

Brightwell cum Sotwell

Review of the Neighbourhood Plan



Brightwell cum Sotwell
Neighbourhood Plan

AD 2018



November 2021 Parish Council resolved to modify the 2017 Neighbourhood Plan

December 2021 A Sub Group of the Parish Council was established

December 2021 An independent consultant was appointed to advise the preparation of the modified plan

January 2022 Public meeting in Village Hall / Zoom

February 2022 Drop in session at St. Agatha's Church

February 2022 Presentation of the draft modified neighbourhood plan to the parish council by the sub group

March 2022 Presentation to the parish

March 2022 Regulation 14 Period

Regulation 14 Period

Known as the **pre-submission consultation**

The parish council needs to publicise the plan with people who live, work or carry out a business in the parish

We also need to send the draft plan to our neighbours, statutory agencies, SODC and OCC

The plan will be available on the parish website, in the pub and at a further drop in session

Six week period

Details on how to formally comment on the Reg 14 modifications will be publicised at the start of the Regulation 14 period

Brightwell cum Sotwell

Neighbourhood Plan 2016 – 35

Modification Proposal

Draft February 2022

Brightwell cum Sotwell
Neighbourhood Plan

The parish council decided to review the neighbourhood plan to strengthen the way that we can respond to planning applications and to bring the 2017 plan in line with current policy and practice such as greener construction and environmental legislation. We were also mindful that SODC may lose their 5 – year land supply which would make speculative development much more likely. The best way to fight off unwanted development is to have a neighbourhood plan that is less than two years old

To meet the criteria of paragraph 14, the 2017 neighbourhood plan must be updated in a way that satisfies that a **material modification** has been made

Changes however cannot alter the nature of the plan, such as removing or adding new sites allocated for development (that were in the old neighbourhood plan). If they did then the review would be classed as **substantive** – in this case, the review process would take a lot longer

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**
- **Compiling an Inventory 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

This will give us greater protection if SODC lost its 5 year land supply and would 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 when determining planning applications up until **2035**

Brightwell cum Sotwell

Neighbourhood Plan 2016 – 32



Brightwell cum Sotwell

Neighbourhood Plan 2016 – 35

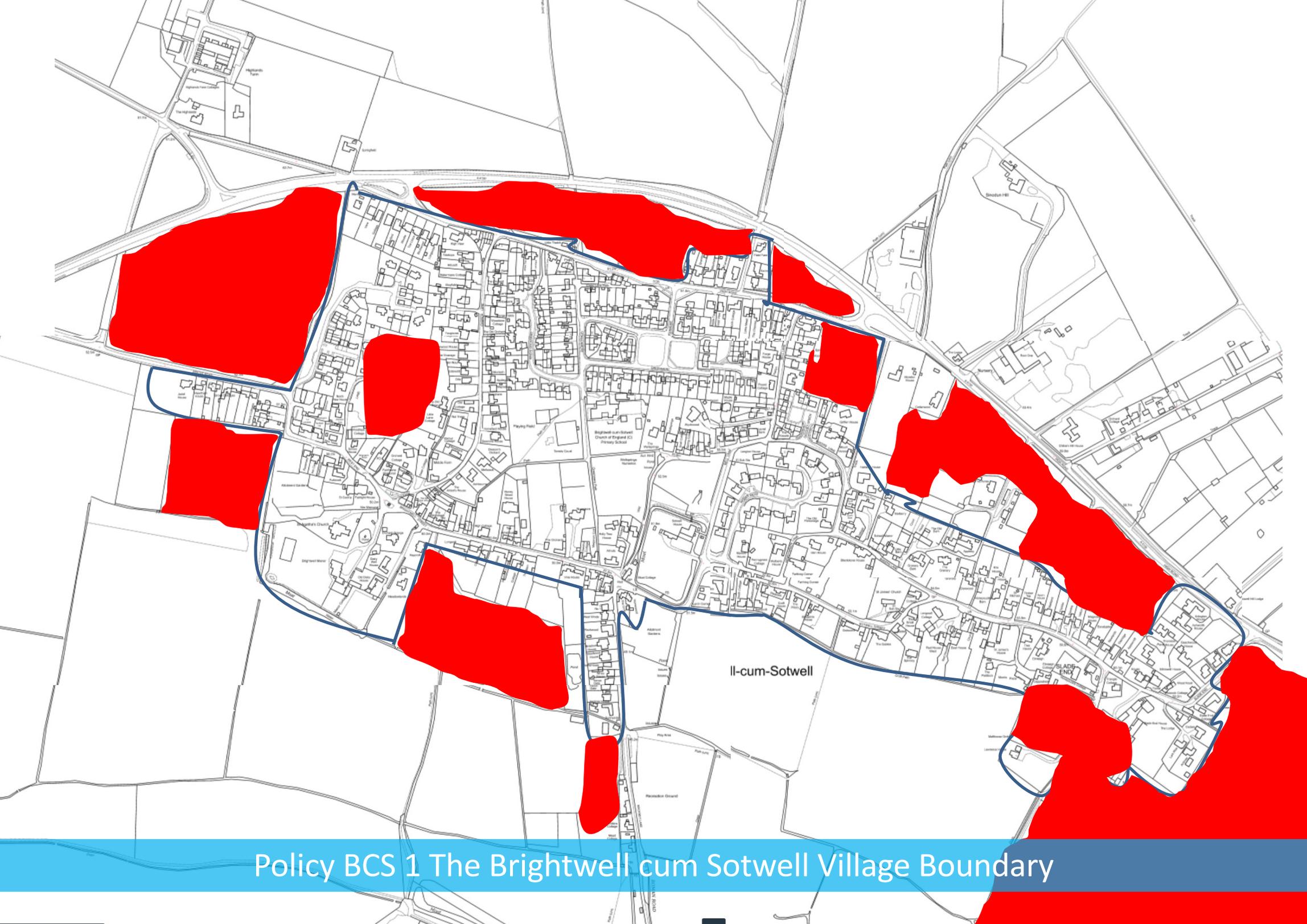


Modification Proposal

Draft February 2022



So what has changed? What has been modified?



Policy BCS 1 The Brightwell cum Sotwell Village Boundary

2017 Made Neighbourhood Plan		Proposed Modified Plan	
Policy BCS1	Brightwell cum Sotwell Village Boundary	Policy BCS1	<p><u>Brightwell cum Sotwell Village Boundary</u></p> <p>Modify as follows:</p> <p>The Neighbourhood Plan defines the Brightwell cum Sotwell Village Boundary, as shown on the Policies Map.</p> <p>Proposals for infill development within the boundary will be supported, provided they are of a use that is suited to the village and they accord with the design code of Policy BCS7 and development management policies of the development plan and other relevant policies of the development plan including this Modified Neighbourhood Plan. Neighbourhood Plan.</p> <p>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 other relevant policies of the local development plan including Policies BCS10 and BCS11 of this Modified Neighbourhood Plan.</p> <p>5.7 This policy is intended to distinguish between the built up area of the main village and its surrounding countryside in order to manage development proposals accordingly. In defining the boundary on the Policies Map, applicants and the local planning authority will have certainty when preparing and determining planning applications respectively. This is consistent with a number of Core Strategy and Local Plan policies to encourage sustainable forms of development in the rural areas. <u>It operates in conjunction with Policy BCS7 which relates to the appearance of development; this policy relates to the effects of the use of land to that may otherwise be suitable in its appearance.</u></p> <p>5.8 Most new development will be acceptable in principle within the defined Boundary, subject to it being appropriate in terms of its design and access arrangements. This may be an infill or developed housing plots as well as shops, businesses and other commercial or community uses activities that are appropriate in scale to a small village with a limited road network and public transport services. The proposals should be first considered against the Design Code of Policy BCS7 and then of the Neighbourhood Plan, notably policies BCS6 and BCS7. The suitability of proposed access will be judged by the planning and highway authorities in the normal way.</p> <p>5.9 The policy requires that development proposals outside the defined Boundary are appropriate to a countryside location and are consistent with relevant policies of the Local Plan and Neighbourhood Plan in respect of <u>retaining the physical extent of the defined Local Gaps and protecting the local landscape and character of the natural environment character</u>, most notably Policy CSEN1 of the Core Strategy <u>Policy EMP10 Development in Rural Areas of the Local Plan, Policy C4 of the Local Plan and policies BCS9 and BCS10- BCS10: Local Gaps and BCS11: Landscape Character of the Villages of the this Modified Neighbourhood Plan.</u> This recognises the valued function of the countryside and working farmland in shaping rural character <u>and its contribution to the identity of the main village settlement.</u> In some places, there are paddocks, fruit farms, recreational facilities, agricultural units and dwellings in open countryside or on the edge of village extending into the countryside beyond. The policy does not seek to prevent the improvement and extension of such uses. <u>It requires that such proposals can demonstrate that they have acknowledged the provisions of Policies BCS10 and BCS11 and other relevant development plan policies in the design of their schemes.</u></p>

Modified to strengthen the boundary to a new design guide and to specifically link any proposal outside the village boundary with our policy on local gaps and a new policy on views.

2017 Made Neighbourhood Plan		Proposed Modified Plan	
Policy BCS1	Brightwell cum Sotwell Village Boundary	Policy BCS1	<p>In addition, the third paragraph of the policy provides flexibility for new commercial and recreational development <u>sustainable economic growth</u> to be supported where that development would be in accordance with development plan policies. These may include <u>Policies EMP10 Development in Rural Areas of the Local Plan where proposals avoids conflict with the provisions of Policies BCS10 and BCS11 of this Modified Neighbourhood Plan. Core Strategy policies CSEM4 (Supporting economic development), CSR2 (Employment in Rural Areas) and CSR3 (Community facilities and rural transport)</u>. The Plan's spatial strategy is reflected in paragraph 5.11. It is on this basis that housing proposals are <u>planned to be delivered</u> expected to come forward within or adjacent to the defined Boundary <u>existing extent of the built-up area</u> and without needing to take up land in the surrounding countryside.</p> <p>Notes:</p> <p>These modifications remove some confusion in how this policy and Policy BCS10 on Local Gaps and BCS11 on Key Views and local landscape character operate together.</p>



Policy BCS 2 – 5 Housing Allocation Sites

Policy BCS2	Land at Bosley's Orchard	Policy BCS2	<u>Land at Bosley's Orchard</u> No modifications proposed.
Policy BCS3	Land at Little Martins & Home Farm Barns	-	To be deleted – a scheme has been approved and built.
Policy BCS4	Land at Thorne's Nursery	Policy BCS3	<u>Land at Thorne's Nursery</u> No modifications proposed.
Policy BCS5	Slade End	Policy BCS4	<u>Slade End</u> No modifications proposed.

The modified plan is NOT allocating any new development in the review. The policy in the old neighbourhood plan that refers to Little Martins however, will be removed as it has been completed. The modified plan will demonstrate that:

- 31 of the 60 new houses allocated in the 2017 plan have been built
- A further (up to) 20 houses at Bosley's Orchard are coming forward and work has started on Thornes Nursery
 - Progress is being made at Slade End

As such SODC has confirmed that they are more than happy, Brightwell cum Sotwell is meeting its set housing targets so no new development needs to be allocated



Policy BCS 6 Local Gaps

2017 Made Neighbourhood Plan	Proposed Modified Plan
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Policy BCS6	Local Gaps	Policy BCS10	<p>Local Gaps</p> <p>Modify as follows:</p> <p>The Neighbourhood Plan identifies the following Local Gaps on the Policies Map:</p> <ol style="list-style-type: none"> i. Brightwell cum Sotwell - Mackney Local Gap; and ii. The Slade End Local Gap. <p>Development proposals should ensure the retention of the open character retain the physical extent of defined Local Gaps and the visual separation of the settlements concerned. Proposals for the extension re-use of rural buildings, agricultural and forestry-related buildings development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would accord with the design code of Policy BCS7, avoid unnecessary harm to the key views of Policy BCS10I accord with Policy BCS12 on avoiding night-time coalescence through light pollution, preserve the separation between the settlements concerned and retain their individual identities.</p> <p>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 <u>both during daylight and at night</u>. 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. It operates in conjunction with Policy BCS1 which relates to the effects of the use of land; this policy relates to the appearance of development that may otherwise be suitable for the area.</p> <p>5.39 The gaps are shown on the Policies Map and have been drawn to include only the minimum essential area to achieve the policy objective. They each make a significant contribution to maintaining the individual character of their adjoining settlements. The Evidence Base includes the Landscape & Green Spaces Study which describes each gap in greater detail and the particular contribution that it makes. This policy does not seek to prevent any development that may otherwise be suited to a countryside location but to ensure that the scale, massing and height of proposals do not result in the integrity of a gap being undermined. Development that is consistent with this policy might include minor extensions to existing buildings, the creation of playing fields, or other open land uses.</p> <p>Notes: These modifications remove some confusion in how this policy and Policy BCS1 on the Village Boundary operate together. They also improve the precision of the policy wording.</p>
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This is the policy that sets out ways to stop the village from being joined to Wallingford and also Mackney to the main settlement.

