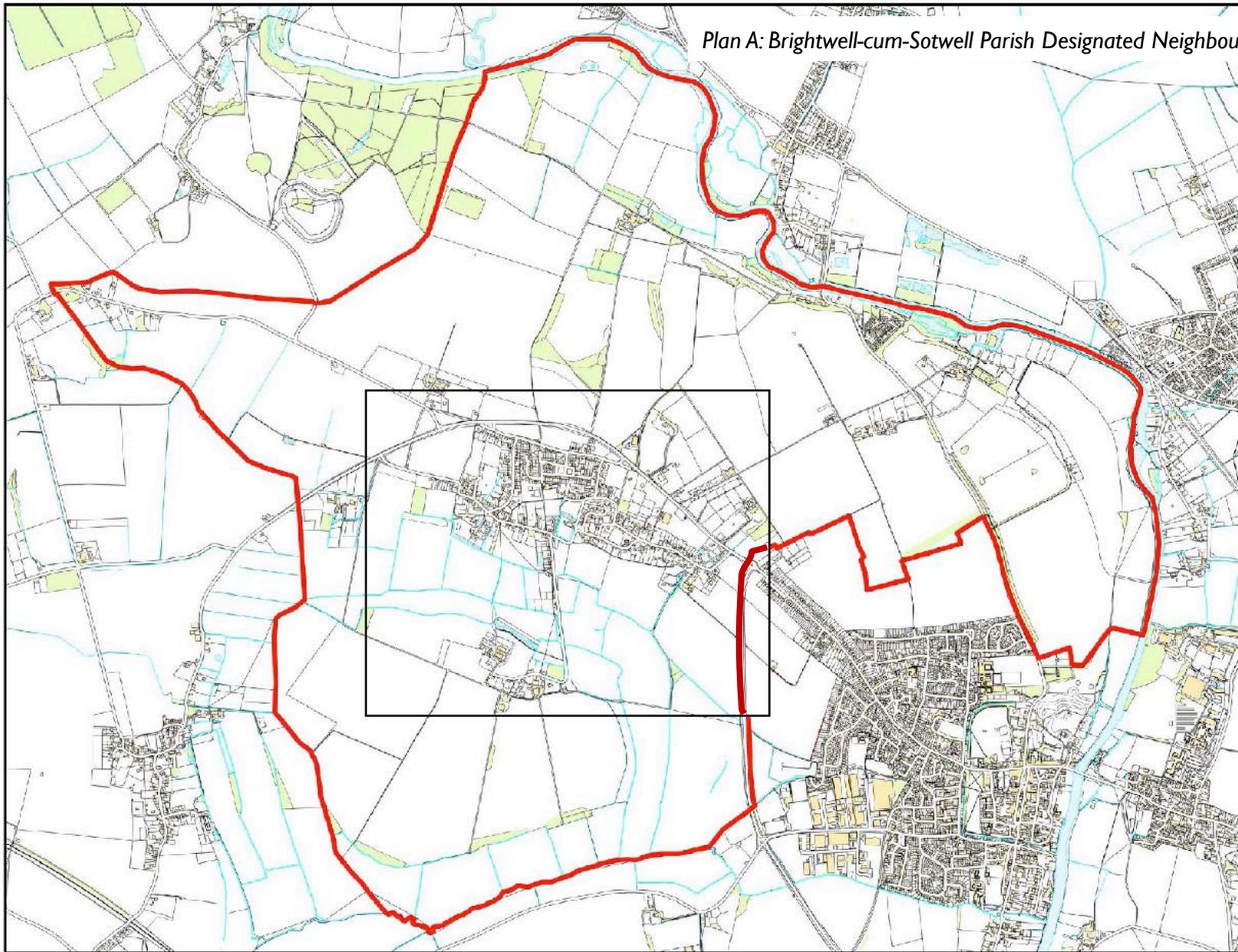
Changes however cannot alter the nature of the plan such as removing or adding new sites for development. If they did then the review would be classed as substantial and take a lot longer to be made – putting us at risk.

The PC has agreement from SODC that by reviewing the plan to update the following:

- **The preparation of a Design Code that builds on a pre-existing design policy**
  - Updated environmental policies
  - Register of Local Heritage Assets

the modifications would be considered **a material but not substantive change** and the new plan would therefore meet the requirements of para 14 of the NPPF and give us greater protection if SODC lost its 5 year land supply.

These changes would also help us to ensure that development considers those local design factors that are important to us but are often not given weight by SODC or OCC



Plan A: Brightwell-cum-Sotwell Parish Designated Neighbourhood Area

Retain the same neighbourhood plan area

Brightwell cum Sotwell Neighbourhood Plan

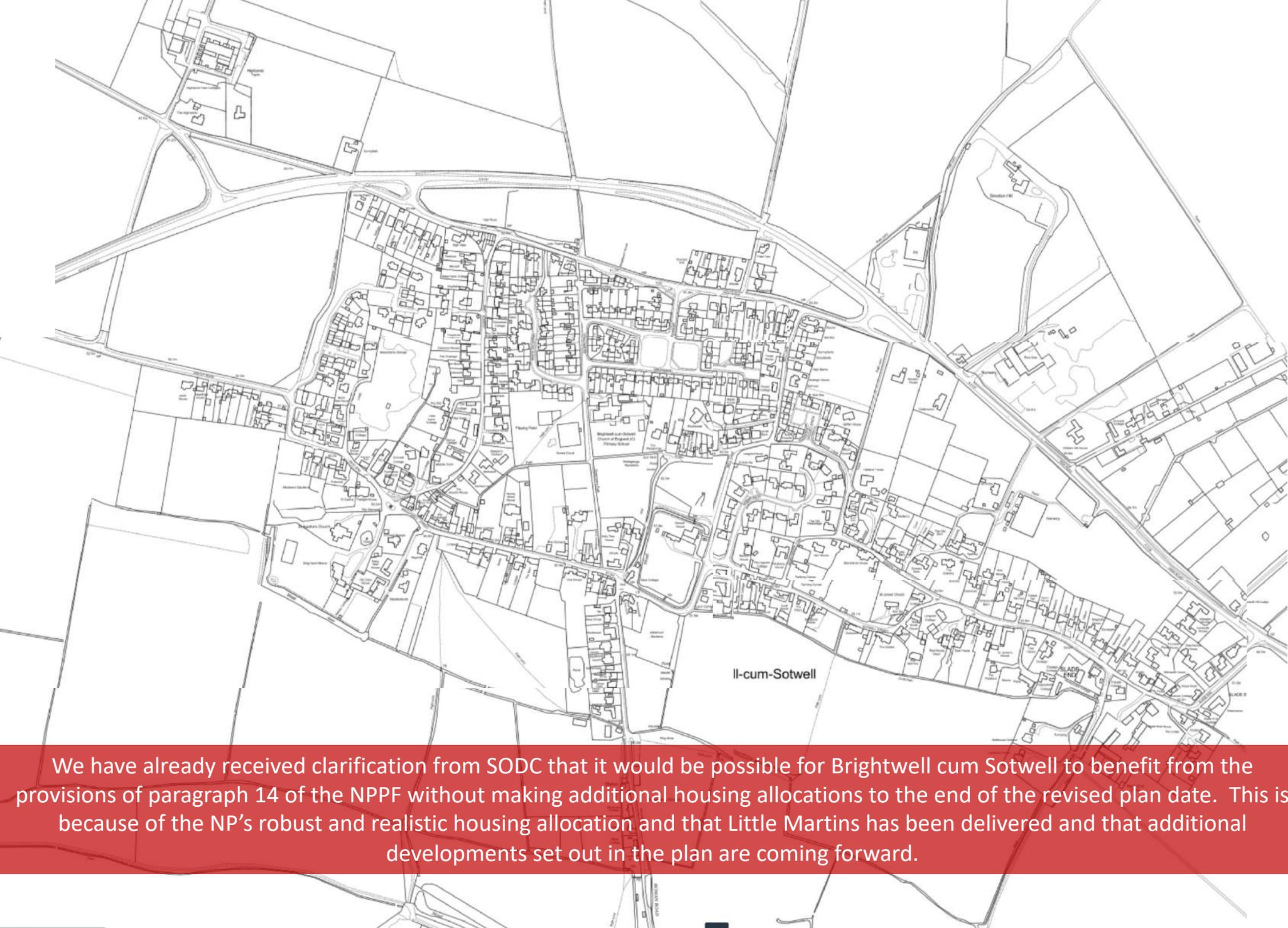
# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32

2032, 2035 or 2042?

