

BRIGHTWELL CUM SOTWELL

Brightwell cum Sotwell
Neighbourhood Plan

2031?



Help decide what it will
look like...

Brightwell cum Sotwell Neighbourhood Plan

What is a Neighbourhood Plan?



Neighbourhood Development Plans were introduced through the Localism Act 2011

Under the Act, Neighbourhood planning is a right that allows communities to shape development in their area through the production of a Neighbourhood Development Plan

Completed: Woodcote and Thame

Started (with approved areas): Benson, Berinsfield, Brightwell cum Sotwell, Chalgrove, Chinor, Clifton Hamden, Dorchester, Goring, Henley, Long Wittenham, Pyrton, Sonning Common, Watlington



Our Neighbourhood Plan can

- Decide where development will go
- Decide what housing should look like
- What size houses should be built and of what tenure
- Establish general planning policies for the use of land in the parish.

This includes new homes, businesses and other land uses that the parish may want such as solar energy farms or natural burial grounds

Once completed our Neighbourhood Development Plan will become part of SODC's Local Plan and the policies within the Plan will then used in the determination of planning applications in the parish.

It will be valid until 2031



Our Neighbourhood Plan will have **real** power

Once completed, our Neighbourhood Plan will be a statutory document with the FULL weight of SODC's Local Plan to support it.

Without exception, when a developer or landowner has challenged a completed Neighbourhood Plan (for example to build on a plot of land that has not been allocated in a NP), the NP policy has won.

What we are doing NOW will shape our parish until 2031. There WILL be no exceptions made, the evidence clearly points that any challenges to our plan will be refused

It is crucial therefore that we get our policies right



BUT

- Our NP cannot block development that is already part of the Local Plan
- All our recommendations must be in line with planning policy – both local and national
- We still have to take into account the local council's assessment of housing and other development needs that will be set out in the emerging Local Plan.





Brightwell cum Sotwell

Community Led Parish Plan
2014 - 24

How does the NP fit with our Parish Plan?

An accessible, rural community nestling in the gentle shadow of the Sinodun Hills



- A Community Led Parish Plan is a process that underpins a **community's 10 year vision for itself** across all aspects of **social, environmental and economic** life.
- It celebrates positive features and activities, **highlights local needs** and contains an **action plan** to help meet those needs.

- It is an attempt to define the **'specialness'** of the parish; a snapshot of the parish of Brightwell-cum-Sotwell in 2014



- The Neighbourhood Plan will **establish planning policies for the development and use of land in the parish** so that we get the right type of development in a way that protects the specialness and need identified in the Parish Plan
- Brightwell cum Sotwell was the first parish in South Oxfordshire to develop a Parish Plan and a neighbourhood plan at the same time.
- The Parish Plan was written in a way that it could inform the Neighbourhood Plan identifying issues such as landscape, facilities, views, community values and heritage



Brightwell cum Sotwell Neighbourhood Plan

**Why have a Neighbourhood Plan?
Do we really need one?**



Everything looks rosy



**Brightwell cum Sotwell
Neighbourhood Plan**



**MILTON
KEYNES**

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



Milton Keynes 2015

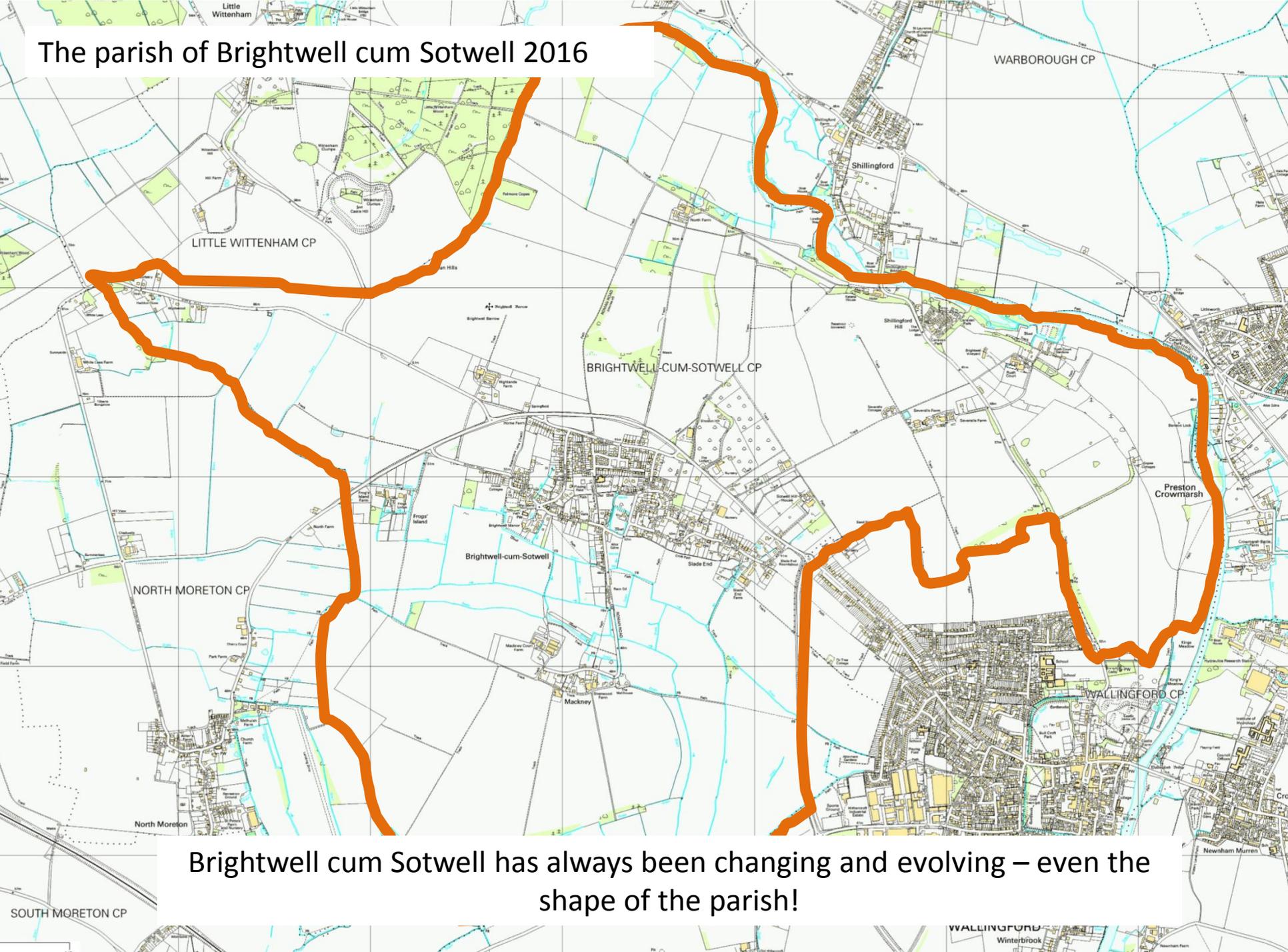
You never know what will
happen in the future.....