It has been strengthened so that the visual separation is reinforced and that the policy is linked to new policies on key views and light pollution



Policy BCS 7 Landscape Character

2017 Made Neighbourhood Plan	Proposed Modified Plan
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Policy BCS7	Landscape Character and the Villages	Policy BCS11	<p><u>Landscape Character and the Villages</u></p> <p>Modify as follows:</p> <p>Development proposals within and around the villages of Brightwell cum Sotwell and Mackney should demonstrate:</p> <ul style="list-style-type: none"> i. 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; ii. that they do not obstruct or have an unacceptable adverse impact on a Key View shown on the Policies Map; iii. they accord with Policy BCS12 on minimising light pollution to preserve the dark night skies which contribute to the landscape character of the Parish; and iv. they accord with the design code of Policy BCS7 and Policy BCS12 in minimising the occurrence of light pollution. <p>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, <u>often best enjoyed in a number of key views and/or alongside the dark night sky</u>, 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, <u>including the impact of street lighting that could affect the night time character of the parish</u>, will not harm this character.</p> <p>5.41 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. Development in that part of the Parish within the AONB is already managed by policies of the NPPF and development plan. This policy aims to complement those policies by identifying 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. This is the defining landscape feature of Brightwell cum Sotwell and together with the River Thames landscape is special to the local community with its open character, recreational value, local history, beauty, and wildlife. <u>The policy also identifies a number of key views on the Policies Map, and directs applicants to policies protecting the dark night skies, that are integral to maintaining parish character.</u></p>
<p>This policy has been strengthened to link with the new policy on key views, on light pollution and to the new design code</p>			

Brightwell cum Sotwell

Neighbourhood Plan 2016 – 35



Kew Views Analysis
February 2022

Brightwell cum Sotwell
Neighbourhood Plan

3.1.2 Key Views Overview Detailed Maps

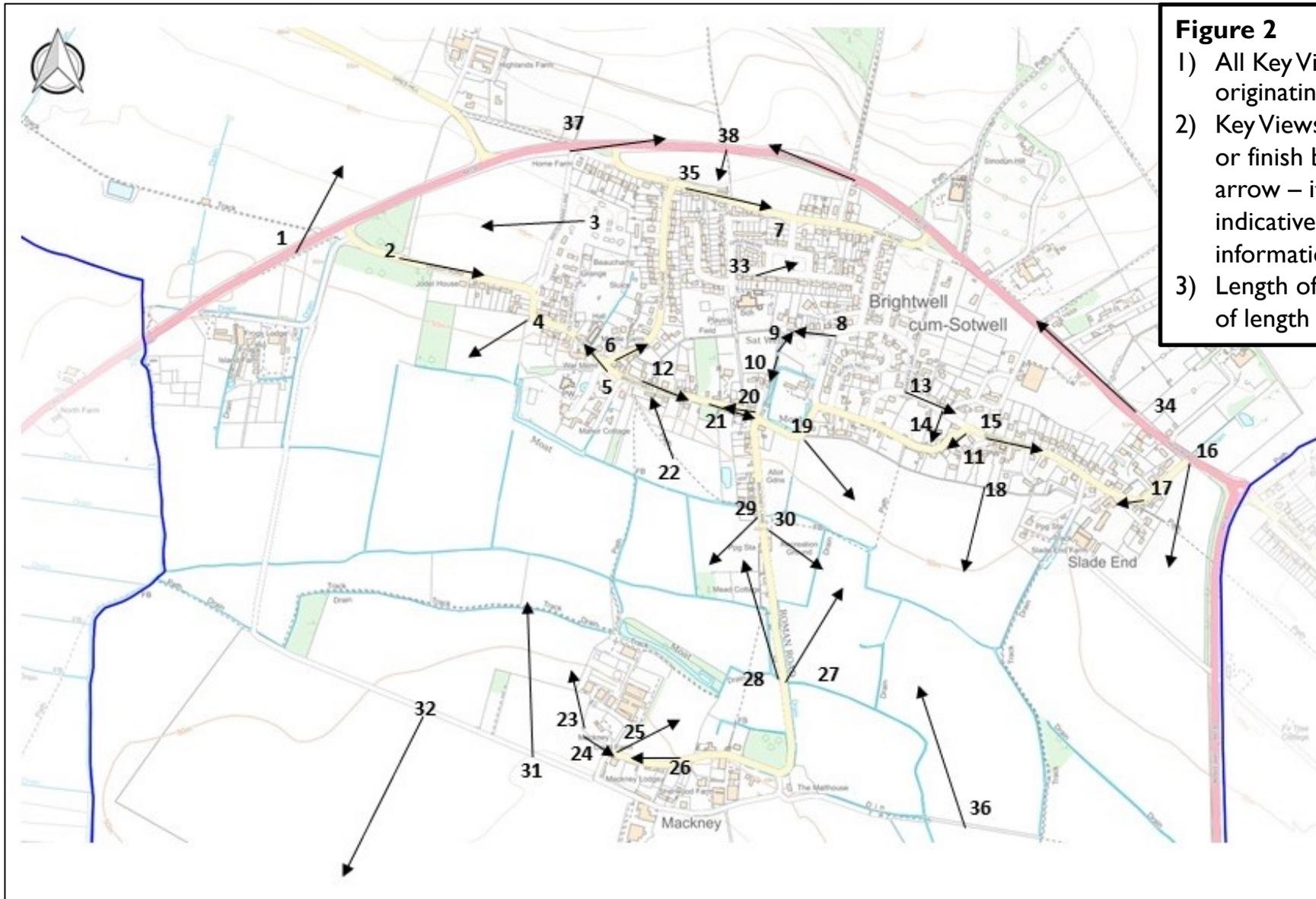


Figure 2

- 1) All Key Views start from the originating point of the arrow
- 2) Key Views may extend beyond, or finish before the length of arrow – it is provided for indicative location and direction information only
- 3) Length of arrow is not indicative of length of view