We are using it as an opportunity to extend the lifespan of the plan to bring it in line with the new SODC Local Plan and beyond

Brightwell cum Sotwell  
Neighbourhood Plan

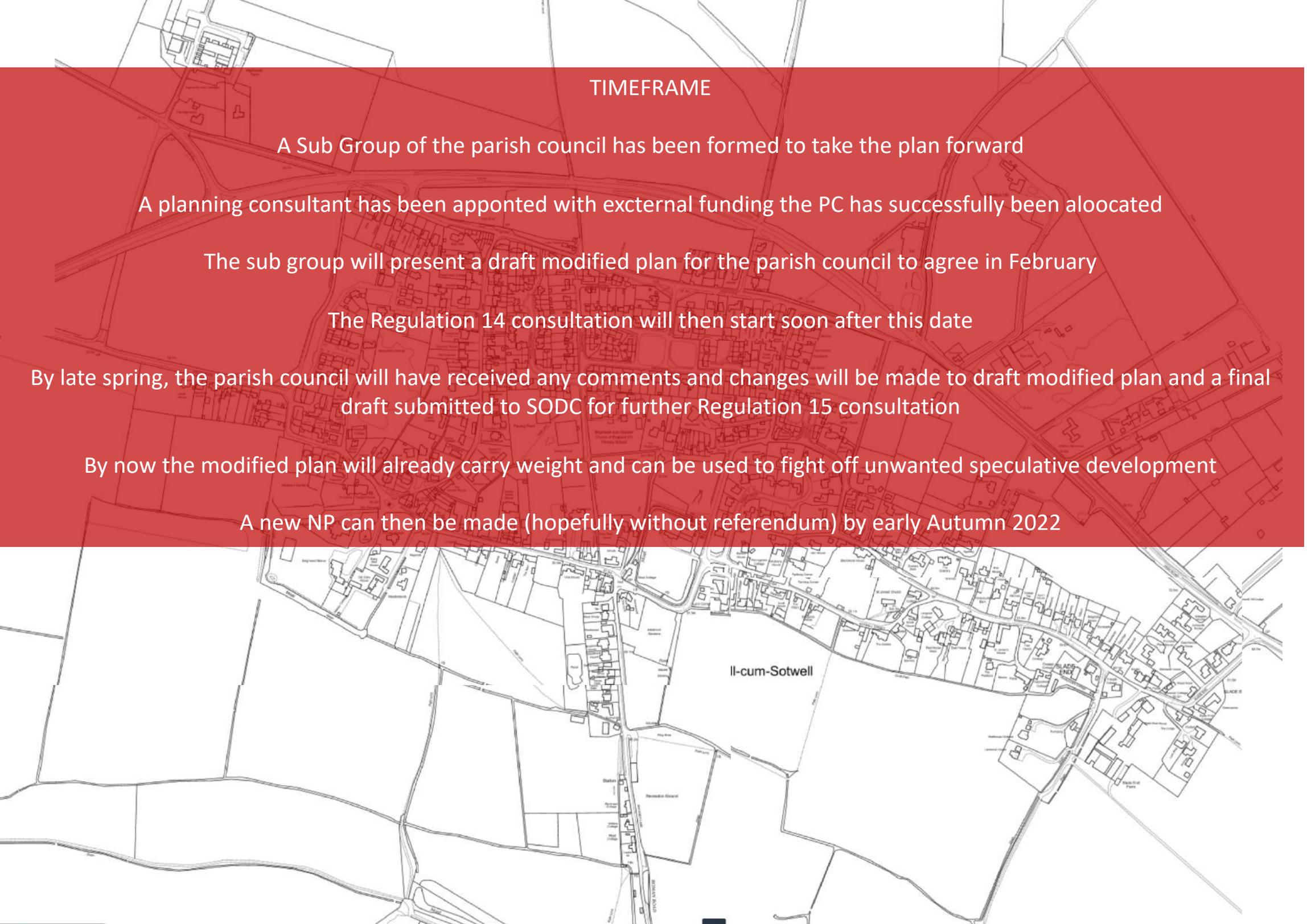


ll-cum-Sotwell

Brightwell cum Sotwell Church of England Primary School

SLADD ENCE

We have already received clarification from SODC that it would be possible for Brightwell cum Sotwell to benefit from the provisions of paragraph 14 of the NPPF without making additional housing allocations to the end of the revised plan date. This is because of the NP's robust and realistic housing allocation and that Little Martins has been delivered and that additional developments set out in the plan are coming forward.



## TIMEFRAME

A Sub Group of the parish council has been formed to take the plan forward

A planning consultant has been appointed with external funding the PC has successfully been allocated

The sub group will present a draft modified plan for the parish council to agree in February

The Regulation 14 consultation will then start soon after this date

By late spring, the parish council will have received any comments and changes will be made to draft modified plan and a final draft submitted to SODC for further Regulation 15 consultation

By now the modified plan will already carry weight and can be used to fight off unwanted speculative development

A new NP can then be made (hopefully without referendum) by early Autumn 2022



ll-cum-Sotwell

# BRIGHTWELL CUM SOTWELL

# 2031?

Brightwell cum Sotwell  
Neighbourhood Plan



Because the review does not constitute a significant change and is taking place so quickly after both the NP and CLPP it does not need the same level of consultation as many of the community aspirations, the housing needs survey and policies are still current and relevant

Help decide what it will  
look like...



## So what will be updated?

# ANY POLICY CHANGE WE MAKE HAS TO CONFORM TO LOCAL AND NATIONAL PLANNING POLICIES

## BRIGHTWELL CUM SOTWELL NEIGHBOURHOOD PLAN REVIEW

### ANALYSIS OF MADE POLICIES & PROPOSED REVISED POLICY SCHEDULE

DECEMBER 2021

Made Policy	SODCLP Policies	Keep	Modify	Delete	Add	Notes	New Policy
1 Village Boundary	STRAT1, H1, H8, H16, ENV1		X			Reword clauses 2 and 3 to be more specific rather than cross reference other non-specified LP and NP policies. Modify S5.9 to remove ambiguity from Examiner's additions and to work better with Local Gaps	1 Village Boundary
2 Bosleys	H1	X				Currently at pre-app.	2 Bosleys
3 Little Martins	H1			X		Delivered	-
4 Thorne's	H1			X		Delivered	-
5 Slade End	H1	X				Masterplan and first site proposal being prepared for consultation in New Year – co-ordinate timing with NPR Pre-Sub consultation period?	3 Slade End
6 Local Gaps	ENV1		X			Delete land use refs to work better with Policy 1	8 Local Gaps
7 Landscape character	STRAT1, ENV1		X			Add Key Views using updated and fleshed out evidence from earlier version of made NP.	9 Landscape character
8 Green Heart	ENV5	X				Could include this in proposed new Local Nature Recovery policy but perhaps better left as its own distinct policy.	10 Green Heart

## Land Use Planning Policies

### Spatial Strategy

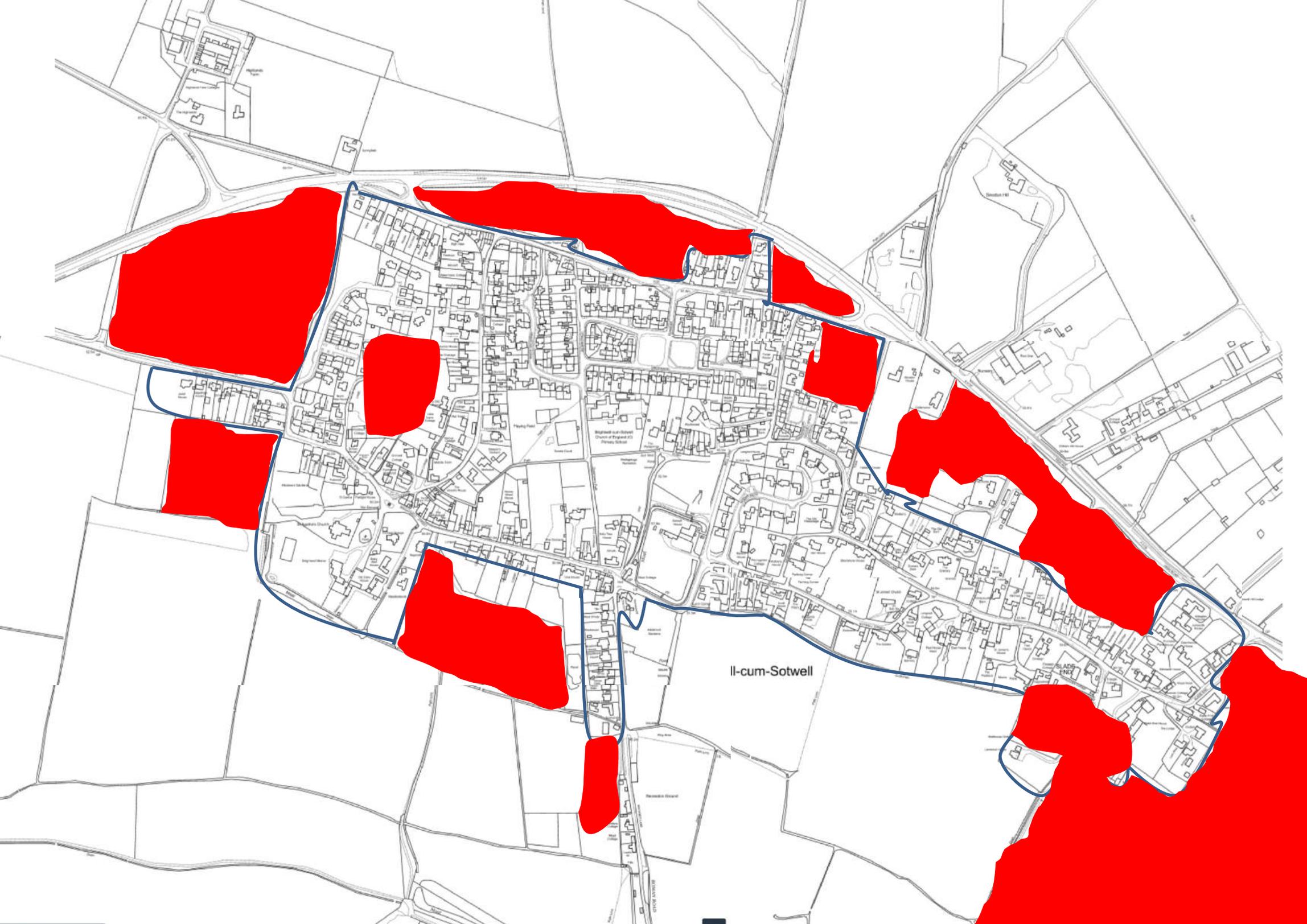
#### Policy BCSI: Brightwell cum Sotwell Village Boundary

##### **Policy BCSI: Brightwell cum Sotwell Village Boundary**

*The Neighbourhood Plan defines the Brightwell cum Sotwell Village Boundary, as shown on the Policies Map.*

*Proposals for infill development within the boundary will be supported, provided they accord with the design and development management policies of the development plan and other policies of the Neighbourhood Plan.*

*Proposals for development outside the boundary, including within the settlement of Mackney, will only be supported if they are appropriate to a countryside location and they are consistent with local development plan policies.*



Il-cum-Sotwell

St. Andrew's Church of England C of E Primary School

St. Andrew's Church

## Land Use Planning Policies

### Spatial Strategy

#### Policy BCSI: Brightwell cum Sotwell Village Boundary

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2 Bosleys	H1	X				Currently at pre-app.	2 Bosleys
3 Little Martins	H1			X		Delivered	-
4 Thorne's	H1			X		Delivered	-

The topography of the main village is important in maintaining the landscape character in that the shape of the village is hidden in its landscape as set out in the Landscape and Green Spaces Study.