....but we need to learn from the past
in order to inform the NP

Much of this information is already set out for us in the
Parish Plan, Environment Report, Conservation Area Report



The parish of Brightwell cum Sotwell 2016

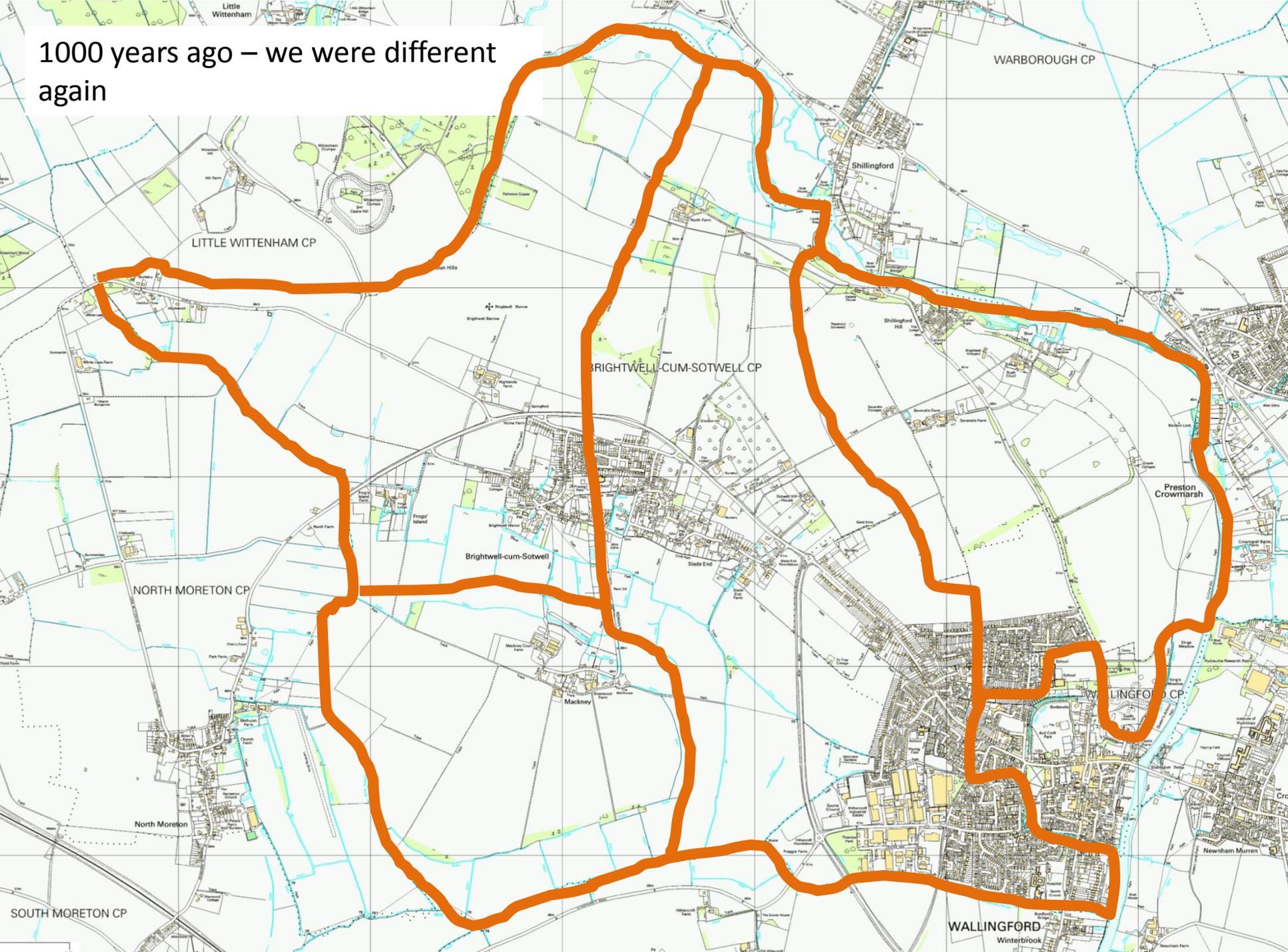


Brightwell cum Sotwell has always been changing and evolving – even the shape of the parish!

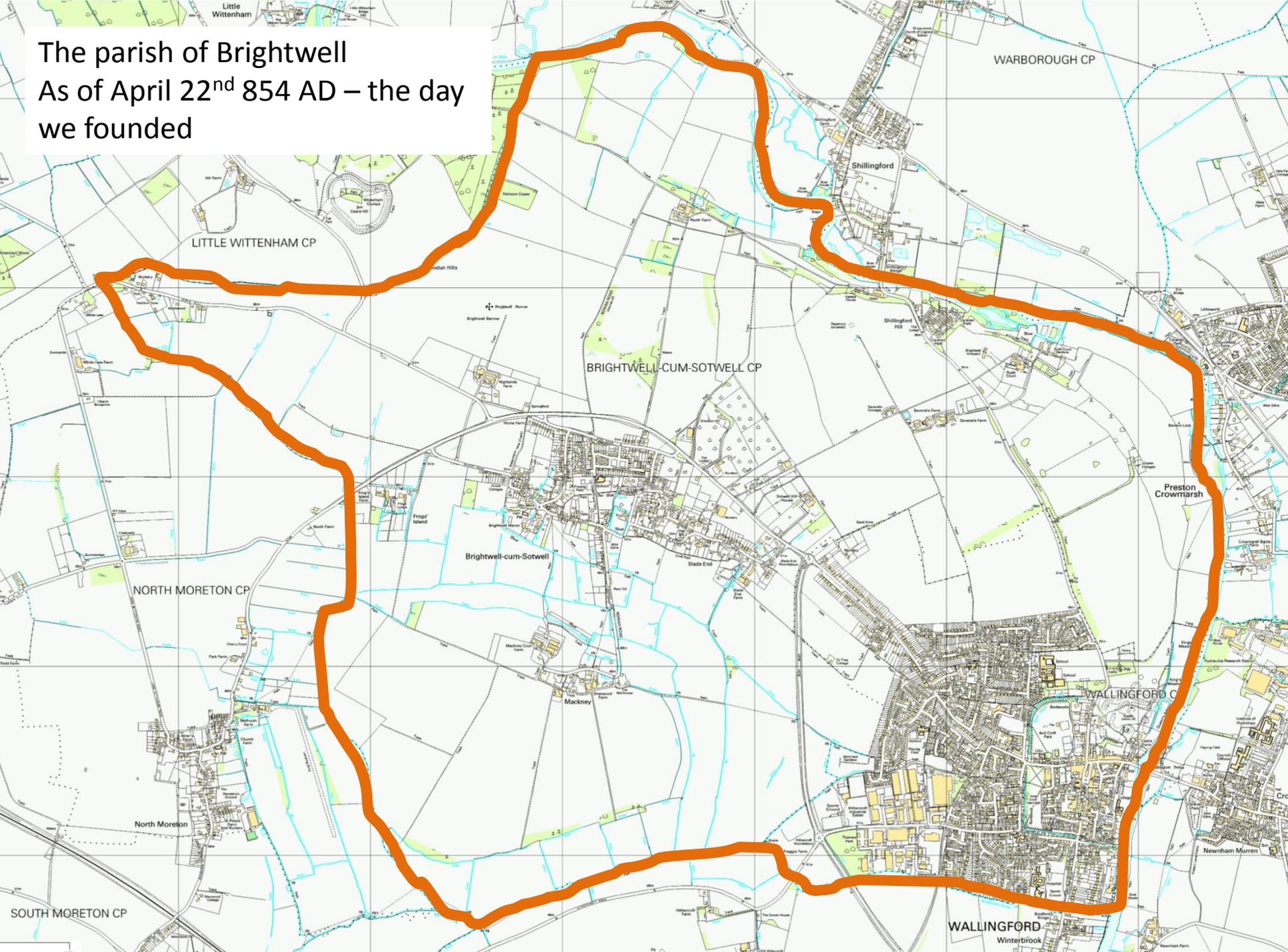
Go back 100 years and we were 4 parishes.