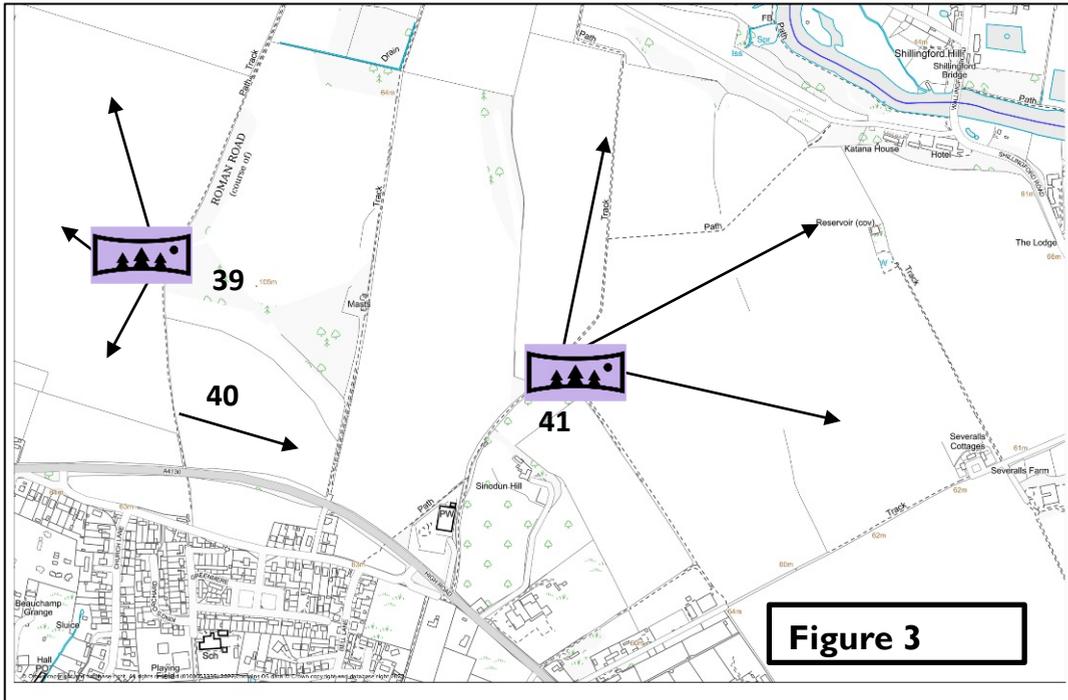


Figure 3

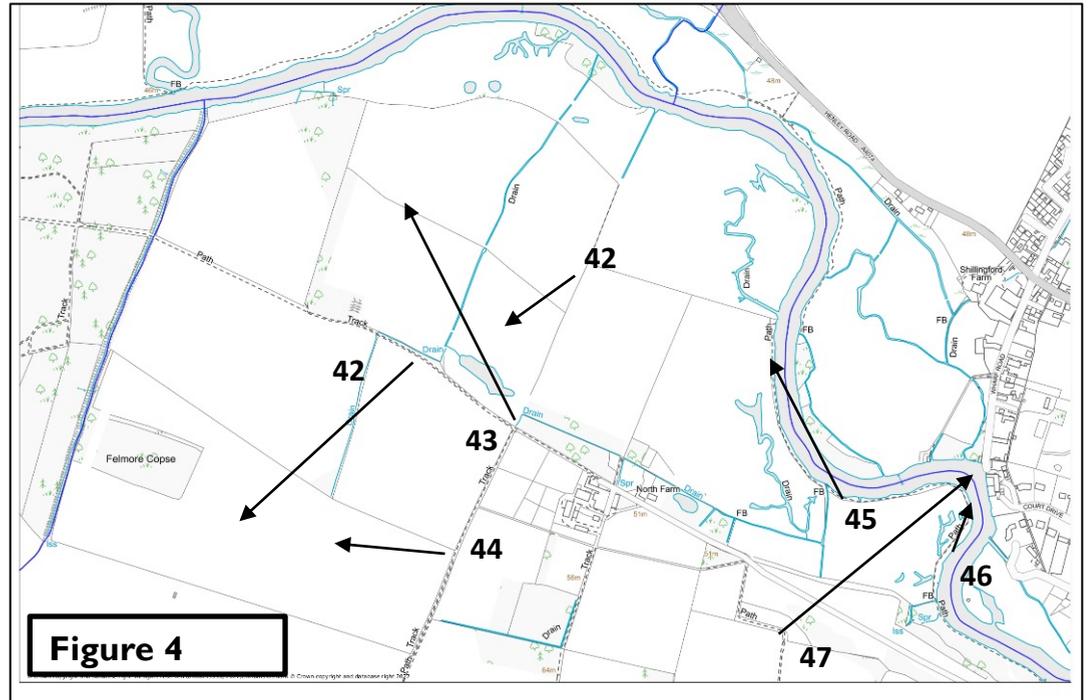


Figure 4

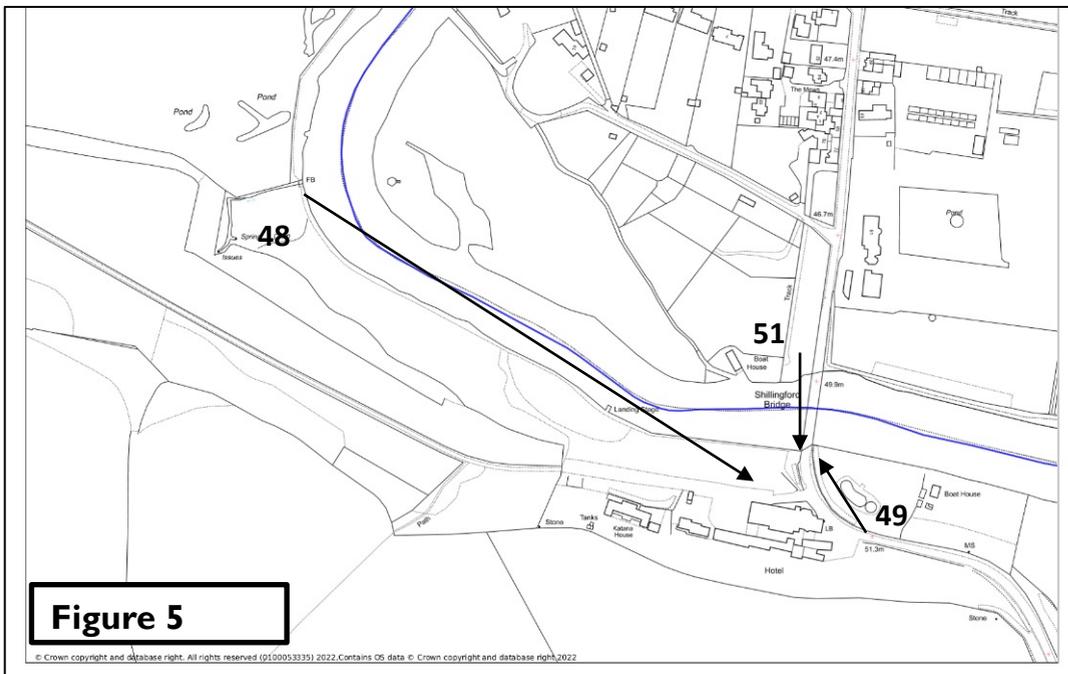


Figure 5

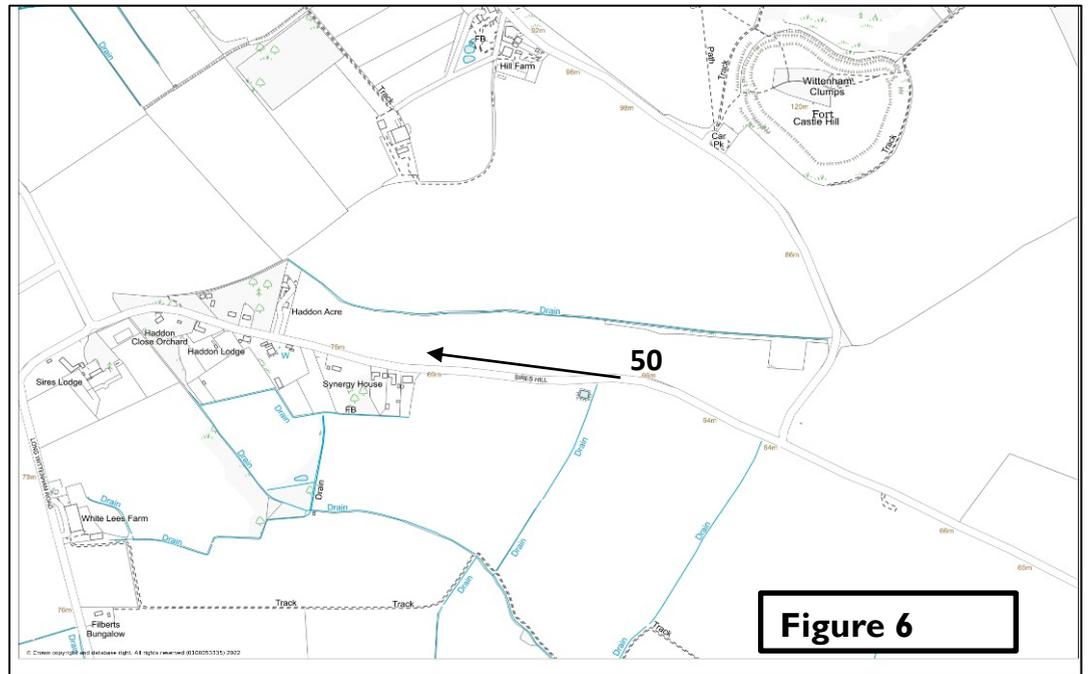


Figure 6

3.2.1 Key View 3: Little Martins Meadow to Great Martins

**Location:**

Little Martins Meadow

Description and Characteristics of View:

View across the green space of Little Martins meadow, across the stones with glimpses through gaps in the public bridleway of Watermans Lane across Great Martins field, terminating at the Millenium Woods. The view visually links two of the village public spaces of the woods and the meadow and reinforces the ruralness to the built edge of the settlement. Facing west, the view is enjoyed at sundown across Great Martins. From the stones, the passing solstices can be interpreted.

Opportunities & Threats:

Parish Council to maintain view and gaps in Watermans Lane planting. A bench is to be installed on to view sunset across Great Martins field

3.2.1 Key View 16: Slade End Field

**Location:**

Slade End junction with High Road

Description and Characteristics of View:

View south across open farmland from the chestnut tree, across Slade End field with the mature trees of the bypass on the left with the garden of Slade End House to the right. The view is across open countryside, terminating on the escarpment of the Berkshire Downs with Lollington Hill visible. Key to the village is its links with working farmland and the sense of wide open rural space to enjoy as you enter the village from Wallingford to the East. This view re-enforces the gap between the two distinct settlements of Wallingford and Brightwell-cum-Sotwell - a single field to the west of the Wallingford by-pass.

Opportunities & Threats:

Any development or buildings would harm the open sense and the 'gap' between the settlements including any new lighting.



2017 Made Neighbourhood Plan		Proposed Modified Plan	
Policy BCS8	The Green Heart	Policy BCS13	<p><u>The Green Heart</u></p> <p>Modify as follows:</p> <p>The Neighbourhood Plan identifies a Green Heart formed by a connected sequence of open spaces within the village, as shown on the Policies Map.</p> <p>Development proposals on land that lies within the Green Heart will be supported where they:</p> <ol style="list-style-type: none"> 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; and iii. demonstrate that they will not cause unacceptable harm to identified Key Views <p>5.42 The main village of Brightwell cum Sotwell is an inward looking settlement with few opportunities to view open countryside. At the core of the village however is a network of green infrastructure assets, including informal open space and Local Green Spaces, allotments, private gardens, playing fields, a school playing field, assets of biodiversity value, children’s play areas, footpaths, bridleways and cycleways. Although much of this network is enclosed, being situated within the settlement boundary, it provides a different function to the rest of the built area in giving a countryside feel to a large proportion of the village due to its open nature and rural character, recognised <u>since at least 1971 in the Village Plan</u>. Views from lanes and footpaths across public and private open spaces are particularly important, whilst the open spaces help to define and reinforce the separate identity of the historic twin villages of Brightwell and Sotwell . This policy does not prevent development, rather it sets out to ensure that any development does not cause harm to the Green Heart.</p> <p>Notes: These modifications seek to ensure that the now identified Key Views are protected.</p>

This policy has been strengthened to include a new policy on key views and to link with a new policy on dark skies



Policy BCS 9 and 10 Design Principles

2017 Made Neighbourhood Plan		Proposed Modified Plan	
Policy BCS9	Design Principles in the Parish	-	To be replaced by NEW Policy BCS7 (see below)
Policy BCS10	Design Principles of the Conservation Areas and their Settings	-	To be replaced by NEW Policy BCS7 (see below)

These policies have been replaced by a new design code



Policy BCS 7 Design Code

2017 Made Neighbourhood Plan	Proposed Modified Plan
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		Policy BCS7	<p>NEW: Design Code</p> <p>Add as follows:</p> <p>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 ?.</p> <p>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; the absence of street lighting, 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 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.</p> <p>Notes:</p> <p>This new policy replaces Policies BCS9 and BCS10 of the Made Plan. This enables the Modified Plan to better reflect the new approach to design management that the Government wishes the planning system to adopt. The new Design Code is cross referenced in the policy as the amalgamation of the design guidance content of both the Conservation Area Appraisal and Village Design Statement. It is structured to fit neatly with the South Oxfordshire Design Guide to aid applicants to acknowledge, understand and respond to that Guide articulated for this Parish within the Code. This will also help SODC to consider and determine the design elements of proposals more easily.</p>
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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 neighbourhood plan is written or reviewed it is now expected that a design code will be included.

We did not want to be too descriptive – it is the character of the settlement that we want to conserve whilst ensuring 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 – a toolkit to guide local planning authorities, householders and developers on the design parameters and issues that need to be considered that capture and reflect the views of the local community.

Our design code needed to follow the SODC design code both in terms of replicated policy where needed and also in its style and layout.

This has necessitated in a LONG document but this is simply following the template rather than creating lots of new guidance in the code

It also means that SODC will be required to give significant weight to its content



The Design Code has used a wealth of existing material to inform its content. 99% of the code has therefore already been identified (and consulted upon) in previous parish documents or is taken from the new SODC design code when required to do so

- 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

Brightwell-cum-Sotwell Parish Plan



*Vital Villages:
Building a Sustainable Community*

The
Countryside
Agency

village but were separated from the footpath network. Monks Mead was a green core. Elsewhere, green spaces appeared, typically one property per acre, but preserved boundaries were lost post WW II break up of the residential site and a cluster of homes.

- Our village survey reveals that the 1980s developments of 'patterned' character of the village. Building designs still need to be sensitive to the setting. Villagers would not support a statement for local people to preserve the character of the site and reinforce local distinctiveness.
- Because there is not a strong characteristic "village style" this is no excuse for the introduction of anonymous or alien architecture. 130 written responses suggest how things might be improved. Most wish to see better use of materials and designs to suit the character of the immediate 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.

Half mile tree interspersed.