This policy aims to identify as special the ridge of the Sinodun Hills sweeping up from the flat valley floor, rising through open countryside to the tree capped hilltop at Brightwell Barrow and protect the way that the village sits within this landscape – nestling almost invisibly below the hills.

The policy will be strengthened by linking it to landscape character, the gaps policy and a new section on views.



## Policy BCS6: Local Gaps

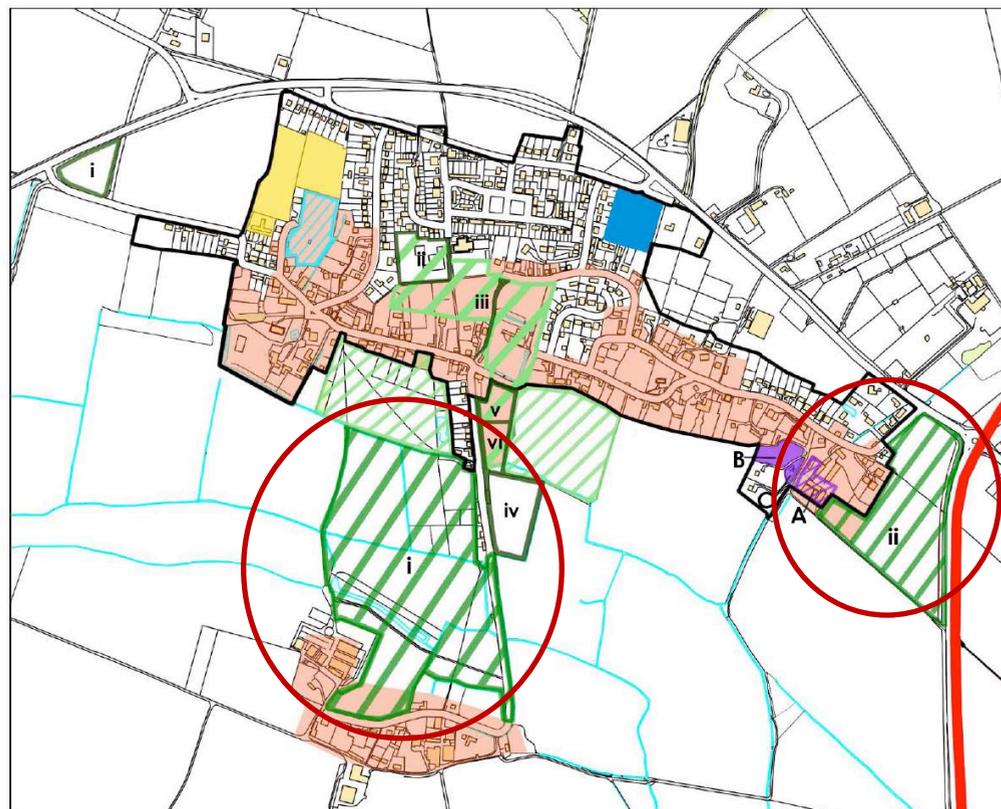
5.38 This policy seeks to protect the essential countryside character of two key areas between the settlements of Brightwell cum Sotwell and Mackney and between Brightwell cum Sotwell and Wallingford ('the Slade End Gap'), in order to prevent coalescence between these separate settlements and to protect their distinctive individual character and setting. In doing so, it will conserve the way that the main settlement sits invisibly in the landscape, retaining the fields between Slade End and the bypass and between Mackney and the main settlement preferably as working farmland in order to keep a clear 'rural' buffer between settlements.

### Policy BCS6: Local Gaps

The Neighbourhood Plan identifies the following Local Gaps on the Policies Map:

- i. Brightwell cum Sotwell - Mackney Local Gap; and
- ii. The Slade End Local Gap.

Development proposals should ensure the retention of the open character of the Local Gaps. Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would preserve the separation between the settlements concerned and retain their individual identities.



6 Local Gaps	ENV1		X		Delete land use refs to work better with Policy 1	8 Local Gaps
7 Landscape character	STRAT1, ENV1		X		Add Key Views using updated and fleshed out evidence from earlier version of made NP.	9 Landscape character
8 Green Heart	ENV5				Could include this in proposed new Local Nature	10 Green Heart

## Policy BCS7: Landscape Character & the Villages

5.40 This policy seeks to ensure that all development proposals have understood and responded to the special landscape character of the Parish, and how that character plays such an important role in shaping the character of Brightwell cum Sotwell and Mackney especially. The policy does not seek to impose a blanket restriction on development around or inside the villages but requires design statements to show that proposals will not harm this character.

### Policy BCS7: Landscape Character & the Villages

Development proposals within and around the villages of Brightwell cum Sotwell and Mackney should demonstrate how they have taken account of the contribution made to the character of the villages by the North Wessex Area of Outstanding Natural Beauty and especially the Sinodun Hills.

THE EXAMINER REMOVED AN ADDITIONAL POLICY ON LOCAL VIEWS – THIS NEEDS TO BE REINSERTED INTO THE REVIEW WITH A DETAILED ANALYSIS OF VIEWS INCLUDED IN THE DESIGN CODE AND LINKED TO OTHER POLICIES FOR LOCAL GAPS AND GREEN HEART

6 Local Gaps	ENV1		X			Delete land use refs to work better with Policy 1	8 Local Gaps
7 Landscape character	STRAT1, ENV1		X			Add Key Views using updated and fleshed out evidence from earlier version of made NP.	9 Landscape character
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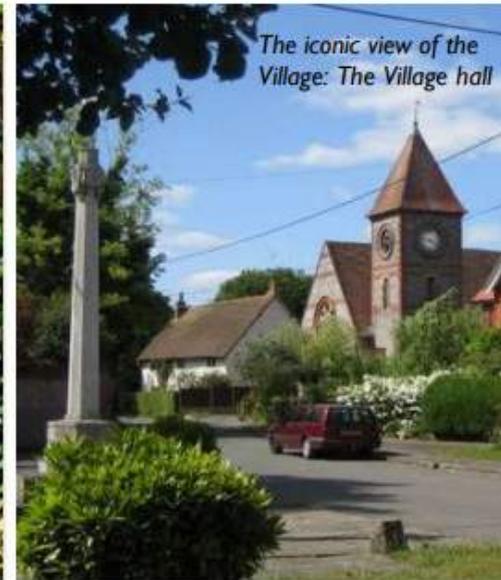
# Brightwell cum Sotwell

Parish Neighbourhood Plan 2016 – 32

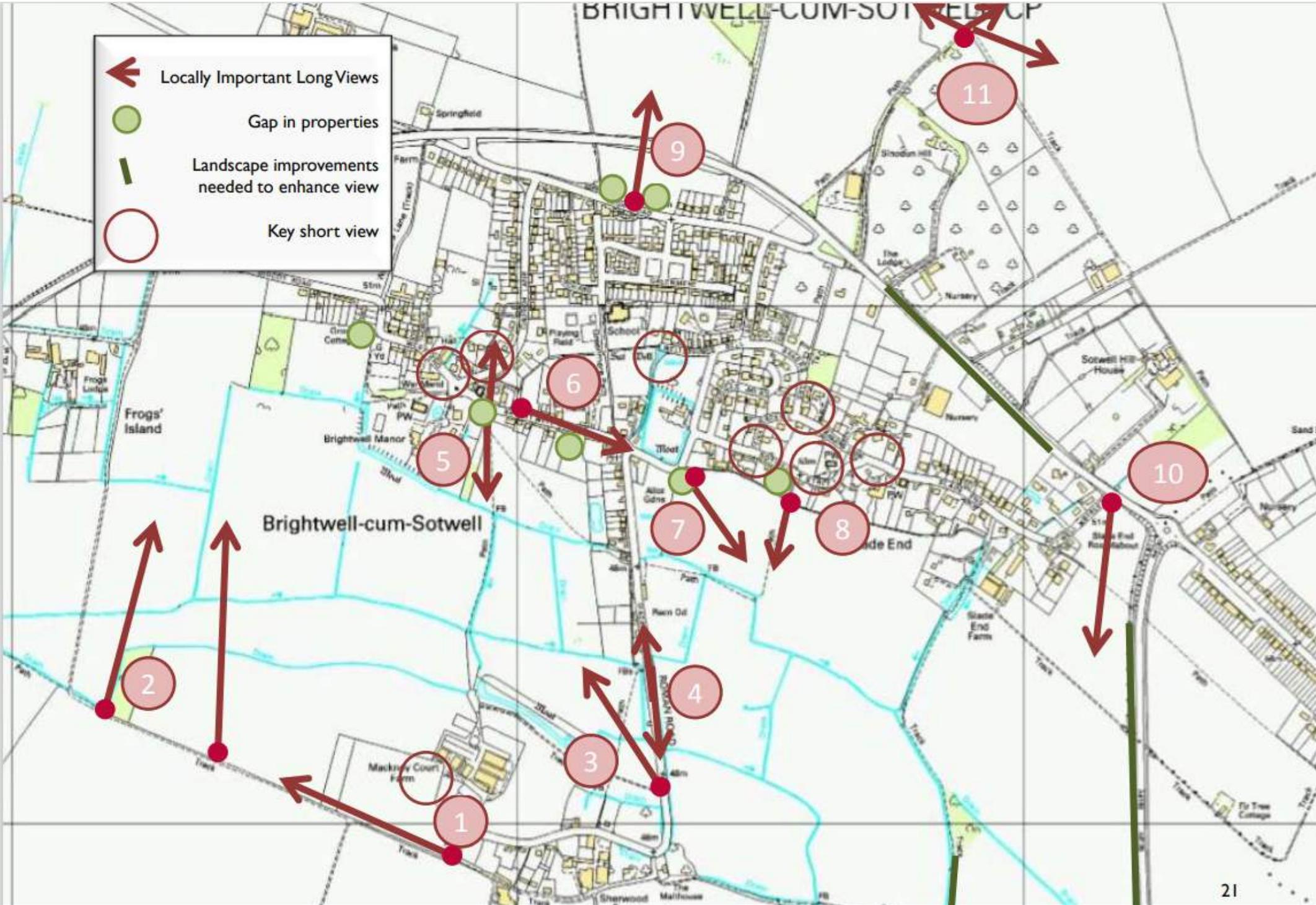
Landscape and Green Spaces Study  
August 2017