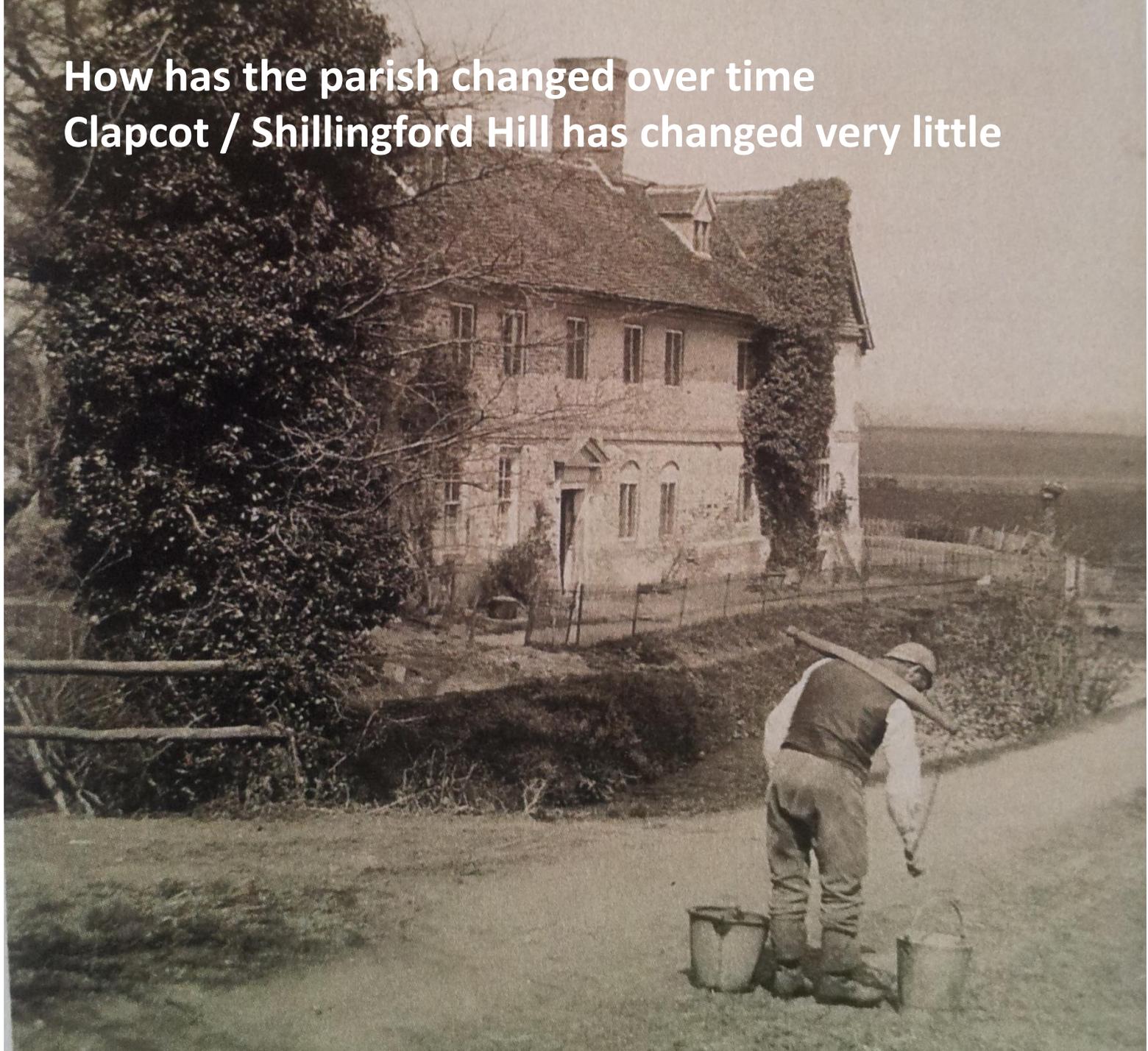
1000 years ago – we were different
again



The parish of Brightwell
As of April 22nd 854 AD – the day
we founded



How has the parish changed over time
Clapcot / Shillingford Hill has changed very little

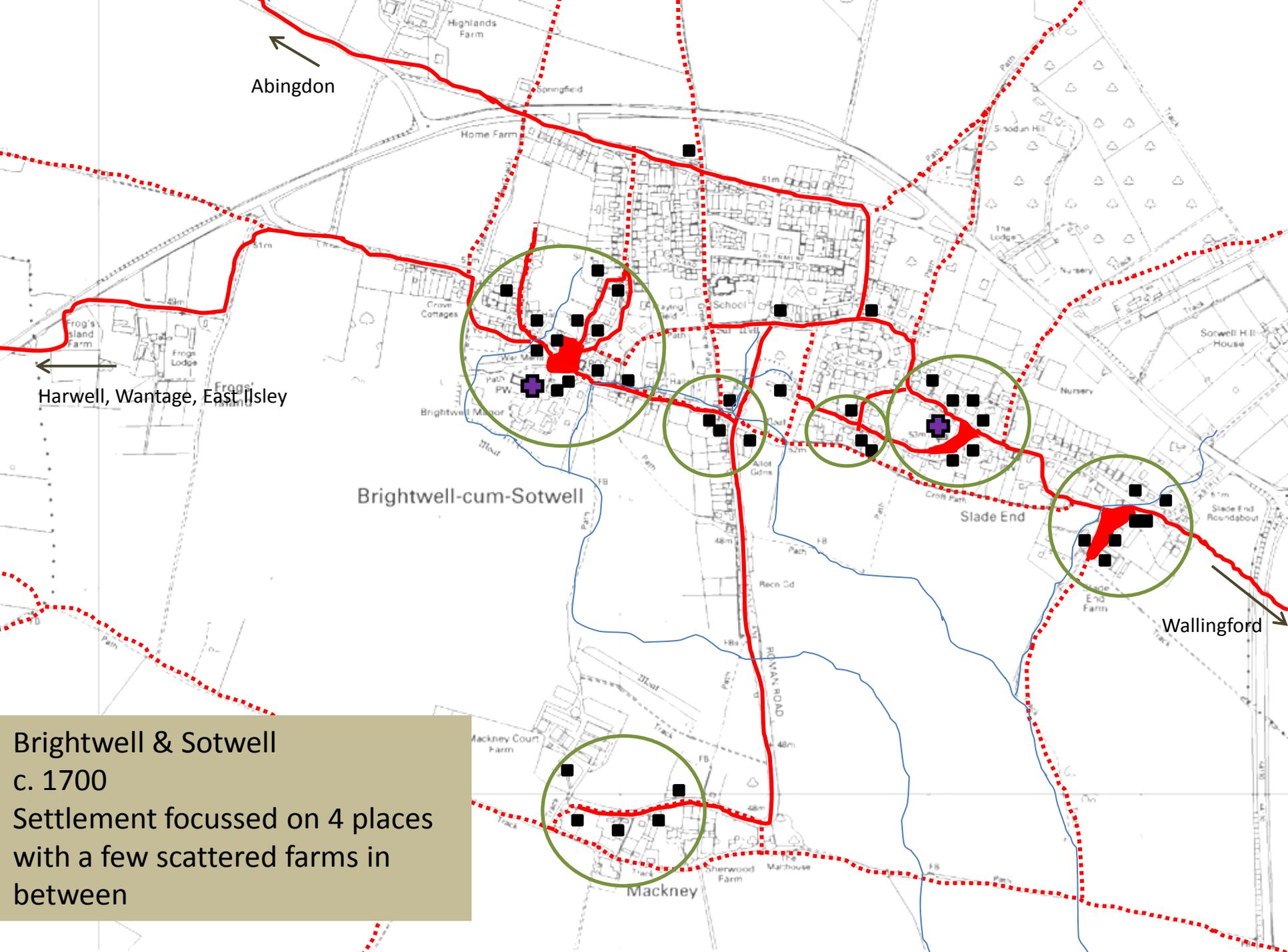


Sires Hill has remained remarkably rural



And the main settlements of Brightwell and Sotwell with Mackney. Well they have been inhabited since at least the Bronze Age but still haven't changed that much