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 20th 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

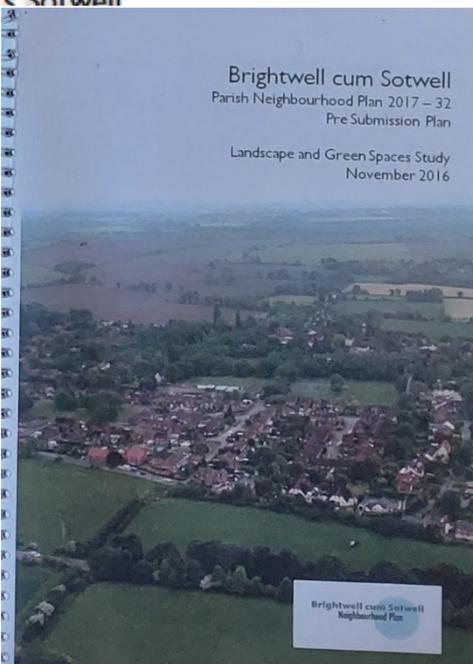


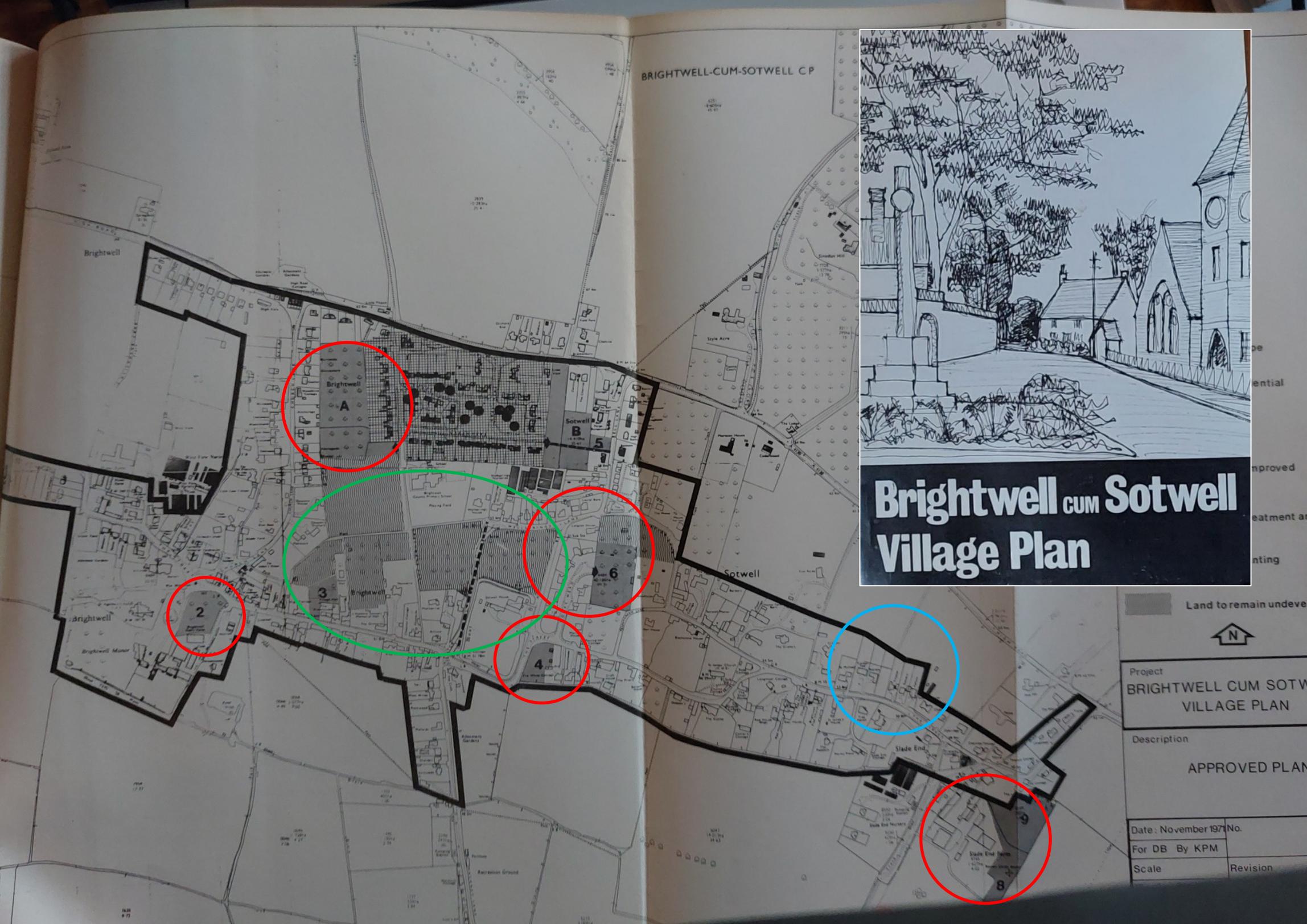
At the eastern end of Sotwell Street is Slade End, dominated by the handsome 18th century Slade End House, its associated buildings and its brick and flint boundary wall which until 1948 formed the manor associated with East Brightwell or Bishop's Sotwell.

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

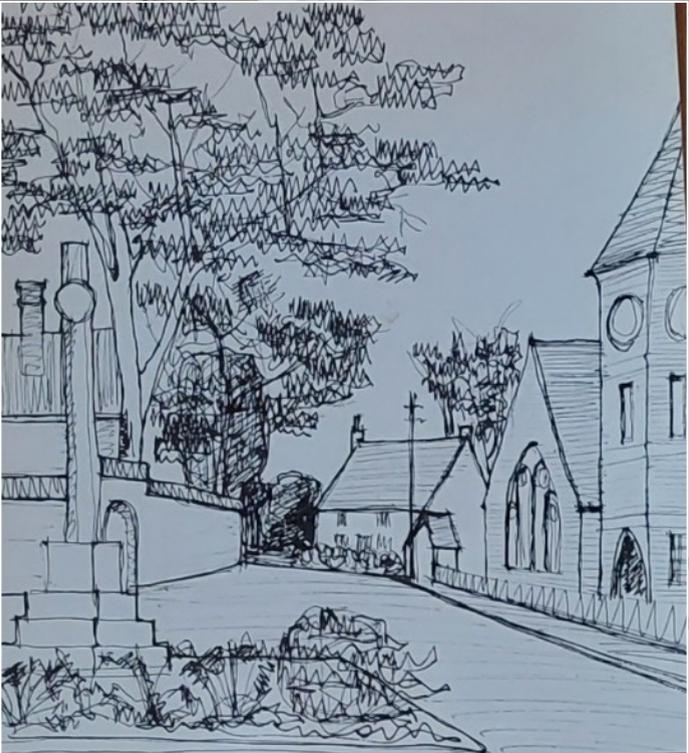
To the south of Sotwell Street is a small lane. The track includes the old farm and the derelict site of Strange's Nursery to the

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.





BRIGHTWELL-CUM-SOTWELL C.P



Brightwell CUM Sotwell Village Plan

Land to remain undeveloped	
↑ N	
Project	BRIGHTWELL CUM SOTWELL VILLAGE PLAN
Description	APPROVED PLAN
Date: November 1971 No.	
For DB By KPM	
Scale	Revision



Much of the character of the village is gained from its diversity of building styles that on the whole blend in with their surroundings, often on narrow lanes with buildings linked by walls, hedgerows and trees – a village that sits largely invisibly in its landscape nestled below the Sinodun Hills

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:

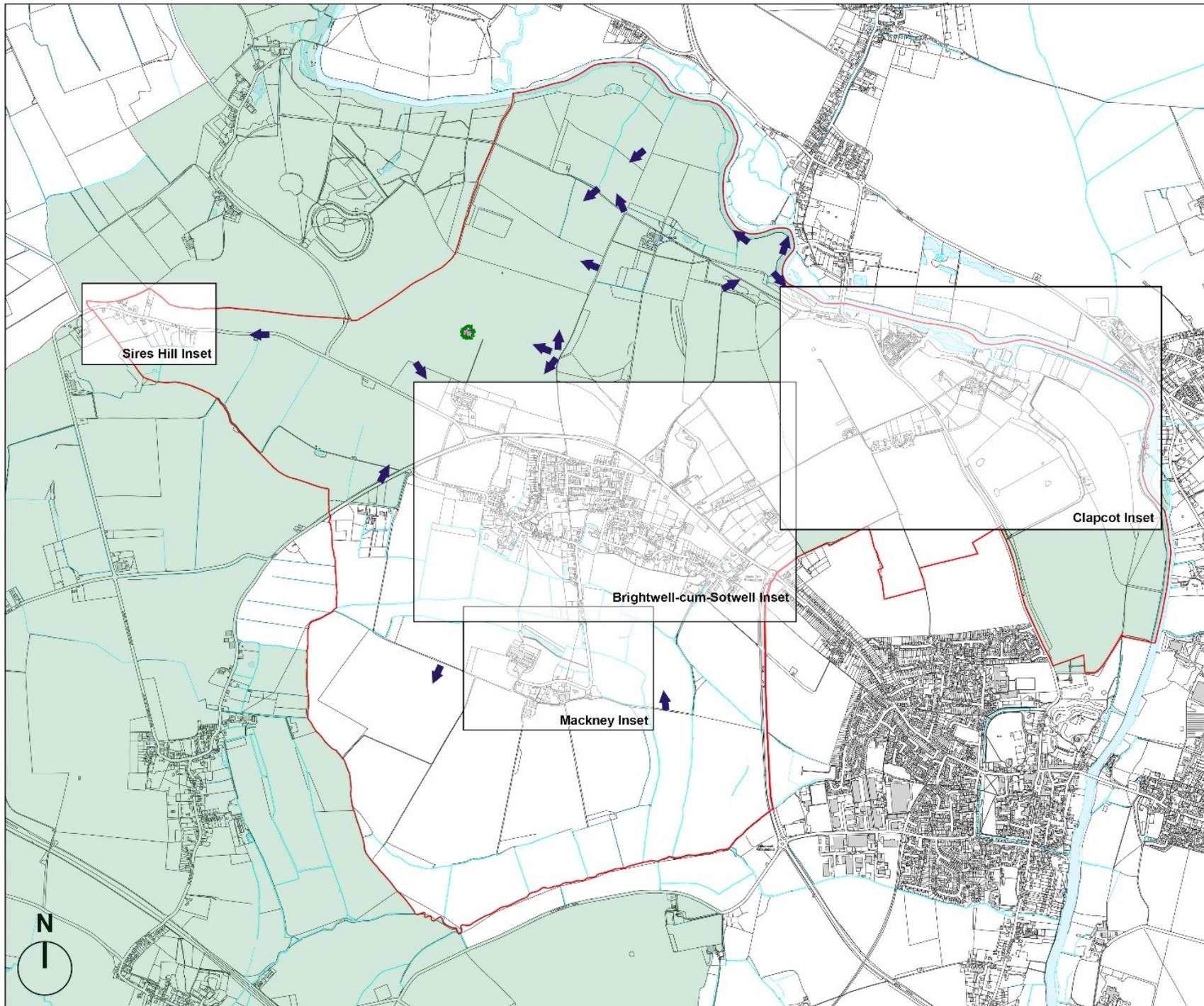
- i. Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;*
- ii. There should be no sub-division of the historic curtilage of listed buildings if it can 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.*

DRAFT Brightwell-cum-Sotwell Design Code

February 2022



Brightwell cum Sotwell
Neighbourhood Plan



 Parish Boundary

Historic features, heritage and the natural environment

-  Scheduled Monuments
-  Assets of Local Heritage Value
-  Important Views
-  North Wessex Downs AONB
-  Important Trees

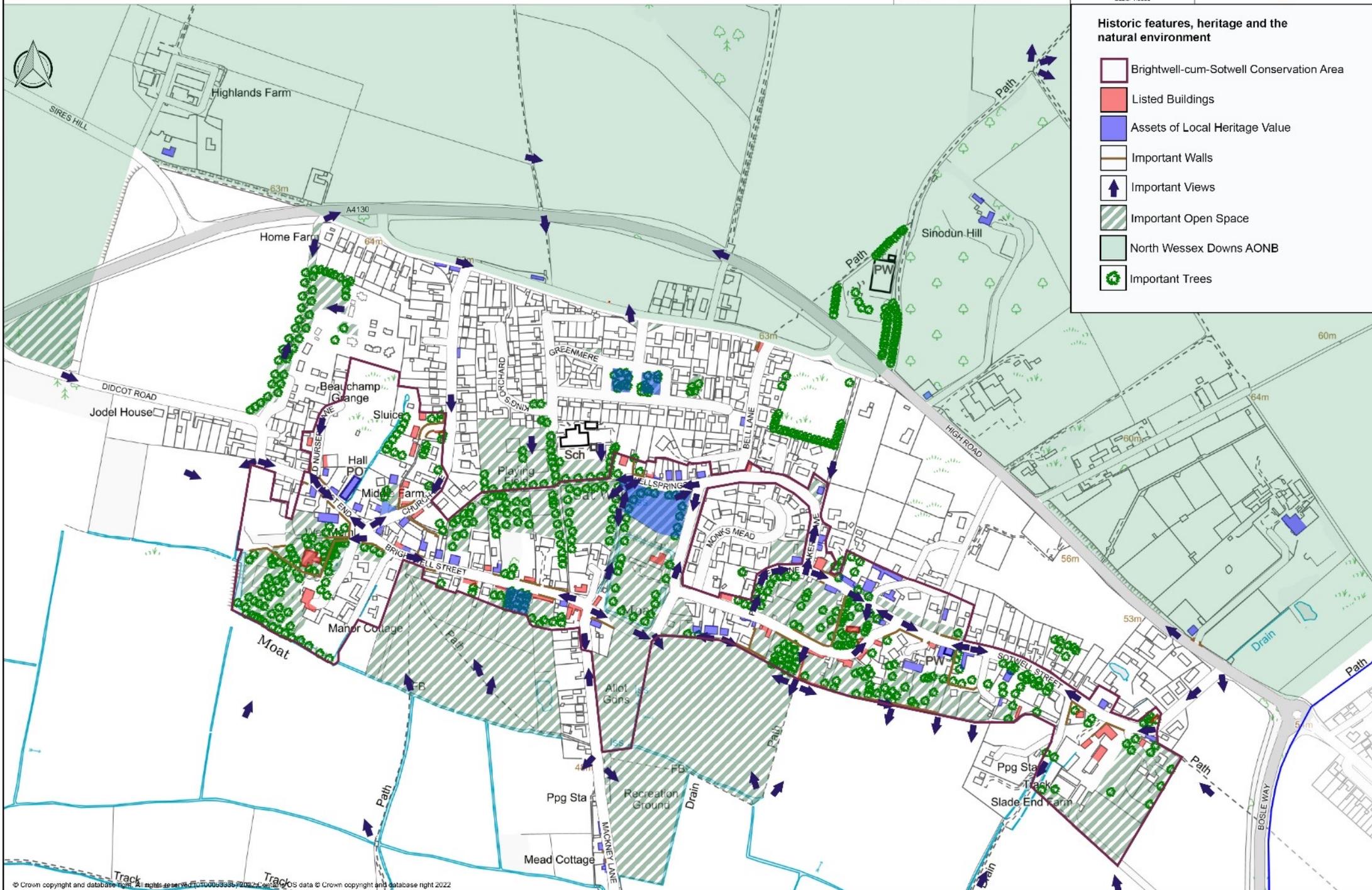
The main village sits virtually invisibly in its landscape, the ridge of the Sinodun Hills rising from the flat valley floor below (Picture Anna Dillon)