**Brightwell cum Sotwell**  
Neighbourhood Plan



Identify key short views within the village

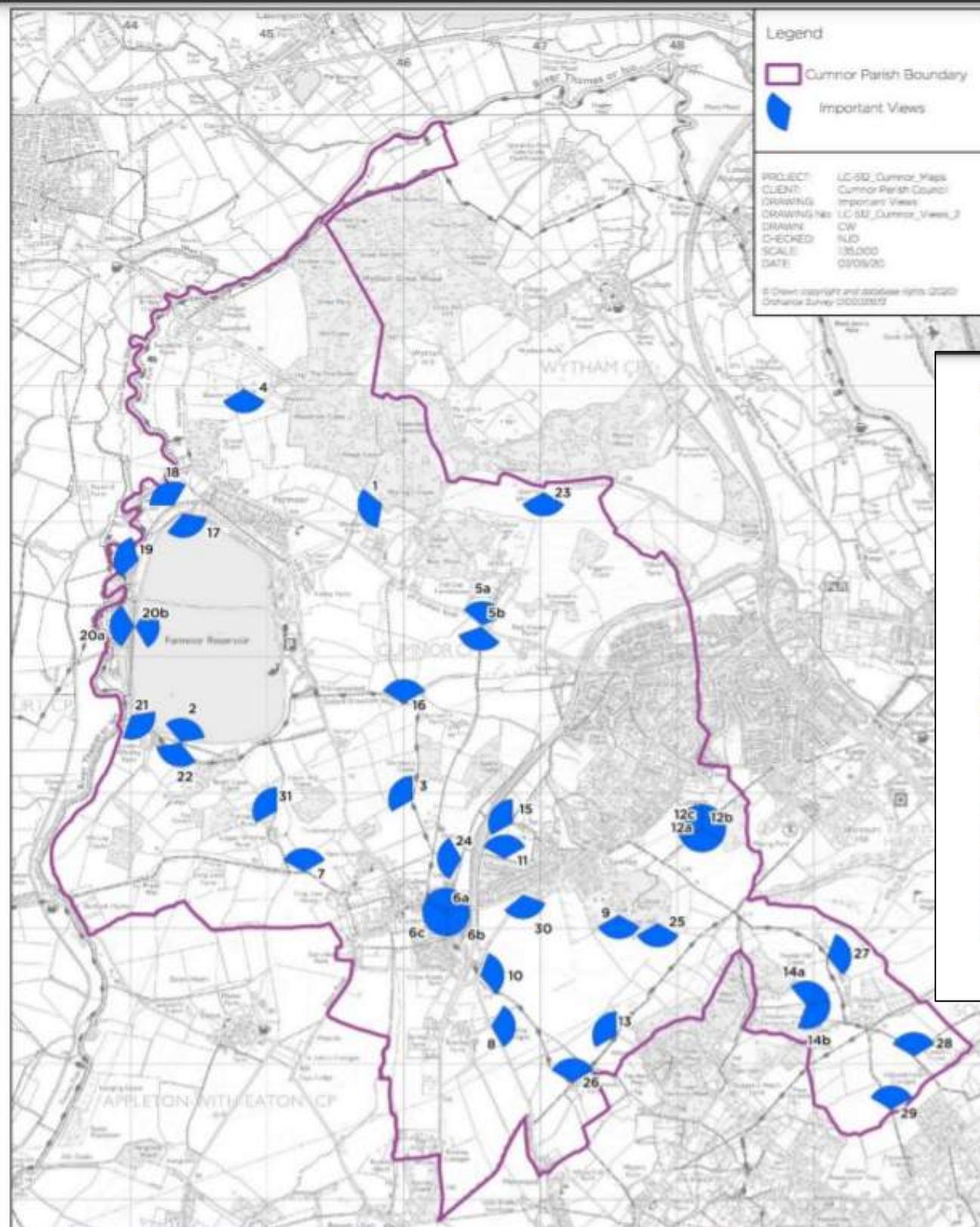


Identify longer public views from and to the village and countryside views across the parish

5 The Hay Croft looking northwards across Woodman's Cottage to Brightwell Barrow







### View 3

Location: LCA8

Viewpoint: Just above Denman's Copse

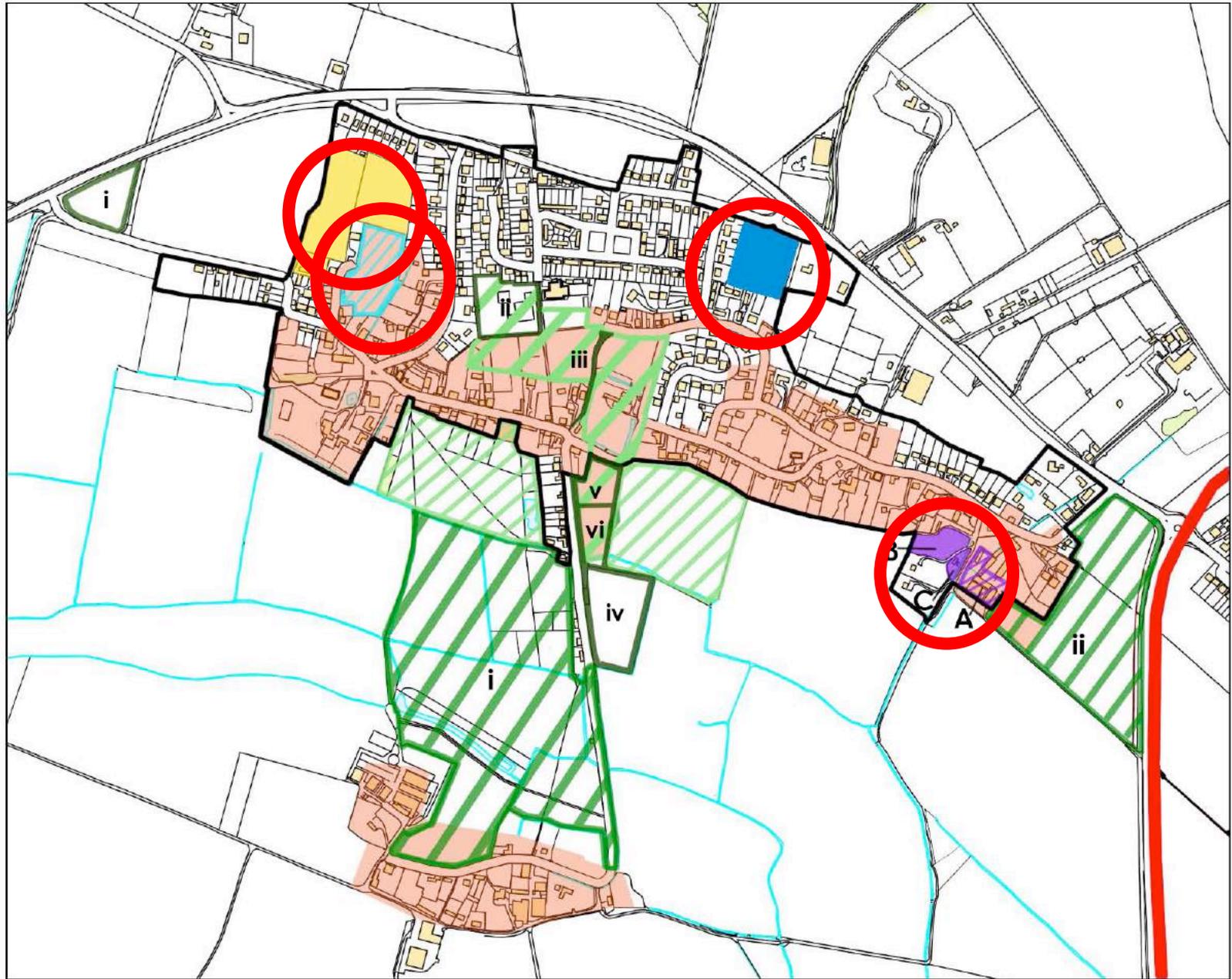
Direction of view: North West

Content of View: Key panoramic view of Farmoor Valley. From a stand of mature woodland (Denman's Copse) to the north through to a south-westerly view back to Tumbledown Hill this elevated panorama looks in the foreground down across the valley, from Hill End to the north, across Farmoor Reservoir to the Thames path and Pinkhill nature reserve to the north west with distant views of West Oxfordshire, including Eynsham Hall Park and edge of the Cotswold Hills.