Abingdon

Harwell, Wantage, East Ilsley

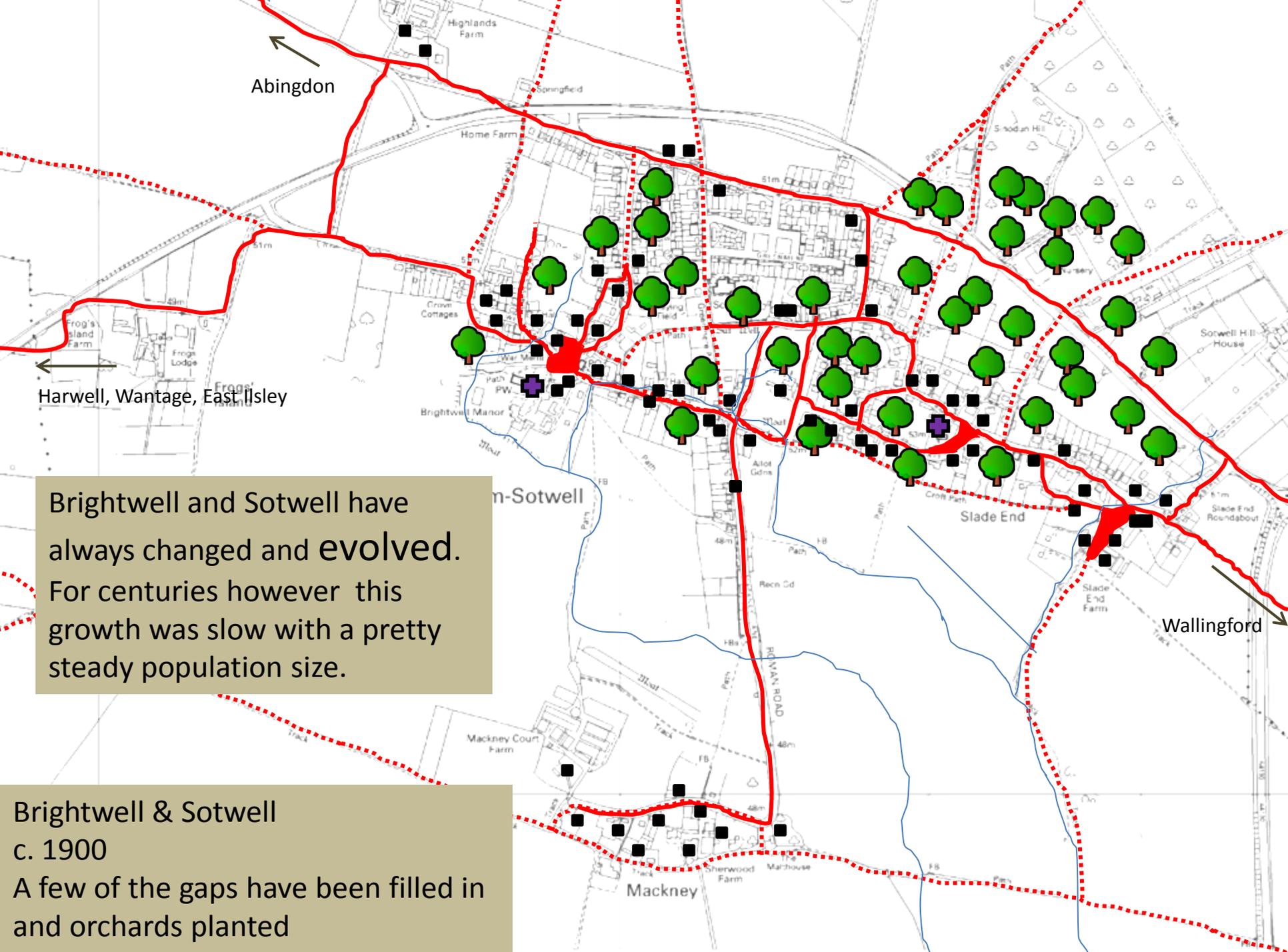
Wallingford

Brightwell-cum-Sotwell

Slade End

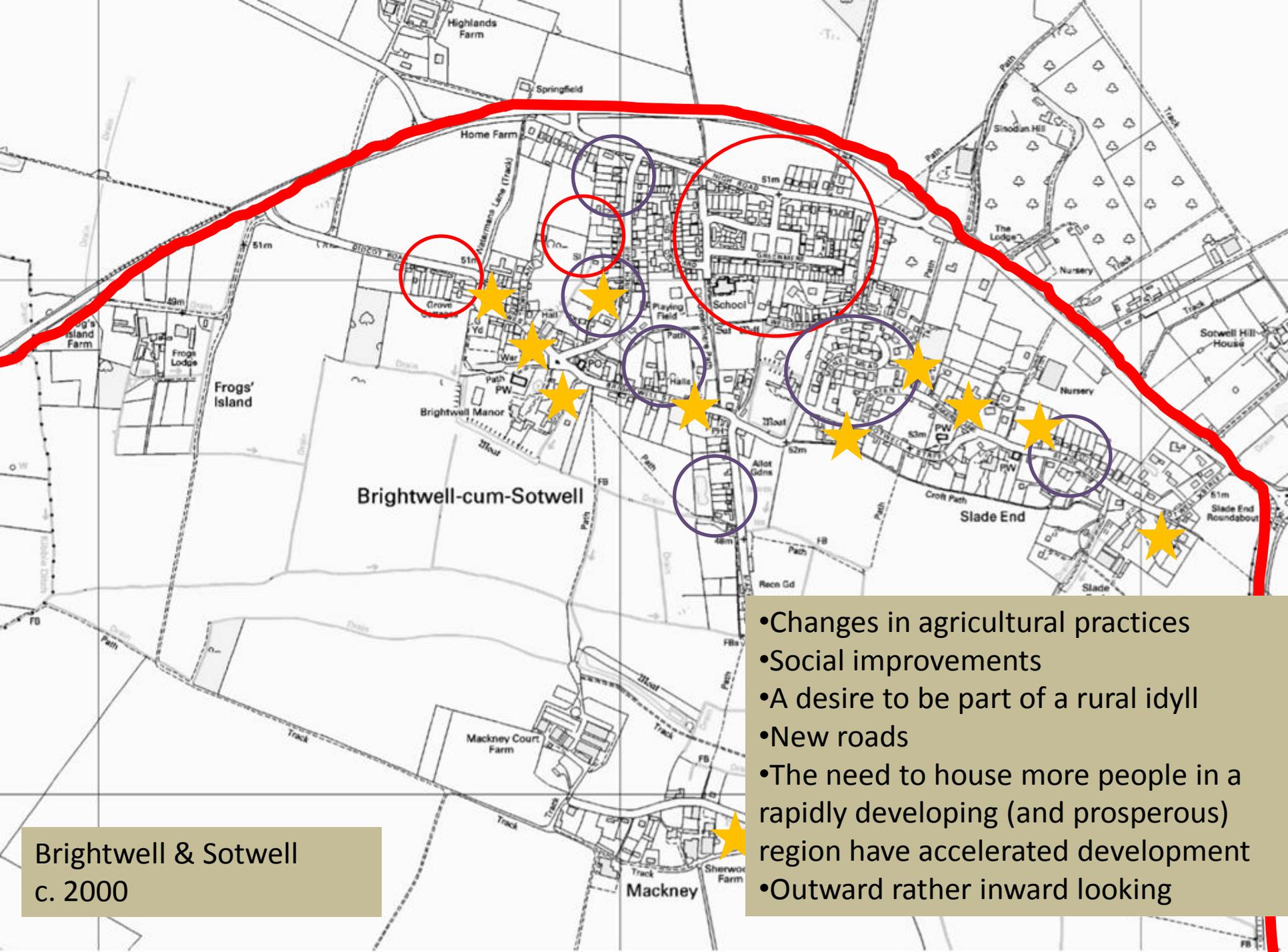
Mackney

Brightwell & Sotwell
c. 1700
Settlement focussed on 4 places
with a few scattered farms in
between



Brightwell and Sotwell have always changed and evolved. For centuries however this growth was slow with a pretty steady population size.

Brightwell & Sotwell
c. 1900
A few of the gaps have been filled in and orchards planted



Brightwell & Sotwell
c. 2000

- Changes in agricultural practices
- Social improvements
- A desire to be part of a rural idyll
- New roads
- The need to house more people in a rapidly developing (and prosperous) region have accelerated development
- Outward rather inward looking



Brightwell cum Sotwell Neighbourhood Plan

For the purposes of the NP we need to understand and take account that our growth has been one of **evolution not revolution**

Gradual change over time that has conserved the specialness of the place



Brightwell cum Sotwell Neighbourhood Plan

Enough of the past. What of 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

The following section may just be a bit of fun and is pure speculation BUT it has a serious point

Without a Neighbourhood Plan the way that our parish develops to 2031 will be out of our hands

This could result in things happening that as a parish we do not want

So let us fast forward and speculate

Brightwell cum Sotwell Neighbourhood Plan

What are the trends?