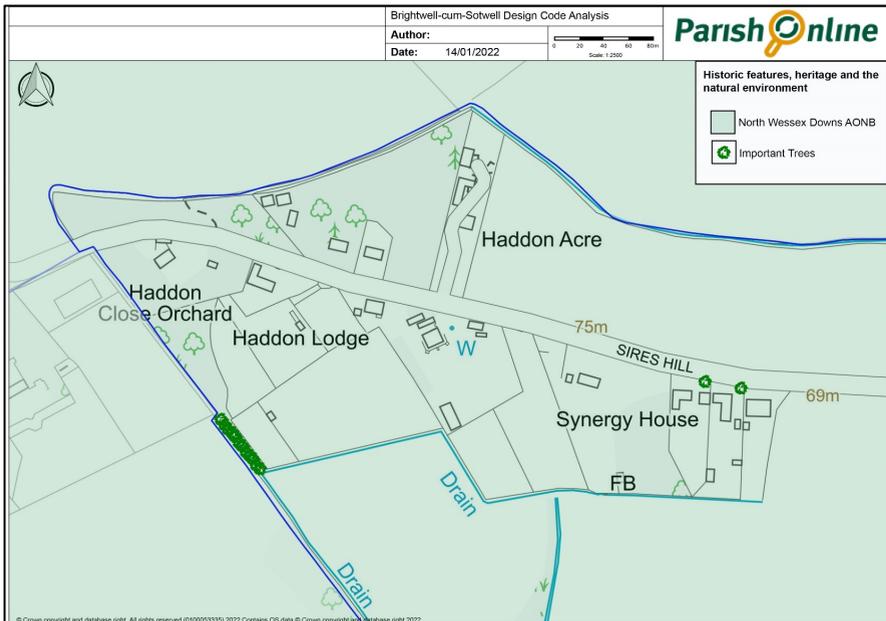
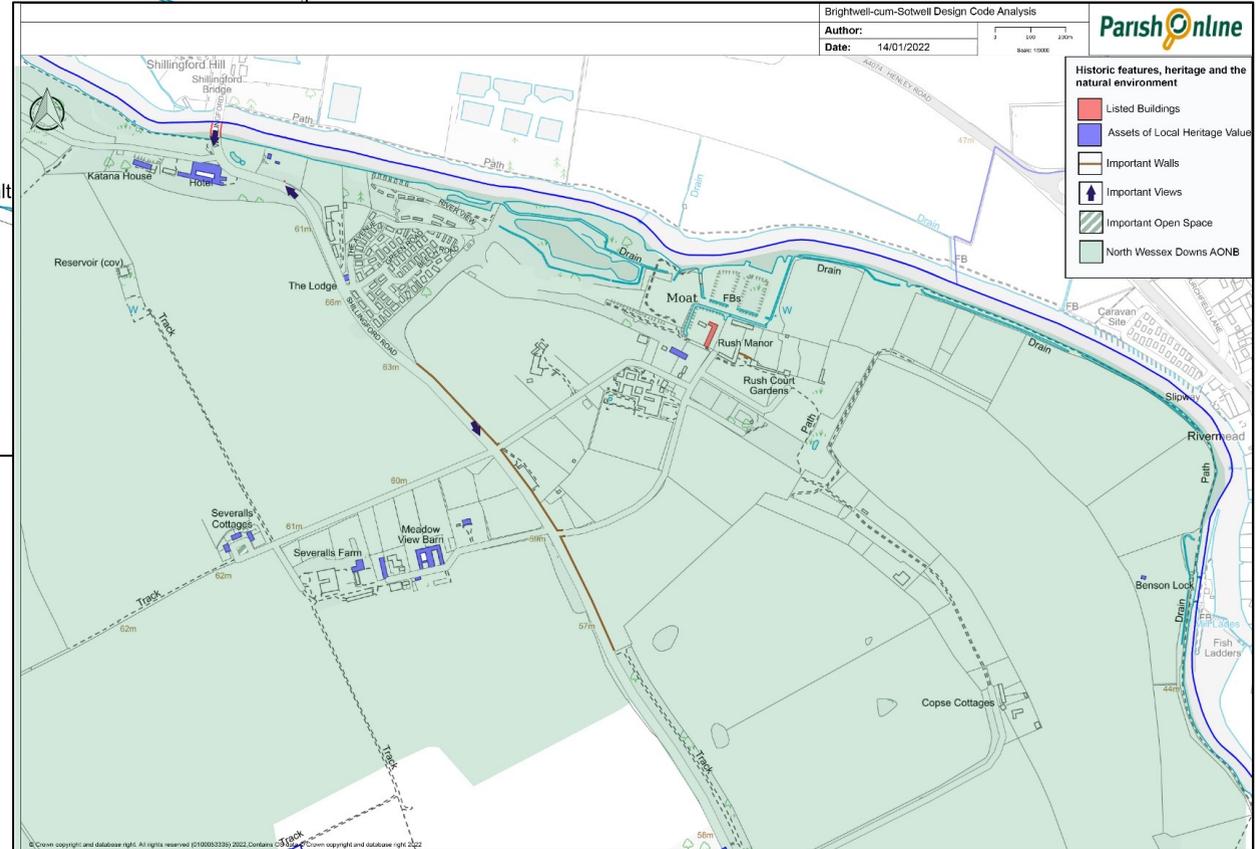
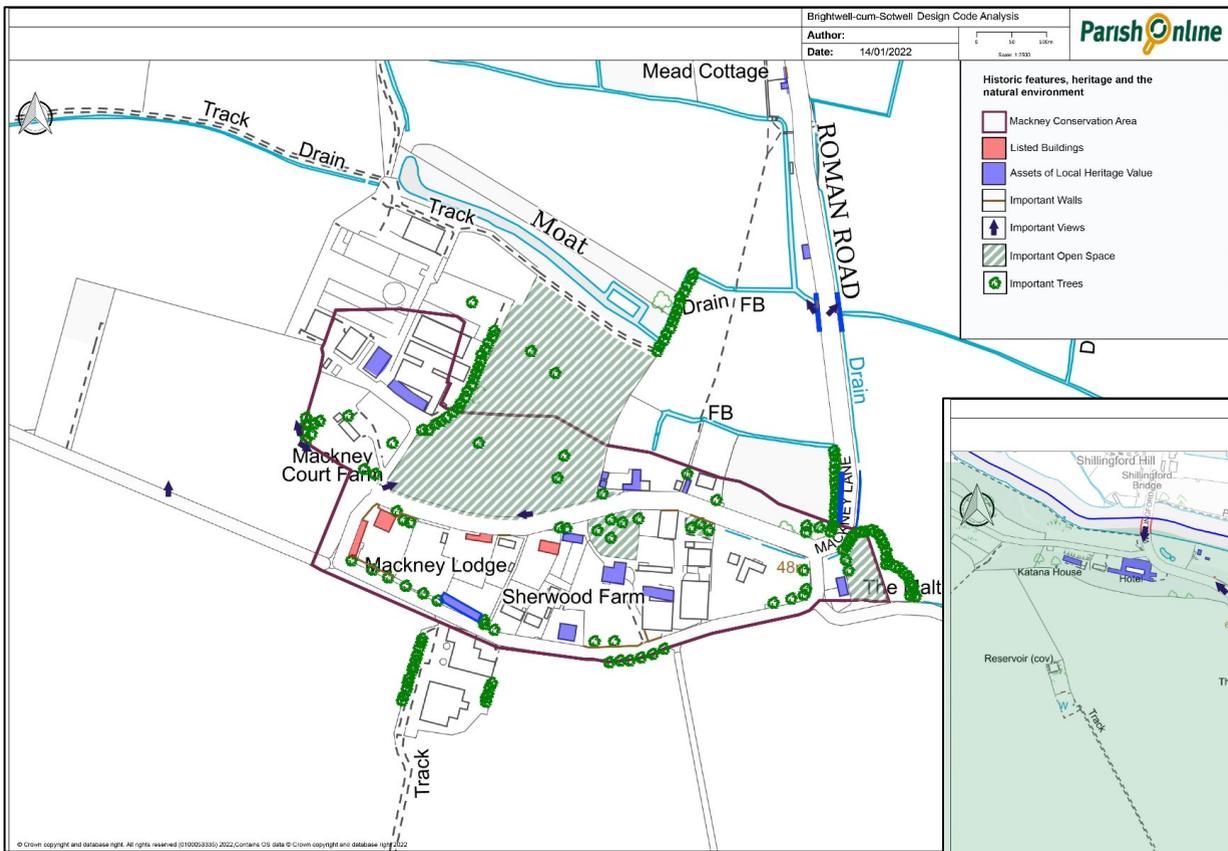