Additional Evidence: The north facing slopes have wide views over the Thames Vale, including Farmoor reservoir, as well as views of rising ground including wooded Wytham Hill on the horizon to the north. There are panoramic views north from the B4017 which is nearby. Cumnor NP landscape Character assessment LCA 12 Para 12.5.2



View 3 From Denman's Copse across Farmoor valley to Reservoir and Cotswold Hills.



Site Allocations BCS 1 Bosleys Orchard – retain, currently planning application stage. BCS 2 Little Martins – delivered so delete. BCS 3 Thornes Nursery – in progress of delivery – retain. BCS 4 Slade End Green – a masterplan is being agreed between landowners - retain



Where development has already been delivered this will be outlined in a new section at the start of the plan that sets out how the NP has met its housing target, will continue to meet the delivery of its housing targets and as such does not need to allocate any new housing

**Policy BCS8: The Green Heart of the Village**

*The Neighbourhood Plan identifies a Green Heart formed by a connected sequence of open spaces within the village, as shown on the Policies Map.*

*Development proposals on land that lies within the Green Heart will be supported where they:*

- i. demonstrate how they sustain or enhance the visual characteristics, the function and biodiversity of the land; and*
- ii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the Network.*



TO INCLUDE KEY PUBLIC VIEWS INTO / ACROSS AND OUT OF THE GREEN HEART TO STRENGTHEN THE POLICY IN THE SAME WAY AS THE LOCAL GAPS POLICY TO LINK WITH THE DESIGN CODE TO REINFORCE CHARACTER TO LINK WITH A NEW POLICY ON NATURE RECOVERY

8 Green Heart	ENV5	X			Could include this in proposed new Local Nature Recovery policy but perhaps better left as its own distinct policy.	10 Green Heart
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## Policy BCS9: Design Principles

### Policy BCS9: Design Principles

*Development proposals will be supported, provided they complement, enhance and reinforce the local distinctiveness of the village and where appropriate are designed to enhance the setting of the conservation areas and their settings.*

*Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the village. The scale of new developments should conserve and enhance the rural character and appearance of the village and its landscape setting as defined in the adopted Village Design Statement and Conservation Area Character Appraisal.*

*In addition, development proposals will be supported if they have had regard to the following design principles, as appropriate:*

- i. They do not include street lighting;*
- ii. They retain the dark visual ambiance of the village via minimal external illumination;*
- iii. They have regard to historic plot boundaries, hedgerows and enclosure walls;*
- iv. Proposals for new garages, outbuildings or tall garden walls must be subservient in scale and, whether of a traditional or modern design, should draw from the local palette of vernacular building materials;*
- v. The impacts on residential amenity of the construction arrangements are minimized by way of lorry movement, deliveries, working times, lighting and loss of vegetation wherever possible;*
- vi. They do not include installing pavements or kerbs to existing village lanes;*
- vii. Proposed parking arrangements should seek innovative solutions that do not necessitate large expanses of driveway nor the loss of vegetation along the highway but do not necessitate parking on village lanes;*
- viii. The layout, orientation and massing of new houses on larger residential schemes must avoid an estate-style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries;*
- ix. They use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet environment wherever possible; and*
- x. They will not require the culverting of existing ditches.*

## Policy BCS10: Design Principles in the Conservation Areas & their Settings

### Policy BCS10: Design Principles in the Conservation Areas & their Settings

*In addition to the policy BCS9, development proposals in the Conservation Areas, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:*

- i. Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;*
- ii. There should be no sub-division of the historic curtilage of listed buildings if it can be demonstrated that the historic significance of the building and its setting would be harmed and;*
- iii. Landscape schemes should include local indigenous trees and features that form part of the vernacular of the conservation area.*

9 Design Principles	STRAT5, H16, DES1, DES2			X		Replace with design code policy (see below).	-
10 Conservation Areas	STRAT5, H16, ENV6, ENV8			X		Replace with design code policy (see below).	-
11 Local Green Spaces	CF4	X					9 Local Green Spaces
12 Biodiversity	ENV2, ENV3, ENV4, ENV5		X			Refine made policy 12 by expanding its scope to match new national 'local nature recovery' and 'biodiversity net gain' initiatives (in the Environment Act 2021) by mapping network of assets for protection and recovery in the Parish (using recent BBOWT and Natural England data sets).	11 Local Nature Recovery
13 Footpaths	TRANS2, TRANS5	X					13 Footpaths

The design and conservation policies will be replaced with a Design Code

# What is a design code

The NPPF states that local planning authorities should ensure that visual tools such as design codes are used to inform development proposals to provide maximum clarity about design expectations at an early stage and reflect local character to inform development proposals.

When a parish makes or reviews a Neighbourhood plan, a design code should be written.



We do not want to be too descriptive – it is the character of the settlement that we want to conserve and ensure that design is of the highest quality both in and out of the conservation area, designed in a way that is appropriate to its plot and neighbours.

A design code is a set of simple, concise, illustrated design requirements that provide specific, detailed parameters for the development of an area.

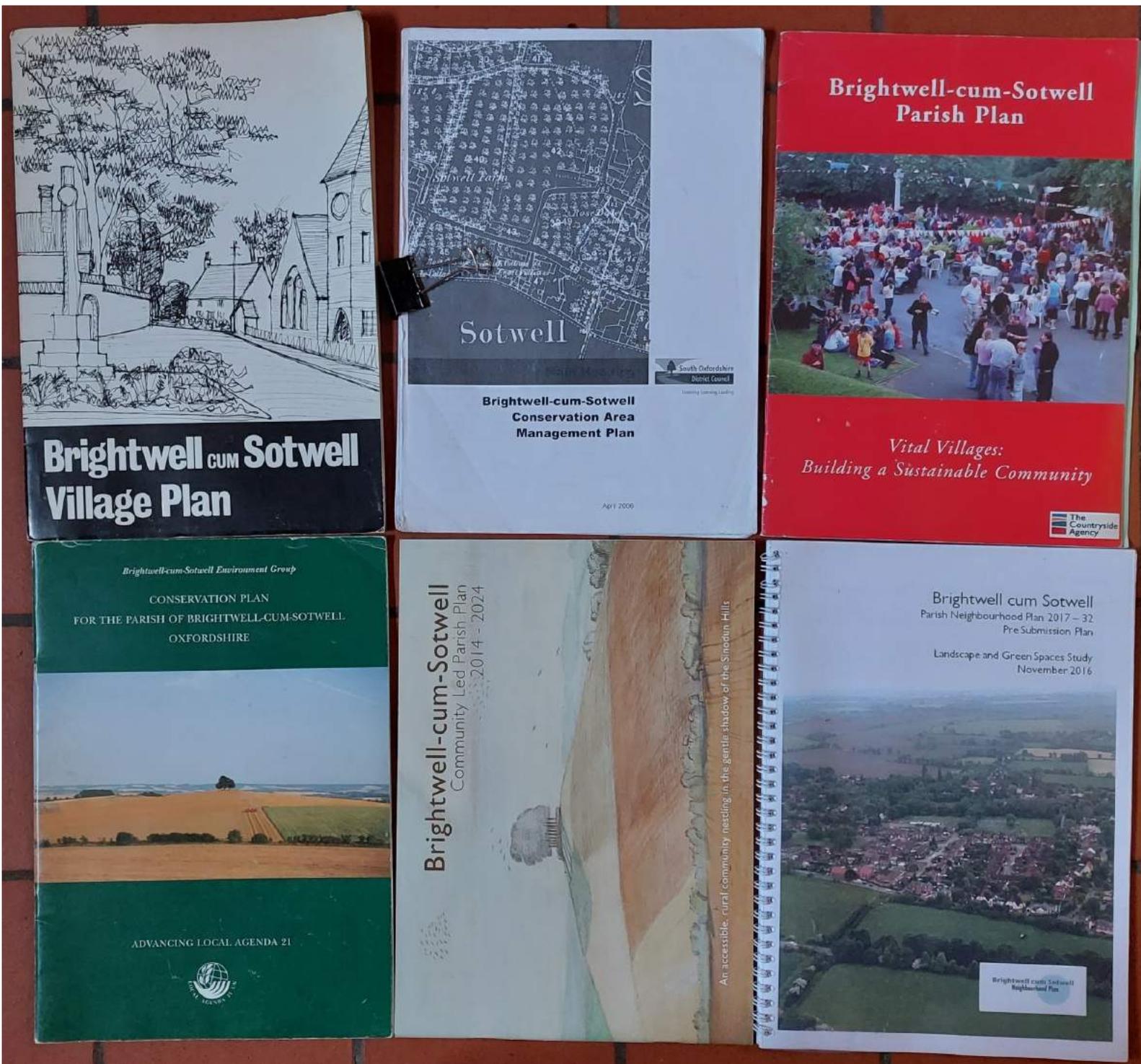
This guide is a toolkit to guide local planning authorities, householders and developers on the design parameters and issues that need to be considered

The design code should capture and reflect the views of the local community.

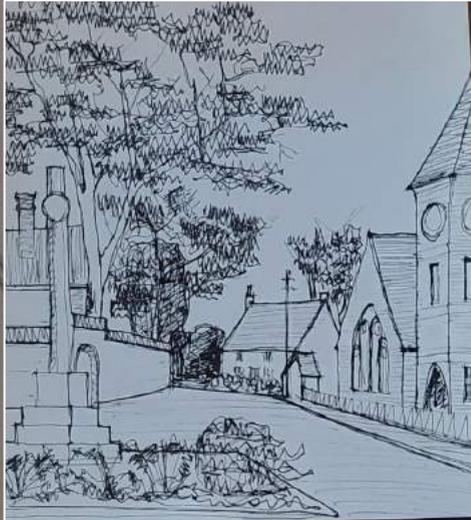
They should be tailored to the circumstances and scale of change in each place and should allow a suitable degree of variety , and at each stage in the process and follow the National Model Design Code guidance.