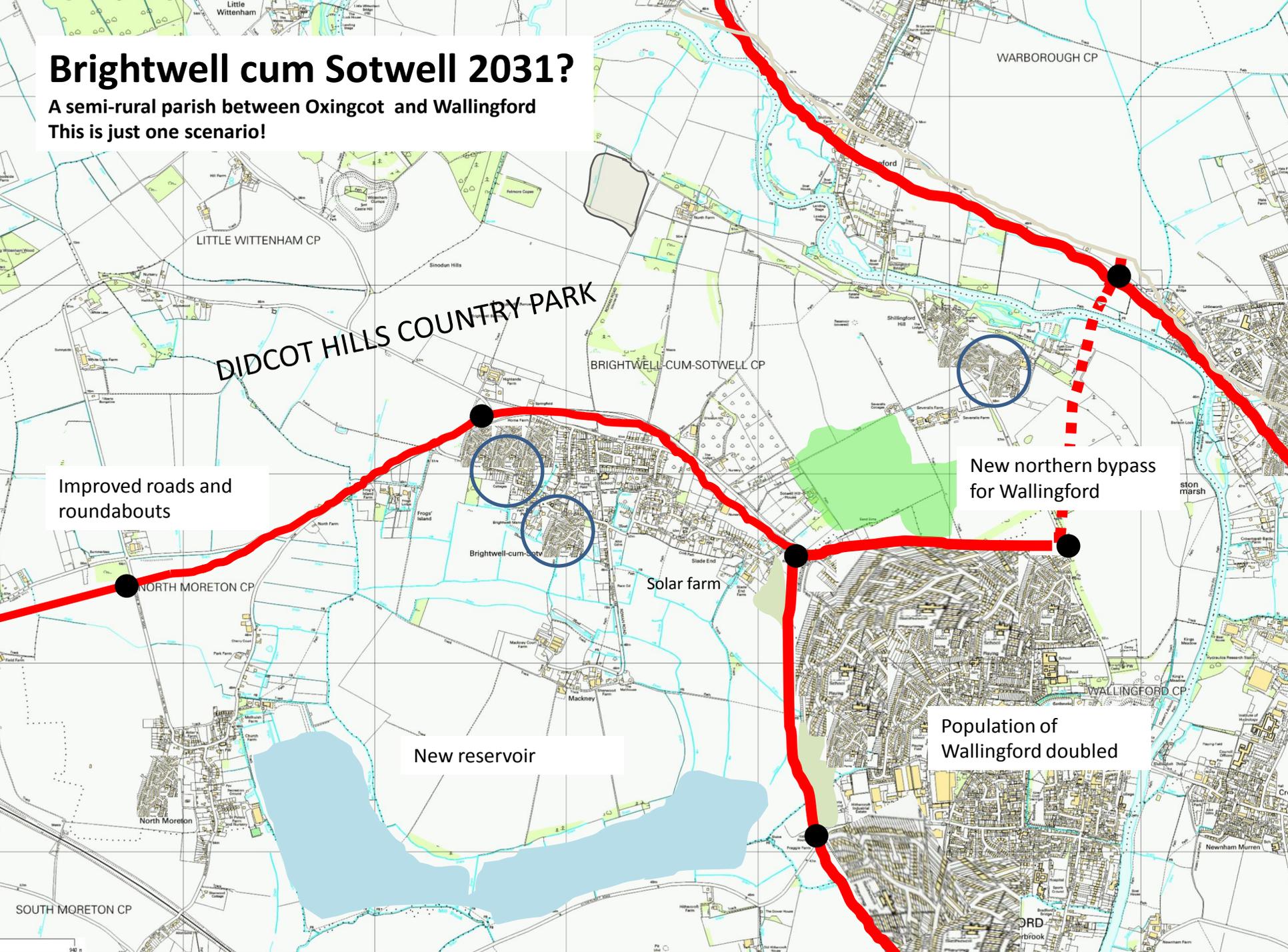
- At the moment we quite protected but this may change and is out of our hands to control
- The pressure to build more houses and associated infrastructure across the region is increasing
- More people will want to live in BCS
- Planning permission has already been granted for over 500 houses in our parish
- Didcot Garden City is getting bigger
- Both prospective Mayor for London candidates are 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.
- There is no sign that economic prosperity in Oxford and the Science Vale will slow.
- And to top it all we have only just gone and got ourselves designated 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

Improved roads and roundabouts

New northern bypass for Wallingford

New reservoir

Population of Wallingford doubled

BRIGHTWELL-CUM-SOTWELL CP

LITTLE WITTENHAM CP

NORTH MORETON CP

SOUTH MORETON CP

WARBOROUGH CP

WALLINGFORD CP

Solar farm

Brightwell-cum-Sotw

Brightwell cum Sotwell 2031?

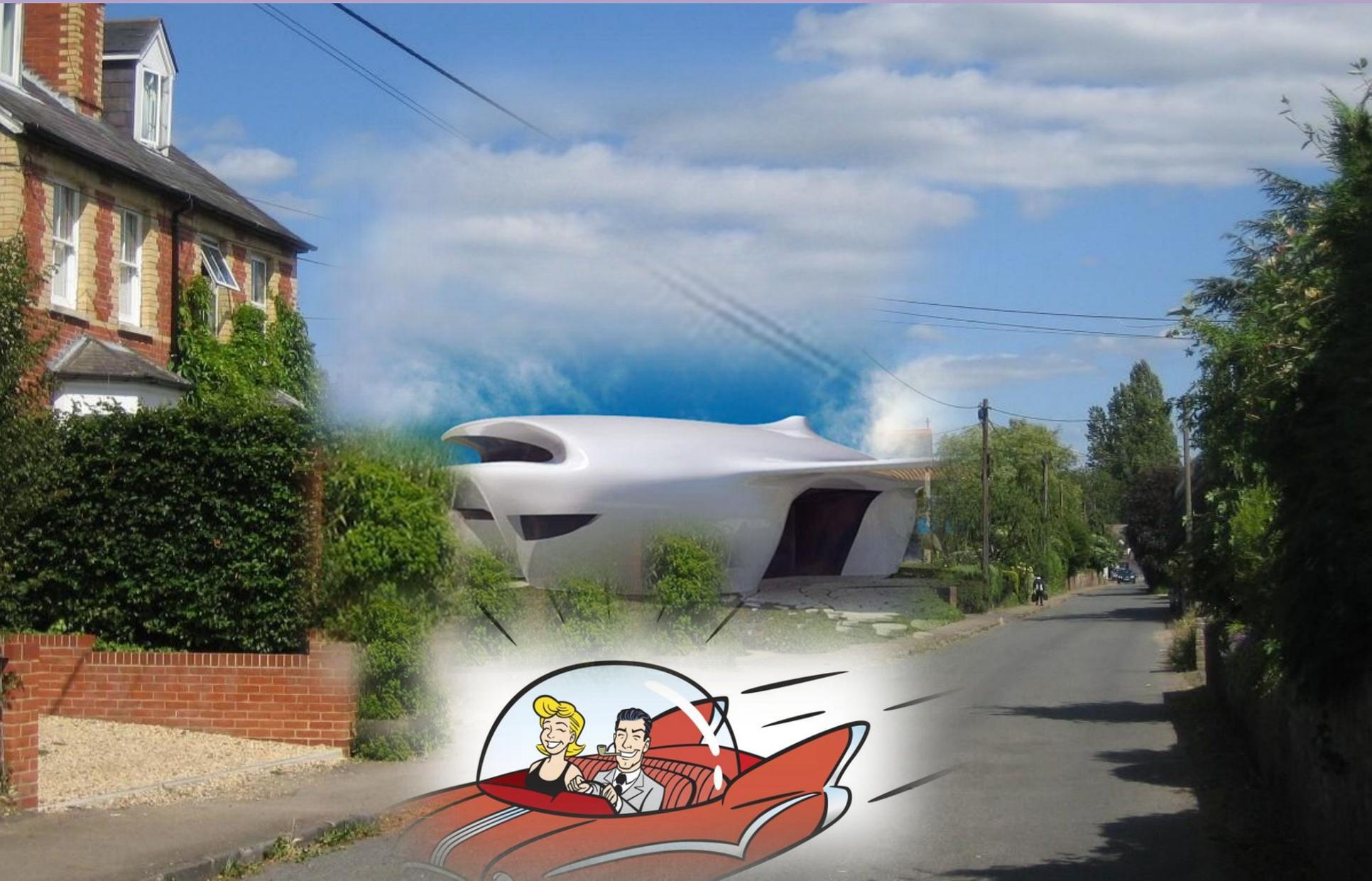


The Conservation Area

Many of the green gaps have been built on – much loss of character



The style of some of the new houses has changed a bit though!