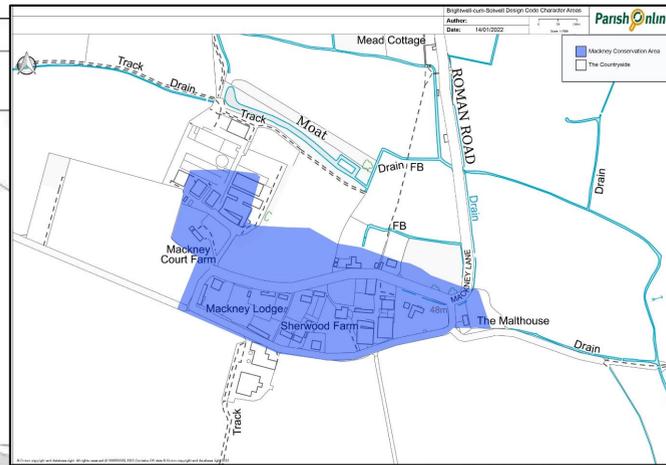
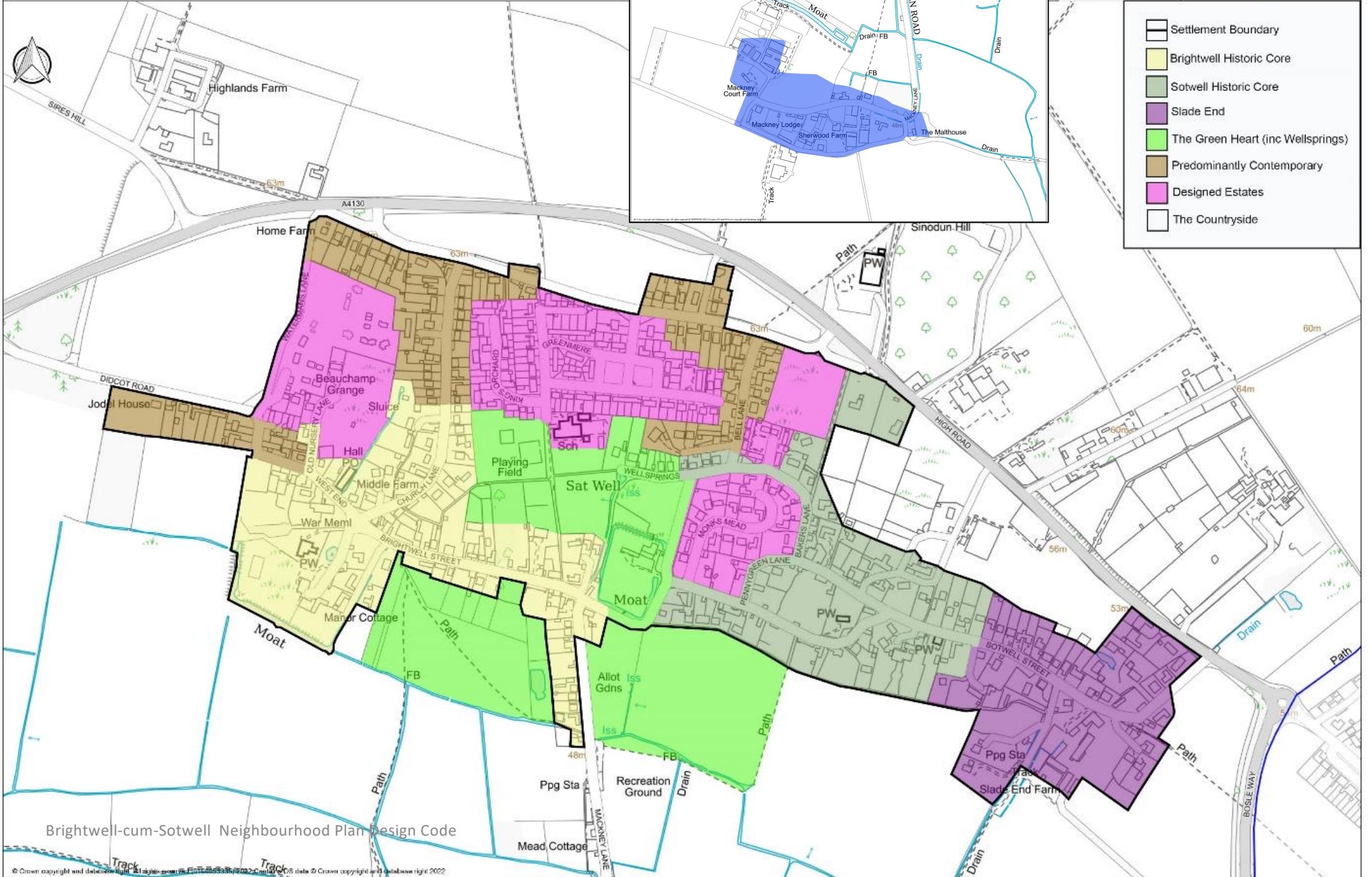
Historic features, heritage and the natural environment

-  Brightwell-cum-Sotwell Conservation Area
-  Listed Buildings
-  Assets of Local Heritage Value
-  Important Walls
-  Important Views
-  Important Open Space
-  North Wessex Downs AONB
-  Important Trees

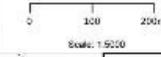




Brightwell-cum-Sotwell Character Areas



Code Character Areas



- Settlement Boundary
- Brightwell Historic Core
- Sotwell Historic Core
- Slade End
- The Green Heart (inc Wellsprings)
- Predominantly Contemporary
- Designed Estates
- The Countryside

Brightwell-cum-Sotwell Neighbourhood Plan Design Code

5. Design Codes Brightwell Historic Core



5. Design Codes

Brightwell Historic Core

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
BHCI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, in their contribution to a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
BHCI.0.2	Proposals should maintain the long-established historic envelope of the village formed by the rear boundaries of properties on Brightwell Street to the south, and open land around Brightwell Manor and St Agatha’s Church on the western side to protect the relationship of the historic village envelope with the open countryside of the Thames Valley.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
BHCI.1.1	Proposals should acknowledge the key characteristics of the Flat, semi-enclosed farmland and Open rolling downs landscape type, as appropriate to the location of the proposal, in the Wessex Downs & Western Vale Fringes Character Area identified in this Code Analysis.
BHCI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
BHCI.2.1	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of West End and Brightwell Street (identified in this Code Analysis).
BHCI.2.2	Proposals should acknowledge the unfolding views along narrow paths and lanes characteristic of Old Nursery Lane and Church Lane (identified in this Code Analysis).

5. Design Codes

Sotwell Historic Core

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
SHCI.3.18	Proposals should maintain and reinforce the trees in the raised gardens of Blackstone House and the border of thick vegetation growing below them alongside the road, and the verges of the grassy track beyond the Grade II listed Dobson's spilling out into the road to protect the semi-rural character of the area and connecting with the countryside in the south.
SHCI.3.19	Proposals should maintain and reinforce the outbuilding between the Grade II listed buildings Dobson's and The Gables with the sweep of the barn's tiled roof and its weatherboarded gable turned hard against the edge of the road to protect its role as a distinctive feature in the view east along Sotwell Street.
SHCI.3.20	Proposals should maintain and reinforce the Grade II listed Dobson's as a significance feature in Sotwell Street.
SHCI.3.21	Proposals should acknowledge the distinctive Grade II listed flint and brick wall at Dobson's giving a hard edge to the eastern side of the path leading from Sotwell Street to Croft Path to protect its role in acting as a pointer to the open countryside beyond.
SHCI.3.22	Proposals should limit the impact of light pollution to protect the rural setting and character of this part of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centre of Wallingford and proposed future growth proposals.
SHCI.3.23	Proposals should maintain and reinforce the mature copper beech in front of Sotwell Manor acknowledging its role in views out of the character area from Baker's Lane.
SHCI.3.24	<p>Local Heritage Assets</p> <ul style="list-style-type: none"> a. Mount Vernon b. North Barn c. South Barn d. Old Woodlands House e. Blackstone House f. 1-2 Sotwell Manor g. Little Barn h. New Barn Court

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 inventory will identify the location of these assets using a selection criteria to define what is significant about them. It is now considered best practice for an inventory of local heritage assets (where there is not already one in place) to be reviewed or compiled during the preparation of a design code.

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. Importantly, this also includes development that is proposed nearby to a local heritage asset that may affect its character

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 affect permitted development rights. Planning permission would be required for alterations to an asset on the inventory in exactly the same way that it is required for a building not on the list.

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Any structure identified in the Brightwell cum Sotwell Conservation Area Appraisal as a local heritage asset would through default already be considered a local heritage asset by SODC.

In Mackney, there is no conservation area appraisal that identifies buildings of local heritage value. When determining a planning application within the conservation area, SODC would already have identified if the application should consider whether any development affects the character of a structure that could be considered a local heritage asset.

The inventory was compiled by an independent consultant and also a sub group of the NP steering committee. All those buildings included in the existing conservation area appraisal had to included as well as suitable buildings in the Mackney conservation area. In addition structures that met one or more of the following criteria were considered:

- Historic value
- Association with a locally significant event or person
- Locally significant group value
- Locally significant cultural value

Each property that is not already considered a local heritage asset has been contacted by letter to inform them of the potential inclusion on the inventory

There are 80 or so structures across the parish that have been identified

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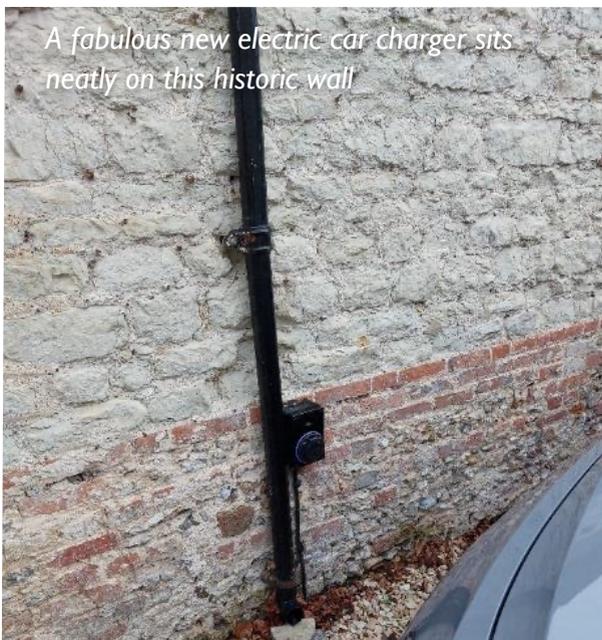
Character is found in many things that add greatly to Brightwell cum Sotwell



An unusual street name sign



Streams criss cross the village with many old paddles and weirs to control water flow



A fabulous new electric car charger sits neatly on this historic wall



Many houses have names. The retention of existing names encouraged due to their connections with a building past or resident



Policy BCS 11 Local Green Spaces

2017 Made Neighbourhood Plan		Proposed Modified Plan	
Policy BCS11	Local Green Spaces	Policy BCS9	<p>Local Green Spaces</p> <p>Modify as follows:</p> <p>5.62 This policy proposes six <u>eight</u> important green spaces in and on the edge of the village are protected from development by their designation as Local Green Spaces in accordance with §76 101 and §77 102 of the NPPF. The policy has the effect of managing development proposals in line with the NPPF provisions in the Green Belt.</p> <p>In each case, the green spaces play an integral part in the enjoyment of the Parish and are therefore special to the local community. A fuller description of each site, and the justification for its designation, is provided in the Landscape & Local Green Space Study report, <u>and addendum</u>, in the Evidence Base.</p> <p>The Neighbourhood Plan designates the following locations as Local Green Space, as shown on the Policies Map:</p> <ol style="list-style-type: none"> 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 vii. Little Martins Meadow viii. Little Martins Green <p>New development will not be permitted on land designated as Local Green Space except in very special circumstances.</p>

Two new designated Local Green Spaces have been added – Little Martins Meadow and Little Martins Green

Both public open spaces are to be transferred to the parish council



Policy BCS 12 Biodiversity

2017 Made Neighbourhood Plan	Proposed Modified Plan	
Policy BCS12	Biodiversity, Trees, Hedgerows and Wildlife Corridors	<p>Policy BCS14 RETITLED: Local Nature Recovery</p> <p>Modify as follows:</p> <p>Development proposals will be supported if they contribute to the recovery of local nature in the Parish and to the following biodiversity principles:</p> <ul style="list-style-type: none"> 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 that are of a similar type to those lost and preferably native species in accordance with the design code of Policy BCS7; 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 or replacement lighting schemes, ensure no negative impact upon wildlife habitats, migration and feeding behaviour; vi. 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; vii. Wherever possible, piped water courses should be re-opened in new developments linked to wetland creation; and viii. 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. <p>5.54 Brightwell cum Sotwell is rich with wildlife with a variety of different habitats that support a diverse range of species. To the north of the parish on the floodplain of the Thames the Earth Trust has recently created a large area of wetland through its River of Life project and a Site of Special Scientific Interest at Wittenham Clumps is located immediately to the west of the parish. <u>Of particular importance are streams, wetlands, scrub, hedgerows and orchards. The policy supports, and refines, the provisions of SODC Local Plan Policies ENVI – ENV5 on the natural environment. This variety of habitats should not be considered as a ‘natural shield’ to lighting. Linear lighting can be a barrier for commuting to feeding grounds, for example, the impact of street lighting on main roads,</u></p> <p>particularly the</p>