To ensure that our design code conforms to policy and is approved by the Examiner we have appointed Neil Homer to draft the BCS DC. This however will need the input of the NP SG. Neil is to advise us next week what input from us will be needed and how we consult with parishioners

The design code will need to be given significant weight by SODC and will take precedent over the SODC Design Guide and should help to overcome the problem that we have in planning officers not giving weight to our design policies



The Design Code will use a wealth of existing material to inform its policies



# Brightwell cum Sotwell Village Plan



- Proposed or improved footpaths
- ▨ Landscape treatment area
- New tree planting
- ▨ Land to remain undeveloped



Project  
**BRIGHTWELL CUM SOTWELL VILLAGE PLAN**

Description  
**APPROVED PLAN**

Date: November 1971 No.	
For DB By KPM	
Scale	Revision

- Off-street parking should be provided as a matter of routine, but garages and car parking should not obscure house fronts. Off-street parking should be encouraged at existing properties lacking such facilities, however visually unobtrusive solutions preserving boundary features should always be sought.

### 11.3 Design and the Built Environment



There is a very wide range of materials, styles and types of buildings. The height, scale and density of properties vary greatly and change rapidly. Much of the charm of the village is this variation, with well-treed large formal gardens, traces of old farms, and remnants of orchards retaining a very strong and important rural character.

Our main villages are built around a mosaic of old barns and converted farmsteads that began to fall into disuse early in the 19th century. Some of the 41 listed houses preserve timber framed thatched buildings with clay and wattle, or brick. The larger farmsteads were re-roofed beneath tile and slate, retaining good brick chimneys. Barns are weather boarded above local stone, brick and flint walls. A fine freestone Elizabethan house at Mackney merits a Grade I listed status.

There is also a good scattering of Victorian properties, some showing fine ornate brickwork. The area between the Red Lion and Slade End was completely redeveloped, exploiting the southerly views to the Berkshire Downs. By 1910, several large properties had appeared on high ground north of the A4130. However, the main housing expansion was between 1945 and 1990. Two large building developments, Greenmere and Kings Orchard, considerably extended the main

village but were separated from the footpath network. Monks Mead is a green core. Elsewhere, new buildings appeared, typically one proper property, but preserved boundaries were broken up post WW II break up of the residential site and a cluster of homes.

- Our village survey reveals that the 1980s developments of 'pattern' character of the village. Some building designs still need to be considered in the setting. Villagers would not support a statement for local people to change the character of the site and

- Because there is not a strong consensus for the introduction of new materials and designs to suit the setting in new works and on extensions. Careful matching of building style to traditional materials and locally distinctive details should be sought far more vigorously.

- Eight households felt that the planning process fails to encourage good architecture, and gives poor consideration to density and landscaping of developments. This reflects a much wider and growing village concern that new works are now failing to reflect the proportions of nearby properties, or to be in harmony with the site. Scattered groups of small properties on small sites would complement what we have; large houses on small plots do not.

- Brightwell-cum-Sotwell supports the provisions in the Local Plan which restrict development outside the built-up areas of our settlements. We also accept and support the aims, principles and recommendations of the December 2000 South Oxfordshire Design Guide. We received just one reply to our questionnaire suggesting the planning process as applied to our parish was too strict. Inappropriate changes to deposited plans after initial approval is currently of particular concern to villagers.

- We see considerable merit in retaining any landscape features, building details or historic enclosure lines that record the agricultural origins of that place. Boundary treatments should be in keeping with traditional rural styles of the vicinity.

## Brightwell-cum-Sotwell Parish Plan



*Vital Villages:  
Building a Sustainable Community*

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We see considerable merit in retaining any landscape features, building details or historic enclosure lines that record the agricultural origins of that place. Boundary treatments should be in keeping with traditional rural styles of the vicinity.

As is common elsewhere in the village, Sotwell Street is a mix of different building styles and ages. Some of the older cottages are positioned on the road itself separated from each other by the hedges and walls of more recent developments. Trees and thick vegetation to the north side of Sotwell Street give a semi-rural character as the road straightens out towards Dobson's and St. James Church. Beyond St. James Church, Sotwell Street narrows, wiggling between a series of remarkable buildings including a large Georgian house, a former coach house and a simple thatched cottage. Boundary treatments including mature hedgerows and long brick walls unite the different styles of buildings into one of the most attractive and rural groups in the village.

### 6.17 Sotwell Street East



From the junction with Baker's Lane, four very different buildings on the south side of Sotwell Street form a distinct group framed on the opposite side of the road by the large front gardens of large detached 20<sup>th</sup> century housing. A long brick wall follows the curve in the road.

The street scene here is characterised by trees, hedgerows and grassy banks, which give the sense of a green and enclosed country lane running between the two historic settlements of Sotwell and Slade End. The gardens and trees of Elmleigh and the 1960s detached housing opposite maintain a green area between Slade End and Sotwell and help to define the division between the two historic settlements.

### 6.18 Slade End

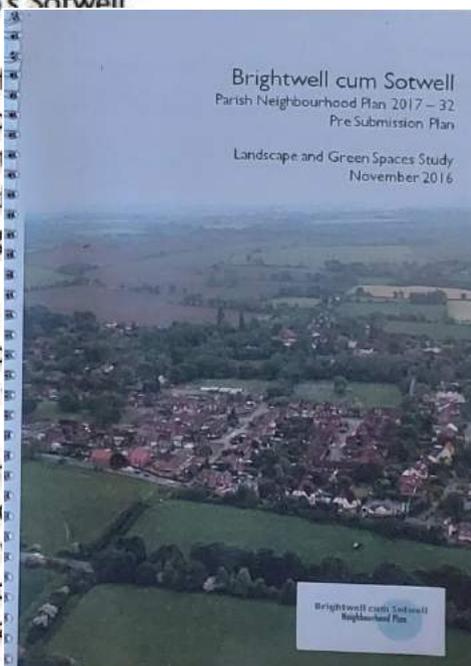


At the eastern end of Sotwell Street is Slade End, dominated by the handsome 18<sup>th</sup> century Slade End House, its associated buildings and its brick and flint boundary wall which until 1948 formed the manor associated with East Brightwell or Bishop's Sotwell.

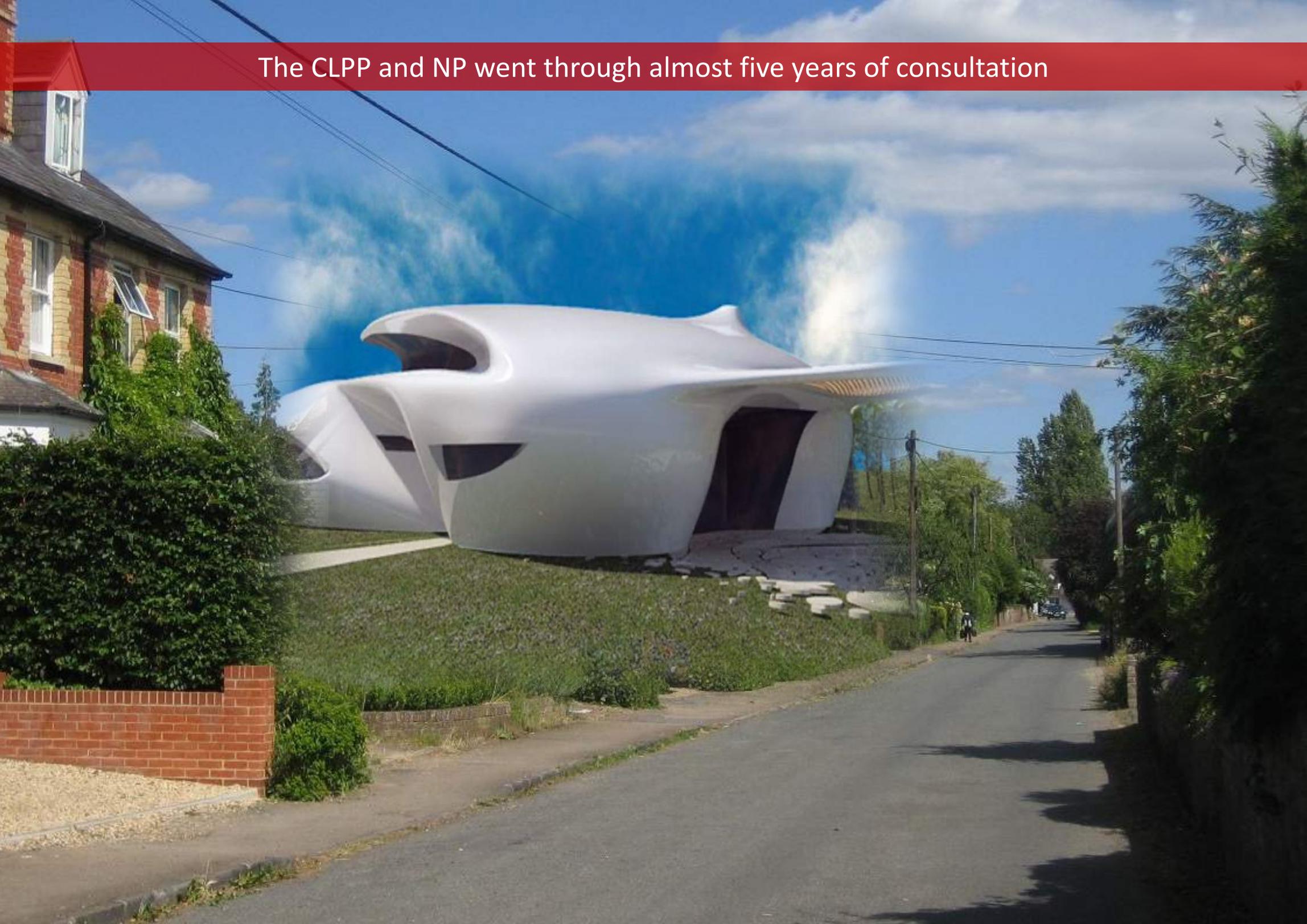
Although the group of historic buildings is small and surrounded by modern developments as a hamlet distinct from Sotwell. Its distance from open fields to the east and south - at the whole - and the open spaces formed by green

To the south of Sotwell Street is a small lane. The track includes the old farm and the derelict site of Strange's Nursery to the

At Slade End, the Croft Path changes character, secluded, winding between hedges, which are fields outside the village. The buttressed Honeysuckle Cottage and Cappaslade Cottage it turns north towards the road appearing as a clearing - an illusion created by the overgrown Slade End Nursery site beyond the path.