The West End has changed beyond all recognition much to the dismay of the parish

To improve access, a new road and roundabout was constructed to link the village with the Wittenham Road.



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



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

Frog's Island
Roundabout is sponsored
by
McDonalds Brightwell



Slade End Sports Centre

The fields between Slade End in the main village (now re-named East End so not to confuse people with the Slade End Estate in Wallingford) and the Wallingford by-pass were designated by the Science Vale UK District Council as sports fields. A new access road off East End and a 220 place car park serves the popular flood lit facility.



Improved Access to the Didcot Hills Country Park

The expansion of the former Earth Trust Estate (now re-named the Didcot Hills Country Park) to include land north of the village provides a country park experience linking Wallingford with Didcot Garden City. A dedicated visitor centre, hotel, wedding venue and car park is a popular amenity. A new footbridge is planned to connect the village over the new dual carriage Way as part of the on-going improvements to the A4130 to the north of the main settlement.



A Neighbourhood Plan puts us in the
driving seat in order that we can
shape our own destiny

Without one, our future will be
determined by someone else

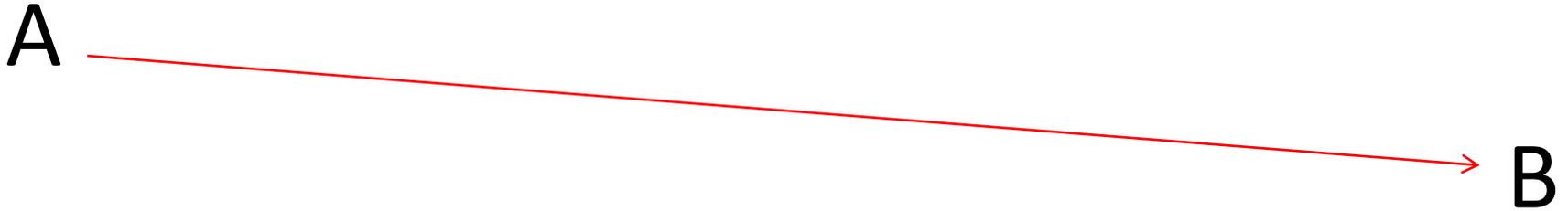


Brightwell cum Sotwell Neighbourhood Plan

How are we developing our
Neighbourhood Plan?