Retitled Local Nature Recovery

The policy has been linked to the new design code

2017 Made Neighbourhood Plan	Proposed Modified Plan		
Policy BCS12	Biodiversity, Trees, Hedgerows and Wildlife Corridors	Policy BCS14	<p><u>Wallingford bypass, has had a negative effect in terms of light spill. Consideration should be made to shield or remove lighting that spill into sensitive habitats, particularly if nocturnal species are present which include bats and stag beetles in the Parish. The policy therefore refines SODC Local Plan Policy ENV11 to highlight the impact of light pollution on the natural environment in the Parish.</u></p> <p><u>5. X More generally, recent data analysis by the Bucks Berk & Oxon Wildlife Trust to inform local nature recovery initiatives in its area has indicated the potential of land in the Parish to deliver such initiatives. As the provisions of the Environment Act 2021 are enacted so this policy may enable the Parish to contribute to wider strategies in the future.</u></p> <p>5. X The Oxfordshire Treescape Project is also a useful data source which has informed the modifications in this Plan. The project involved extensive research in finding ways in which landowners can increase tree cover on their land. The output is an accessible online map which provides an overview of the opportunities available. A more detailed report can be requested for free or at a low cost.</p> <p>5.X The Environment Group, working with the Parish Council intends to prepare a Local Nature Recovery Plan for the Parish identifying existing green infrastructure assets and opportunities for improvement drawing on these resources and local knowledge and expertise.</p> <p>Notes:</p> <p>These modifications reflect the advent of the principles of local nature recovery alongside biodiversity net gain in the Environment Act 2021.</p>



Policy BCS 13 Footpaths Policy BCS 14 Renewable Energy

2017 Made Neighbourhood Plan	Proposed Modified Plan
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Policy BCS13	Footpaths and Bridleways	Policy BCS16	<p><u>Footpaths and Bridleways</u></p> <p>No modifications proposed.</p>
Policy BCS14	Renewable Energy	Policy BCS17	<p><u>Renewable Energy</u></p> <p>Modify as follows:</p> <p>Proposals for a solar energy array or other forms of renewal energy generation will be supported in principle, provided:</p> <ul style="list-style-type: none"> i. they are located and designed to suit the character of the local landscape; ii. it is effectively screened and does not cause significant harm to the visual enjoyment of the local landscape; iii. it will not cause significant harmful noise or light pollution; iv. it will not cause substantial harm to a designated heritage asset; v. it will not cause unacceptable harm to an identified Key View. <p>5. 65 This policy supports in principle the development of renewable energy for the Parish to contribute to global measures to tackle climate change. However, it acknowledges that there are parts of the Parish <u>where the scale and the visual impact of such development would need to be appropriate to any nationally and locally designated landscapes.</u> Elsewhere, a solar array <u>or other types of renewable energy generation</u> may be suitable provided the potential for negative landscape and amenity effects can be satisfactorily mitigated.</p> <p>Notes:</p> <p>These modifications extend the scope of support of the policy to other forms of renewable energy generation that may be suitable to this location, as well as a solar array, and seeks to ensure that the now identified Key Views are protected.</p>

Updated to allow for any future renewable energy source to be considered alongside solar energy



Policy BCS 15 Community Facilities, BCS 16 Tourism, BCS 17 Natural Burial Ground

2017 Made Neighbourhood Plan	Proposed Modified Plan		
Policy BCS15	Community Facilities	Policy BCS18	<p><u>Community Facilities</u></p> <p>Replace as follows:</p> <p>Policy BCS15: Community Facilities</p> <p>The Neighbourhood Plan defines the following buildings and their ancillary land, as shown on the Policies Map, as essential community facilities:</p> <ul style="list-style-type: none"> • 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 and parish car park • The Recreation ground and Pavilion • Kings Meadow <p>Proposals that result in the loss, or harm to the viability, of an essential community facility, through change of use or redevelopment, will not be permitted unless:</p> <p>i) 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</p> <p>ii) 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.</p> <p>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 BCS7; and the nature and scale of their use are of a character that will maintain the residential amenity of the immediate area.</p>

Policy descriptions have been brought in line with other modifications in the plan and wider policy

2017 Made Neighbourhood Plan	Proposed Modified Plan
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Policy BCS15	Community Facilities	Policy BCS18	<p>5.67 This policy seeks to prevent the unnecessary loss of valued local community facilities. In doing so, it refines Policy CFI of the adopted Local Plan Core Strategy Policy CSR3 and saved 2011 Local Plan Policy CFI as it applies they apply to this Parish. <u>Policy CFI shares</u> These policies share the same purpose <u>by defining ‘essential community facilities’ in relation to the 2021 Use Class Order</u> but allows for facilities to be lost without considering the ongoing community value of the established use <u>of the land</u>. and without requiring their re-provision close by. This policy identifies ‘essential community facilities’ in this village and addresses that these weakness by ensuring that those making proposals provide clear evidence that the location, as well as the current facility operations, is no longer viable for a community use before its change of use and redevelopment are supported. However, it does allow for the relocation of established uses without this test being passed, provided the relocation proposal benefits local people by being within or adjoining the village, and is not lost to other parishes. The fourth component of the policy also seeks to <u>encourage proposals for new facilities, including new business, commercial or service (Class E) uses that like the Village Stores, Post Office and Red Lion pub have a strong community as well as commercial purpose.</u> safeguard the scarce number of shops, pubs and other commercial uses by not supporting proposals to change their uses. This approach will need to take account of permitted development rights. In 2015, additional flexibility was introduced into these procedures. They may continue to change within the Plan period.</p> <p>Meadow</p> <p>Notes:</p> <p>This replacement policy improves the clarity of the policy by bringing the buildings and land to which it applies into the policy itself and showing them on the Policies Map. It also reflects the adoption of Policy CFI in the Local Plan and changes to the Use Class Order (notably new Class E). Rather than attempt to modify the existing wording, it is replaced with entirely new wording.</p>
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Policy BCS16	Tourism Facilities	Policy BCS18	<p><u>Tourism Facilities</u></p> <p>No modifications proposed.</p>
Policy BCS17	Natural Burial Ground	Policy BCS19	<p><u>Natural Burial Ground</u></p> <p>No modifications proposed.</p>

New Policies in the Modified Neighbourhood Plan



Policy BCS 5 House Types and Tenures

To bring the neighbourhood plan in line with changes to the National Planning Policy Framework: First Home Exception Sites

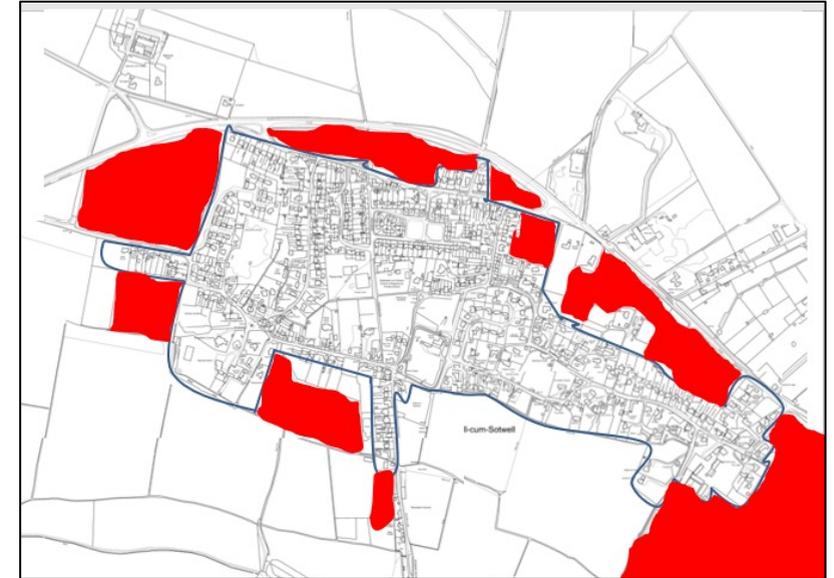
What is a First Homes exception site?

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. So an exception site could be on land that is outside the village boundary

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.



A neighbourhood plan cannot stop a first home exception site just guide how any site could come forward through a planning application

2017 Made Neighbourhood Plan	Proposed Modified Plan
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		<p>Policy BCS5 <u>NEW: House Types and Tenures</u></p> <p>Add as follows:</p> <p>A. Proposals for First Homes Exception Sites will be deemed appropriate if:</p> <ul style="list-style-type: none"> i. At least one of the site boundaries entirely adjoins the defined Village Boundary of Policy BCS1 and does not lie within the Green Heart of Policy BCS13; ii. No other proposal for a First Homes Exception Site has been approved or implemented in the plan period; iii. The scheme makes provision for no more than 9 homes; iv. It can be demonstrated that the scheme: <ul style="list-style-type: none"> Respects the historic envelope of the village, its relationship with the open countryside, and the way in which the edge of the settlement does not extend to the A4130; Will not diminish the physical extent of a defined Local Gap, and/or the visual separation of settlements; Access is fully integrated within the village settlement through direct connections to existing streets and paths avoiding a single point of access away from the village settlement; Will not cause unacceptable harm to identified Key Views; and Accords with the Design Code of Policy BCS7. <p>B. Proposals for Specialist Accommodation for Older People will not be supported.</p> <p>5.XX This policy serves two housing purposes in respect of managing proposals for First Homes and for Specialist Accommodation for Older People. Planning Practice Guidance allows for First Homes Exception Sites to come forward on unallocated land outside of a built up area. A First Home is defined as discounted market housing for first time buyers that must be discounted by a minimum of 30% against the market value in perpetuity and its first sale must be at a price no higher than £250,000. Clause A therefore sets out the criteria to guide First Homes Exception Site proposals in the Parish as provided for by the Guidance. The policy directs First Homes Exception Site proposals to Brightwell cum Sotwell as Mackney is not a defined settlement.</p>
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2017 Made Neighbourhood Plan	Proposed Modified Plan
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		Policy BCS5	<p>5.XX In essence the policy reflects the spirit and intention of SOLP Policy H10 for Rural Exception Sites which allows for small-scale “affordable” housing schemes to meet local rural needs in the parish and will continue to operate in the parish alongside this policy. It also accords with the Parish Council’s desire to promote future developments that will address the imbalance of affordable housing in the parish. A minimum 30% discount on market value homes, capped at £250,000 on its first sale, ought to allow smaller and more affordable homes to start to rebalance the housing mix in the Parish. Given the high rate of owner-occupier dwellings in the Parish, proposals may be supported which deliver other types of affordable housing for rent which meet local need as provided for by Planning Practice Guidance.</p> <p>5.XX Clause B responds to the prompt in SOLP Policy H13 for neighbourhood plans to consider if they are appropriate locations to plan for this specific type of housing development. The Parish Council does not think that the village is suitable as it is too small and remote from local services and there are many other, well located, larger villages and towns in this part of the District that are far better suited.</p> <p>Notes:</p> <p>This new policy responds to the First Homes policy initiative introduced by Government in 2021 by establishing criteria for Exception Schemes as prompted by the Written Ministerial Statement. It also responds to the new SOLP in respect of older persons accommodation schemes.</p>
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Policy BCS 6 Building Performance

This policy is intended to ensure that new development is designed to be as green as possible. It is anticipating future legislation that is likely to come forward whilst setting out ways for development to meet the Government's climate change targets