The CLPP and NP went through almost five years of consultation



## Policy BCS9: Design Principles

*Development proposals will be supported, provided they complement, enhance and reinforce the local distinctiveness of the village and where appropriate are designed to enhance the setting of the conservation areas and their settings.*

*Proposals must show clearly how the scale, mass, density, layout and design of the site, building or extension fits in with the character of the immediate area and wider context within the village. The scale of new developments should conserve and enhance the rural character and appearance of the village and its landscape setting as defined in the adopted Village Design Statement and Conservation Area Character Appraisal.*

*In addition, development proposals will be supported if they have had regard to the following design principles, as appropriate:*

- i. **They do not include street lighting;***
- ii. They retain the dark visual ambiance of the village via minimal external illumination;*
- iii. They have **regard to historic plot boundaries, hedgerows and enclosure walls;***
- iv. Proposals for new garages, outbuildings or tall garden walls must be subservient in scale and, whether of a traditional or modern design, should draw from the local palette of vernacular building materials;*
- v. The impacts on residential amenity of the construction arrangements are minimized by way of lorry movement, deliveries, working times, lighting and loss of vegetation wherever possible;*
- vi. They do not include installing pavements or kerbs to existing village lanes;*
- vii. Proposed parking arrangements should seek innovative solutions that **do not necessitate large expanses of driveway** nor the **loss of vegetation along the highway** but do not necessitate parking on village lanes;*
- viii. The layout, orientation and massing of new houses on larger residential schemes must avoid an estate-style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries;*
- ix. They use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet environment wherever possible; and*
- x. They will not require the culverting of existing ditches.*

## Policy BCS10: Design Principles in the Conservation Areas & their Settings

*In addition to the policy BCS9, development proposals in the Conservation Areas, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:*

- i. Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;*
- ii. There should be no sub-division of the historic curtilage of listed buildings if it can be demonstrated that the historic significance of the building and its setting would be harmed and;*
- iii. Landscape schemes should include local indigenous trees and features that form part of the vernacular of the conservation area.*

## NEW: Design Code

Development proposals in the Parish will be supported provided they have full regard to the essential design considerations and general design principles set out in the Brightwell cum Sotwell Design Code attached as Appendix ?.

5.XX There are distinctive features of Brightwell cum Sotwell that shape its character. In the main village this does not just include the buildings. Mature trees; hedgerows, gardens, open spaces and country lanes all make a significant contribution to the unique and special character. These assets are set out in the new Brightwell cum Sotwell Design Code, which has been derived from the 1971 Village Plan, Conservation Area Character Appraisal (BCS CACA) and in the BCS Village Design Statement (BCS VDS). The Code encapsulates the key design principles within the Conservation Area, its setting and beyond and is set out in a formal that integrates with the South Oxfordshire Design Guide and is consistent with the National Model Design Code of 2021.



A big part of the character of the village is its diversity of building styles that on the whole blend in with their surroundings linked by walls, hedgerows and trees



VL20 FJF

RESERVED

NEW

**Policy BCS11: Local Green Spaces**

The Neighbourhood Plan designates the following locations as Local Green Space, as shown on the Policies Map:

- i. Millennium Wood
- ii. Kings Meadow Playing Field
- iii. Wellsprings Footpath and stream
- iv. The Recreation Ground
- v. Swan Allotments
- vi. Swan Wilderness and Community Orchard

**Green Infrastructure Policies**

New development will not be permitted on land designated as Local Green Space except in very special circumstances.

**Policy BCS12: Biodiversity, Trees, Hedgerows & Wildlife Corridors**

Development proposals will be supported if they have had regard to the following biodiversity principles:

- i. Avoid the unnecessary loss of mature trees, hedgerows or other form of wildlife corridor, either as part of a landscape scheme and layout or as part of the construction works of a development scheme;
- ii. Where the loss of a mature tree or hedgerow is unavoidable, the proposals must make provision on site for replacements;
- iii. Wherever possible developments should seek to have a biodiversity net gain for the parish;
- iv. Where the loss of scrubland is unavoidable, the proposals must retain one or more wildlife strips of scrub linked to adjacent areas of open space wherever possible;
- v. For new homes, an owl box, bat box and/or bird boxes (particularly suited to their use by swifts, swallows and house martins) should be installed as an integral part of any house design;
- vi. Wherever possible, piped water courses should be re-opened in new developments linked to wetland creation; and
- vii. Proposals that result in run off of surface water into the stream network of the village should ensure the water flows through an appropriate sustainable drainage system

Areas	H16, ENV6, ENV8			X				
11 Local Green Spaces	CF4	X						9 Local Green Spaces
12 Biodiversity	ENV2, ENV3, ENV4, ENV5		X				Refine made policy 12 by expanding its scope to match new national 'local nature recovery' and 'biodiversity net gain' initiatives (in the Environment Act 2021) by mapping network of assets for protection and recovery in the Parish (using recent BBOWT and Natural England data sets).	11 Local Nature Recovery
13 Footpaths	TRANS2,	X						13 Footpaths

## Local Nature Recovery

Modify as follows:

***Development proposals will be supported if they contribute to the recovery of local nature in the Parish and have had regard to the following biodiversity principles:***

***i. Avoid the unnecessary loss of mature trees, hedgerows or other form of wildlife corridor, either as part of a landscape scheme and layout or as part of the construction works of a development scheme;***

***ii. Where the loss of a mature tree or hedgerow is unavoidable, the proposals must make provision on site for replacements;***

***iii. Wherever possible developments should seek to have a biodiversity net gain for the parish as part of a validated approach to local nature recovery;***

***iv. Where the loss of scrubland is unavoidable, the proposals must retain one or more wildlife strips of scrub linked to adjacent areas of open space wherever possible;***

***v. For new homes, an owl box, bat box and/or bird boxes (particularly suited to their use by swifts, swallows and house martins) should be installed as an integral part of any house design;***

***vi. Wherever possible, piped water courses should be re-opened in new developments linked to wetland creation; and***

***vii. Proposals that result in run off of surface water into the stream network of the village should ensure the water flows through an appropriate sustainable drainage system***



Streams, wetlands, scrub and orchards, ivy, dead trees, summer migrant birds are particularly important

						protection and recovery in the Parish (using recent BBOWT and Natural England data sets).		
13 Footpaths	TRANS2, TRANS5	X						13 Footpaths
14 Renewable energy	DES9		X			Delete reference to solar as other suitable proposals may come forward.		14 Renewable Energy
15 Community facilities	EMP10, CF1		X			Modify clauses 3 and 4 to reflect the changes to the Use Class Order and PDR in 2021.		15 Community Facilities
16 Tourism	EMP11, EMP12	X						16 Tourism

### Policy BCS13: Footpaths & Bridleways

***Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.***

***Proposals to create new pedestrian and cycle links from adjoining development schemes to a public footpath or bridleway will be supported, provided they avoid or minimise the loss of mature trees and hedgerows and use materials that are consistent with a rural location.***

### Policy BCS14: Renewable Energy

***Proposals for a solar energy array will be supported in principle, provided:***

- i. they are located and designed to suit the character of the local landscape;***
- ii. it is effectively screened;***
- iii. it will not cause significant harmful noise or light pollution***
- iv. It will not cause substantial harm to a designated heritage asset***



**Policy BCS15: Community Facilities**

*Proposals that help to sustain the viability of the community facilities listed in paragraph 5.66 will be supported, provided they conform to other land use policies.*

*Proposals that will result in either the loss of, or significant harm to an identified community facility, will be resisted, unless it can be clearly demonstrated that the operation of the facility, or of another community use of the facility, is no longer economically viable, or that there is an alternative, accessible location within or adjoining the Village Boundary of Policy BCS1.*

*Proposals to expand existing shops or commercial premises as well as to create new shops or commercial uses will be supported, provided they conform to other development policies.*

*In so far that planning permission is required proposals to change the use of shops, pubs and other commercial units will not be supported unless it can be demonstrated that their continued use is no longer viable.*

**Policy BCS16: Tourism Facilities**

*Proposals for tourist and leisure facilities will be supported, provided:*

- i. they are located and designed to suit the character of the local landscape; and*
- ii. they do not harm the special scenic beauty of the AONB or the special character and appearance of the Conservation Areas.*

**Policy BCS17: Natural Burial Ground**

*Proposals for the development of a natural burial ground, including any necessary, permanent ancillary structures for the management of burial arrangements, will be supported, provided they are located and designed to suit the character of the local landscape.*

15 Community facilities	EMP10, CF1		X			Modify clauses 3 and 4 to reflect the changes to the Use Class Order and PDR in 2021.	15 Community Facilities
16 Tourism	EMP11, EMP13	X					16 Tourism
17 Burial ground	CF2	X					17 Burial Ground

## Community Facilities

Replace as follows:

### ***Policy BCS15: Community Facilities***

***The Neighbourhood Plan defines the following buildings and their ancillary land, as shown on the Policies Map, as essential community facilities:***