Brightwell cum Sotwell Neighbourhood Plan



Well we would have liked to do this

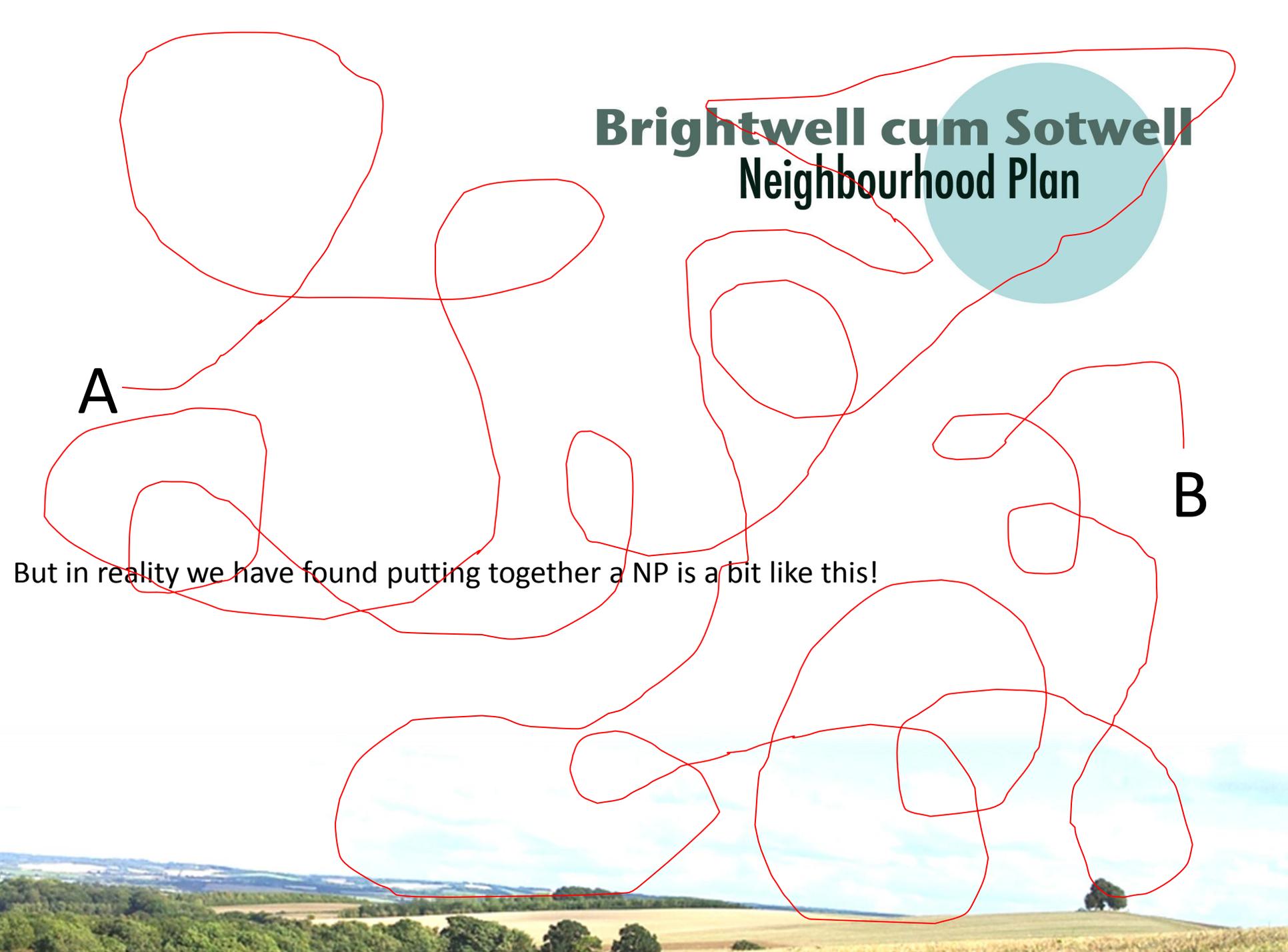


Brightwell cum Sotwell Neighbourhood Plan

A

B

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



Brightwell cum Sotwell Neighbourhood Plan

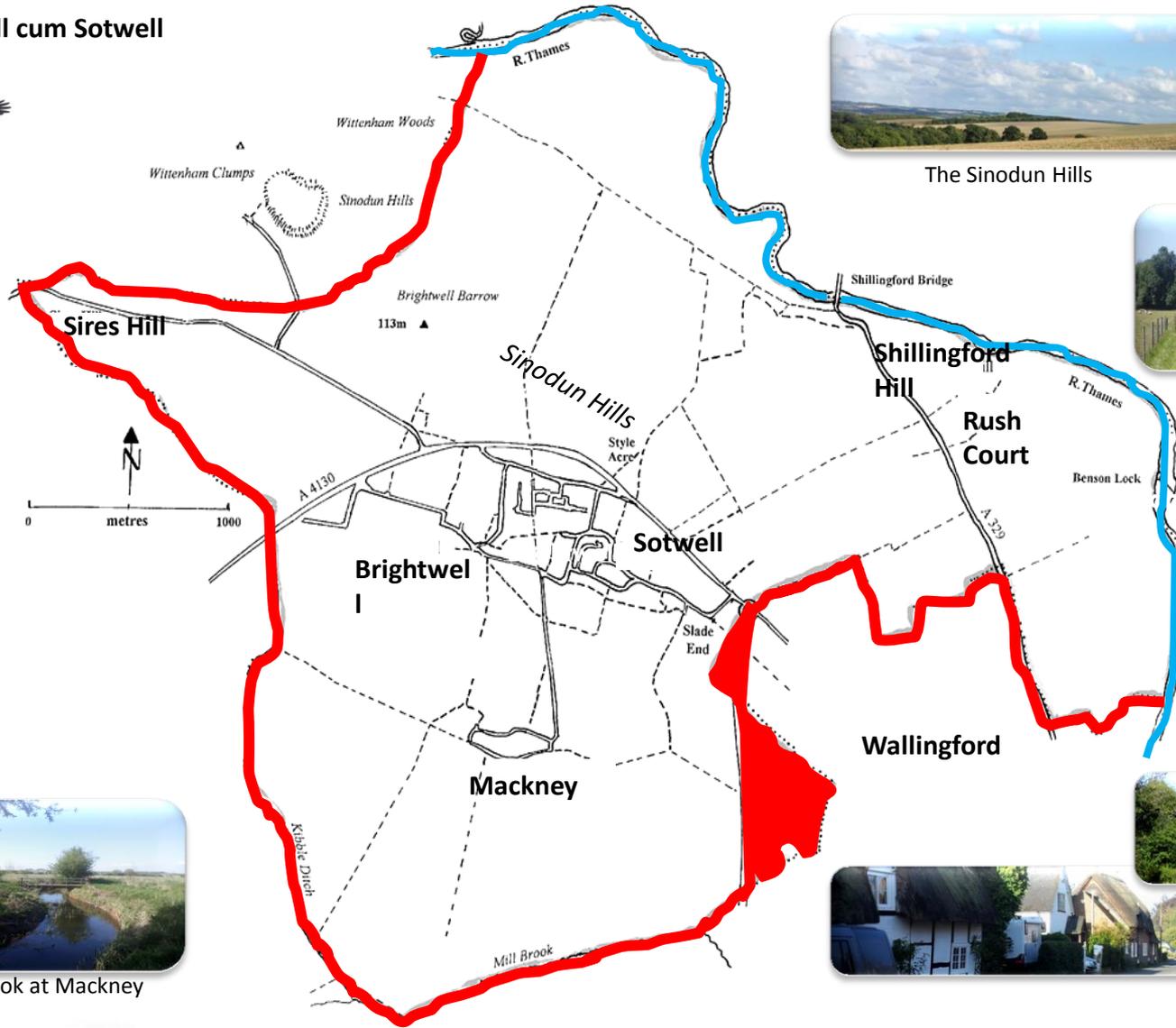
What is the process?





We submitted our NP area for agreement by SODC in March 2013. Changes in the parish boundary however delayed agreement by one year!

Brightwell cum Sotwell



The Sinodun Hills



The River Thames



Island Farm Donkey Sanctuary



Mill Brook at Mackney



The 'main Village'