2017 Made Neighbourhood Plan

Proposed Modified Plan

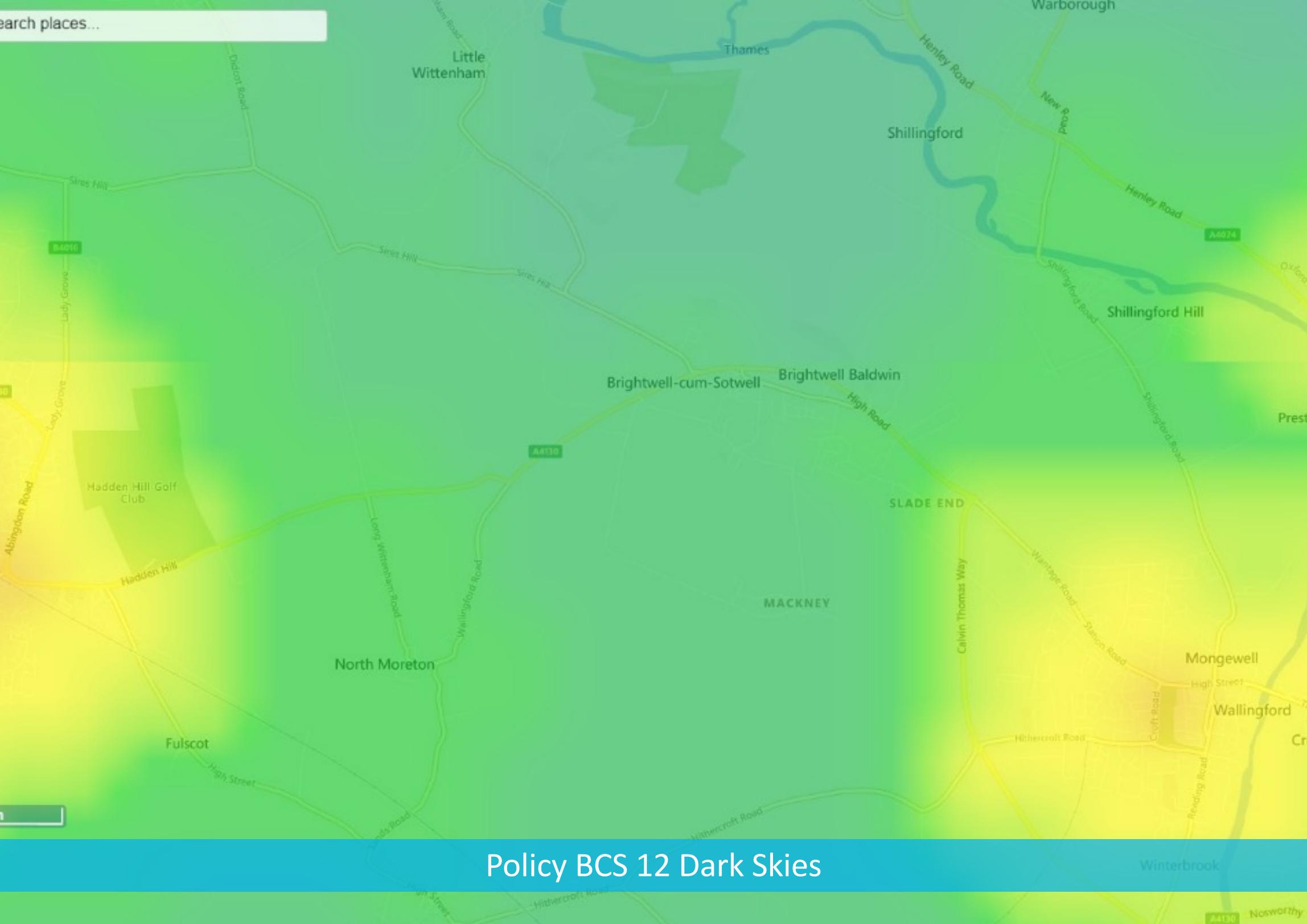
		Policy BCS6	NEW: Building Performance
<p>This policy brings the NP in line with the Net-Zero Carbon Toolkit created by Cotswold District Council and West Oxfordshire District Council. It is anticipated that SODC will produce supplementary guidance soon requiring applications to follow suit</p>			<p>Add as follows:</p> <p>A. All standalone new-build development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.</p>
<p>Clause B is clarified that householder extensions and new buildings with no heating or cooling requirement do not need to follow this standard as this would be counter productive in many smaller and older houses and, buildings such as garages and outbuildings</p>			<p>B. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character area.</p> <p>C. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.</p>
<p>This section is in line with current guidance adopted by many local authorities</p>			<p>D. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.</p>
<p>Clause D also follows guidelines and excludes householder applications</p>			<p>E. An Energy Statement will be submitted to demonstrate compliance with the policy (except for householder applications). The statement will include a passive design capacity assessment to demonstrate how opportunities to reduce the energy use intensity (EUI) of buildings over the plan period have been maximised in accordance with the energy hierarchy. Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.</p>

2017 Made Neighbourhood Plan	Proposed Modified Plan
	<p data-bbox="564 196 741 237">Policy BCS6</p> <p data-bbox="741 237 2204 391">5.XX This policy updates Policy DES10 of the SOLP, elements of which are already out of date. The policy context for the setting of energy efficiency standards at the Local Plan or Neighbourhood Plan scale is complex. Background information has therefore been set out in Appendix X. The policy may also appear rather technical, but it is a temporary measure as in due course, it is expected that a new Local Plan, if not national policy itself, will make such provisions across the District.</p> <p data-bbox="741 423 2204 651">The policy is in five parts, the combination of which is intended to deliver a step change in the energy performance of all new developments in the Parish and, in doing so, encourage and incentivise the use of the Passivhaus or equivalent standard of building design. Along with the passive design capacity assessment, it is anticipated that designers will demonstrate compliance using a design for performance methodology such as the Passivhaus Planning package or CIBSE TM54 Evaluating operational energy performance at the design stage (Link). Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver.</p> <p data-bbox="741 683 2204 951">5.XX Clause A of the policy requires developers to ensure they address the Government’s climate change targets and energy performance at the very initial stages of design. ‘Zero Carbon Ready’ by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits (‘free heat’) of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. In the absence of supplementary guidance from SODC, applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, West Oxfordshire District Council and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt. (Link)</p>

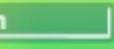
2017 Made Neighbourhood Plan	Proposed Modified Plan	
		<p>Policy BCS6</p> <p>5.XX Its Clause B requires all schemes, no matter what their intended use or size other than householder extensions and buildings with no heating or cooling requirement,, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its use unfeasible, for example, the topography and orientation of the site.</p> <p>5.XX In respect of scheme viability, any extra-over cost of building to the ‘zero carbon ready’ Passivhaus or equivalent standard will diminish to zero well within the period of this Plan, as the Governments Regulatory Impact Assessments, research by the Passivhaus Trust and the viability assessment of various housing typologies published by Cornwall Council now demonstrates. The policy will also ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.</p> <p>5.XX The policy requires that the scheme density (measured by dwelling units/Ha) is assessed against that of the Design Code of Policy BCS7 in the Design & Access Statement. Outside of such areas, the applicant may define the ‘character area’ that is relevant for the purpose of this exercise.</p> <p>5.XX Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a ‘pre-construction compliance check’ completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.</p> <p>5.XX Clause C requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes will not fail in this way and they are therefore exempted from this policy requirement. In the absence of supplementary guidance from SODC on POE, guidance has been included in Appendix X.</p>

2017 Made Neighbourhood Plan	Proposed Modified Plan	
		<p>Policy BCS6</p> <p>5.XX Clause D requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Statement. RICS (Link) methodology must be followed as per the Joint Design Guide of SODC. The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (Clause A) and contributing to the 'circular economy' (Link). This requirement will be added to SODC's Validation Checklist for outline and full planning applications applying to proposals in the neighbourhood area until such a time that there is a district-wide requirement.</p> <p>5. Clause E requires an Energy Statement to be submitted to cover the following: an assessment of the proposal to minimise regulated and unregulated emissions, the embodied emissions and the emissions associated with maintenance, repair and replacement of the new building(s), as well as its dismantling, demolition and eventual material disposal</p> <ul style="list-style-type: none"> ○ a calculation of the energy and carbon emissions covered by the Future Homes Standard and Building Regulations and, separately, the energy demand and carbon emissions from any other part of the development that are not covered by the Future Homes Standard or Building Regulations ○ the proposal to reduce carbon emissions beyond the Future Homes Standard and Building Regulations through the energy efficient design of the site, buildings and services ○ the proposal to further reduce carbon emissions through the use of zero or low emission decentralised energy where feasible ○ the proposal to further reduce carbon emissions by maximising opportunities to produce and use renewable energy on-site, utilising storage technologies where appropriate ○ the proposal for a demand-side response, specifically through installation of smart meters, minimising peak energy demand and promoting short-term energy storage ○ an analysis of the expected cost to occupants associated with the proposed energy strategy <p>5.XX Every new build or redevelopment project in the Neighbourhood Plan area provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings. Land values in this area are high relative to build costs and ought to be sufficient to ensure requirements to tackle improving energy and carbon performance are viable.</p> <p>Notes: This new policy is based on a template that is becoming increasingly common in neighbourhood plans and some of the most recent Local Plans in England. It responds to the Government decision in 2020 to allow local communities discretion in how they wish to tackle climate change at the very local level, in the interim whilst the Government decides on a national standard for the performance of new building stock.</p>

Search places...



Policy BCS 12 Dark Skies



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2017 Made Neighbourhood Plan	Proposed Modified Plan
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		Policy BCS12	<p><u>NEW: Dark Skies</u></p> <p>Add as follows:</p> <p>All development proposals should be designed to reduce the occurrence of light pollution wherever possible, or as a minimum, kept to current levels. New or replacement external lighting, and other externally projected lighting, should:</p> <ul style="list-style-type: none"> Demonstrate a need for new external lighting for its intended purpose through clear evidence or significant community demand, permanent street lighting will not be supported; Maintain or enhance the measured pre-development dark sky quality of the surrounding area; Meet or exceed the current guidelines established for rural areas by the Institute of Lighting Professionals (ILP); and Employ energy-efficient forms of lighting that also reduce light scatter. <p>Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition.</p>
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Night time coalescence between Wallingford and Brightwell cum Sotwell



Policy BCS 15 Natural Flood Management

2017 Made Neighbourhood Plan	Proposed Modified Plan	
		<p>Policy BCS15 <u>NEW: Natural Flood Management</u></p> <p>Add as follows:</p> <p>5.X Brightwell cum Sotwell lies on a springline and thus is at the head of a small catchment that feeds the Millbrook prior to its confluence with the Thames at Wallingford. As such there are likely to be opportunities to carry out improvements to the channels, including the creation of reedbed treatment areas on the streams flowing from the village. These would likely form part of a catchment-wide strategy giving further opportunity for Local Nature recovery and Sustainable Drainage Systems (SuDS) which would be supported by this Plan. Natural flood management (NFM) helps manage flood risk. It does this by protecting, restoring and emulating the natural processes of catchments, rivers, floodplains and coasts.</p> <p>Development proposals should have regard to existing natural flood management processes and should include measures relevant to the nature, scale and location of the proposals including:</p> <ul style="list-style-type: none"> • planting trees, wetlands and hedges to absorb more water, catch rainfall, slow the flow of water on the ground surface when there is excess rainwater and filter out diffused pollution, historic nitrates and phosphates; • covering the ground with plants to reduce water pollution and surface water run-off; <ul style="list-style-type: none"> • diverting high water flows and creating areas to store water; • creating leaky barriers to slow water flow in streams and ditches. <p>Notes: This new policy captures the importance of natural flood management measures in reducing flood risk as well as wider ecosystem benefits they may deliver.</p>



REGULATION 14

- A six week period of consultation
- The documents (including the modifications Proposal, Design Code, Views Analysis, Sustainability Appraisal, Modifications Statement) will be available for everyone who lives, works or has a business in the parish to look at and comment on
- We are currently finalising the process and we hope that it will start soon
- You will be informed on the community website, in the Villager, parish council website, telegraph pole posters, by letter (where appropriate), parish Facebook page and in the Villager on how to view the documents and how to respond
- Once the consultation is over, the feedback will be used to review the draft documents before a Pre-Submission Draft of the BCS Neighbourhood Plan is presented to SODC for a further round of consultation