- ***The Churches (St. James and St. Agatha's)***
- ***The Village School (and Pre School)***
- ***The Village Stores***
- ***The Post Office***
- ***The Red Lion public house***
- ***The Village Hall***
- ***The Recreation ground and Pavilion***
- ***Kings Meadow***

***Proposals that result in the loss of an essential community facility through change of use or redevelopment, will not be permitted unless:***

- it would lead to the significant improvement of an existing facility or the replacement of an existing facility within the defined Village Boundary of Policy BCS1 and with equivalent or improved facilities; or***
- it has been demonstrated by appropriate, detailed and robust evidence that not only is the existing facility no longer needed or economically viable but also that the land is no longer suited to any other type of community facility use.***

***Proposals to create new community facilities, as well as new business, commercial and service uses will be supported, provided they are located within the Village Boundary defined by Policy BCS1; they accord with the Design Code of Policy BCS6; and the nature and scale of their use are of a character that will maintain the residential amenity of the immediate***

New Policy Idea	SODCLP Policies	Add	Notes	New Policy
Design Code	DES1, DES2	X	Refine made policies 9 and 10 by replacing them with a new design code policy following recent local examples like <u>Culham</u> and <u>Cassington</u> and the National Model Design Code. Include essential characteristics of village/Parish in policy with specific principles moved the code, which will be published separately.	6 Design Code
First Homes	H10, H11	X	No need to commission HNA to justify discount level. But important to qualify national guidance on where FH Exception Sites may be acceptable in principle and what 'proportionate size' means.	4 Housing Types & Tenures
Specialist Accommodation for Older People	H13	X	SODCLP H13 prompts NPs to address this type of accommodation for older people. But the village is too small and remote with too few facilities and bus services to be a suitable location, so state that proposals will not be supported.	
Housing Mix	H11		Mix of housing types (by form and size) reasonably healthy so no need for policy.	-
Zero Carbon Building Performance	INF4, DES7, DES8, DES10	X	New policy to require all new buildings to meet PassivHaus Standard (zero carbon) unless unfeasible. Where unfeasible then require Post Occupancy Evaluation Test to prove that building meets best possible standard. <u>QH</u> has templated this policy in other NPs that are currently at examination.	5 Building Performance
Local Heritage Assets	ENV6	X	Identify 'non-designated' heritage assets as part of the Code work (using the Historic England guidance) and include in a new policy (that is partially a refinement of made policy 9).	7 Local Heritage Assets
Natural Flood Management	ENV4, EP4	X	Interest in working up a new policy approach, closely related to Local Nature Recovery but distinct.	12 Natural Flood Management

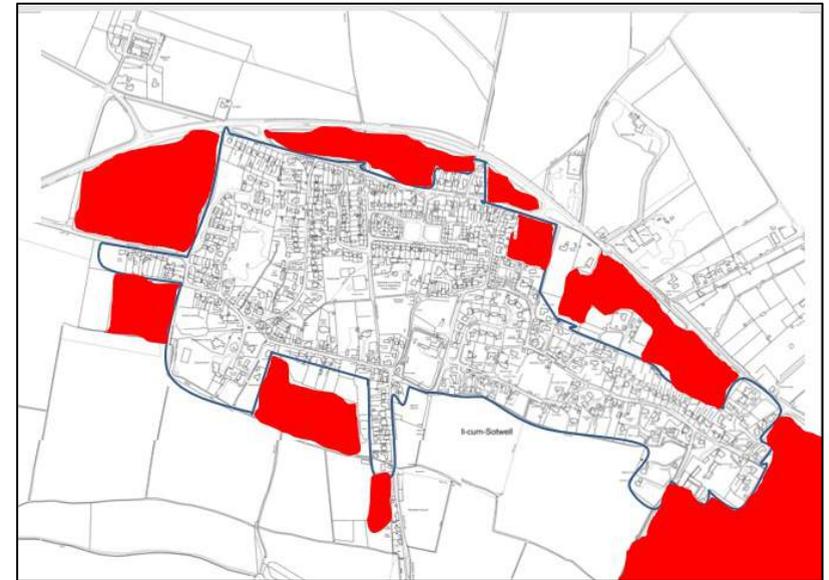
## What is a First Homes exception site?

What constitutes a first home is now set out in legislation.

A First Homes exception site is an exception site (that is, a housing development that comes forward outside of local or neighbourhood plan allocations to deliver affordable housing) that delivers primarily First Homes as set out in the First Homes Written Ministerial Statement.

First Homes exception sites can come forward on unallocated land outside of a development plan.

For the plan we need to set a policy which specifies our approach to determining the proportionality of First Homes exception site proposals, and the sorts of evidence that they might need in order to properly assess this.



***Proposals for First Homes Exception Sites will be deemed appropriate if:***

- i. At least one of the site boundaries entirely adjoins the defined Village Boundary;***
- ii. No other proposal for a First Homes Exception Site has been approved or implemented in the plan period;***
- iii. The gross site area is no more than 0.XHa and has a main road frontage;***
- iv. The scheme is for no more than X homes; and***
- v. It can be demonstrated that the scheme accords with the Design Code of Policy BCS6.***

New Policy Idea	SODCLP Policies	Add	Notes	New Policy
Design Code	DES1, DES2	X	Refine made policies 9 and 10 by replacing them with a new design code policy following recent local examples like <u>Culham</u> and <u>Cassington</u> and the National Model Design Code. Include essential characteristics of village/Parish in policy with specific principles moved the code, which will be published separately.	6 Design Code
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zero carbon.  
100% beautiful.

Housing				
Zero Carbon Building Performance	INF4, DES7, DES8, DES10	X	New policy to require all new buildings to meet PassivHaus Standard (zero carbon) unless unfeasible. Where unfeasible then require Post Occupancy Evaluation Test to prove that building meets best possible standard. <u>QH</u> has templated this policy in other NPs that are currently at examination.	5 Building Performance
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This is something that the NPSG is discussing at length. Do we think PassivHaus is too restrictive or suitable for the parish? Should we aim for zero carbon instead? How to marry this objective with affordability and design criteria?

New Policy Idea	SODCLP Policies	Add	Notes	New Policy
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## What is a Local Heritage Asset?

A local heritage assets is a building, place, landscape, structure, archaeological site or garden which is valued by local communities and contribute to the character and local distinctiveness of an area that make a valuable contribution to our sense of history and understanding of place, but are not protected by statutory listing.

A Local Heritage List will identify the location of these assets using an agreed selection criteria to define what is significant about them.

Having identified structures as local heritage assets, the District Council can encourage sympathetic alterations and extensions, and any other work which would require planning permission. This would ensure that the character and appearance of these assets is retained for future generations.

Heritage assets do not have anywhere near the same protection as those on the statutory list and do not attract additional consent requirements, unlike statutory listed buildings. For example, consent is not required to carry out repairs and inclusion does not permitted development rights. Planning permission would be required for alterations to an asset on the list in the same way that it is required for a building not on the list. If a proposed extension requires planning permission, then the District Council will expect proposals to be of a design sympathetic to the original building, to protect its character and appearance.

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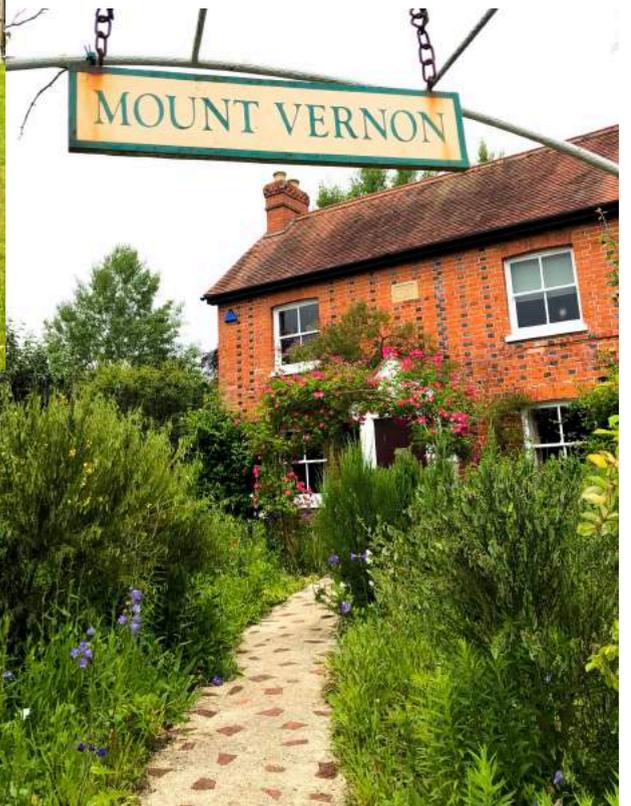
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Building Performance	DES7, DES8, DES10	X	Carbon) unless unrealistic. Where unrealistic then require Post Occupancy Evaluation Test to prove that building meets best possible standard. <u>OH</u> has templated this policy in other NPs that are currently at examination.	Performance
Local Heritage Assets	ENV6	X	Identify 'non-designated' heritage assets as part of the Code work (using the Historic England guidance) and include in a new policy (that is partially a refinement of made policy 9).	7 Local Heritage Assets
Natural Flood Management	ENV4, EP4	X	Interest in working up a new policy approach, closely related to Local Nature Recovery but distinct.	12 Natural Flood Management



## NEXT STEPS

- SG to review and modify the NP policies
- SG to complete a Views Management Report
- SG to agree the criteria and timeframe for identifying Local Heritage Assets
- Consultant and SG to write a draft design code
- For the NP sub group to work with the consultant to produce a draft modified plan by the end of January
- To host a public meeting to discuss the draft modifications
- For the SG to agree any changes
- To present to PC in time for their February Meeting



# Brightwell cum Sotwell

Neighbourhood Plan 2016 – 35

**Brightwell cum Sotwell**  
Neighbourhood Plan

Draft Modified Plan