1

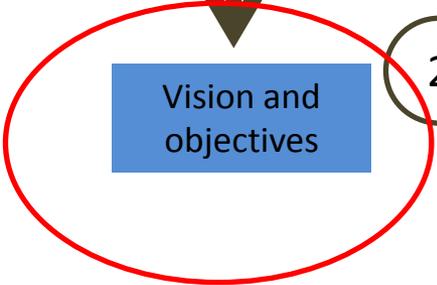
Parish Meeting
2013



Establish NP
Committee



Agreement of NP
Area

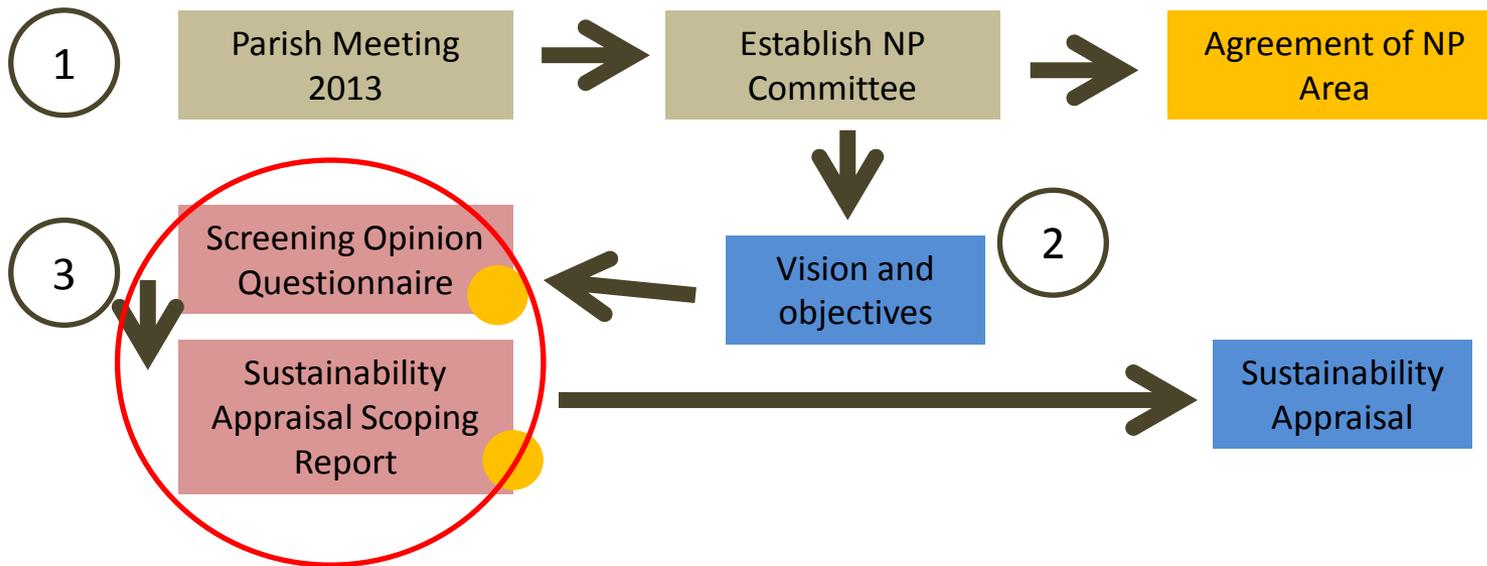


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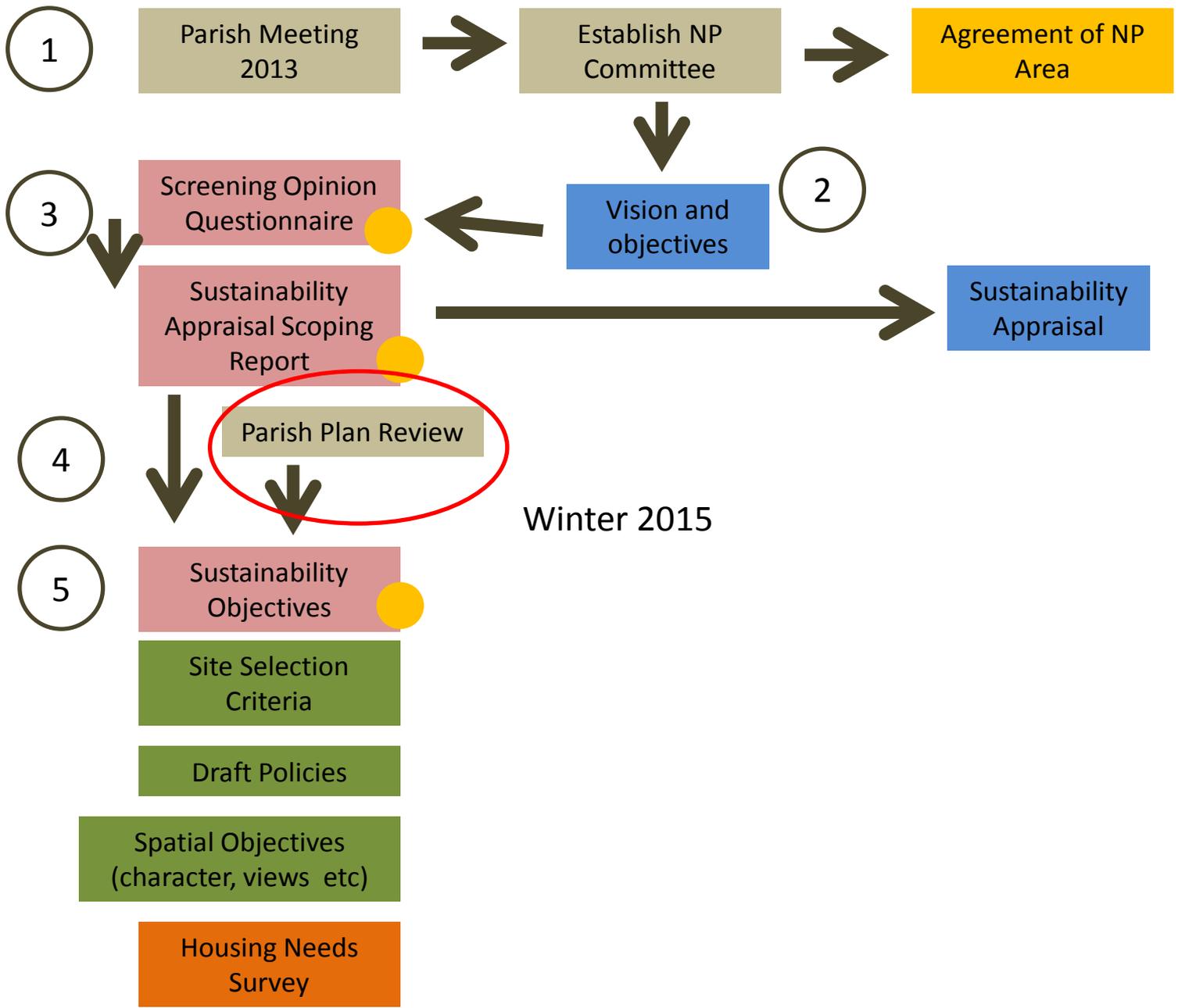
Vision and
objectives

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





**THE RED TAPE THAT
HAD TO BE COMPLETED**



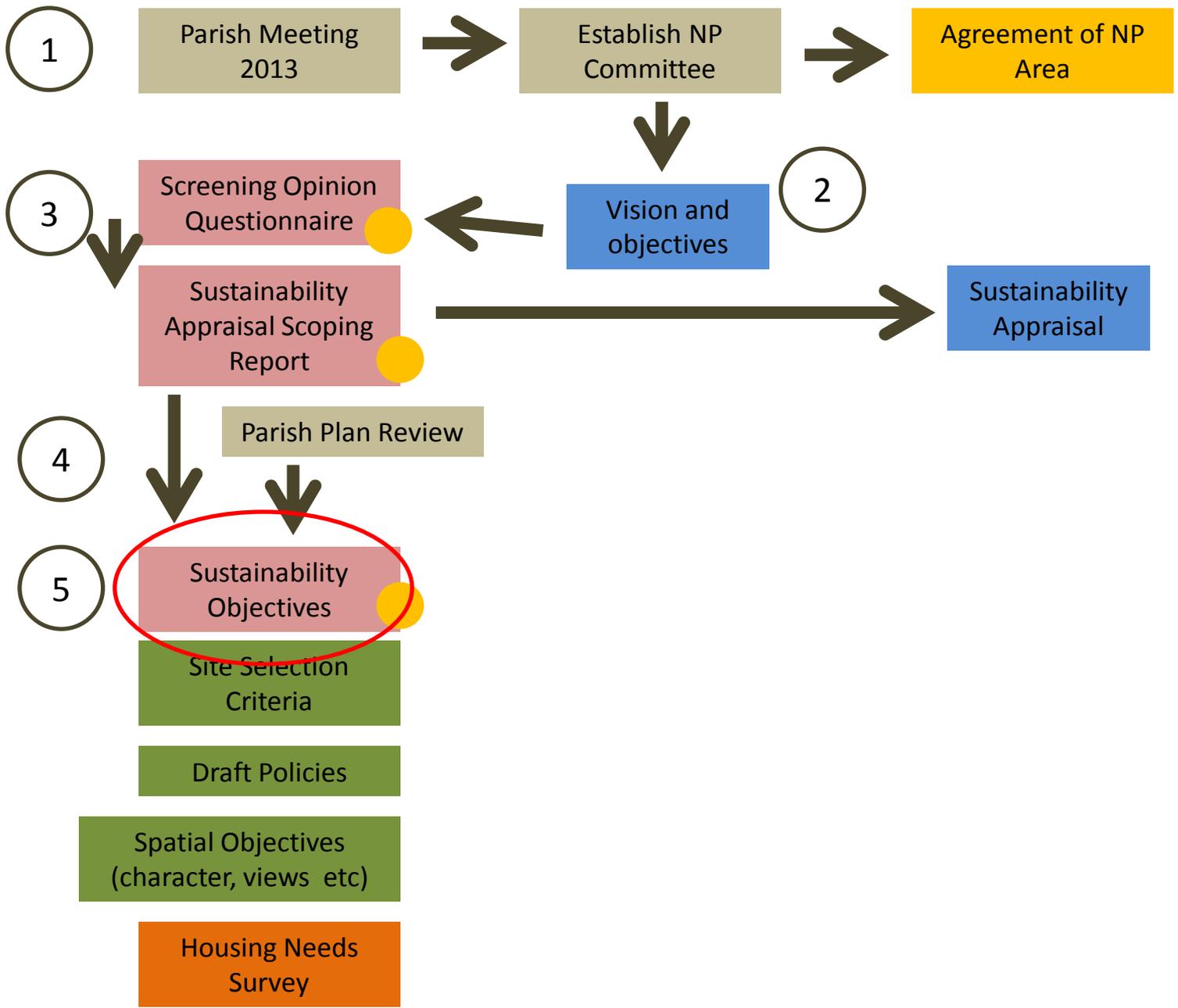


Brightwell cum Sotwell

Community Led Parish Plan
2014 - 24

An accessible, rural community nestling in the gentle shadow of the Sinodun Hills

- Conserve and enhance the established rural character of the parish
- Preserve the aspect of a hidden village
- Retain the established edge of built settlement line for the main village. Do not extend the village 'footprint'
- There should be no building on open farmland
- Some new build is acceptable but will depend on the exact site, style and appearance on a house by house basis. Any new building should prioritise use of brownfield and derelict sites in the village.
- In-fill development is acceptable but not at the expense of the conservation area or its setting
- Development should not damage the green core of main village.
- Homes should be a mixture of sizes from 2 bedrooms to four.
- We should look to prioritise some homes suitable for people to downsize to, some homes for older people and some affordable homes for people with local connections including starter homes.
- Up to 20 homes maximum would be seen as acceptable growth over next 10 years although less than 10 homes would be preferable.
- Building is acceptable within the outlying settlements as well as the main village
- It is appropriate for well designed and discreet farm dwellings to be constructed that have an associated farm tie.
- Suggestions as to what constitutes the established line of settlement of the main village are proposed.
- What rural views and open spaces that are valued and should be conserved are outlined.
- What type of development is considered appropriate.



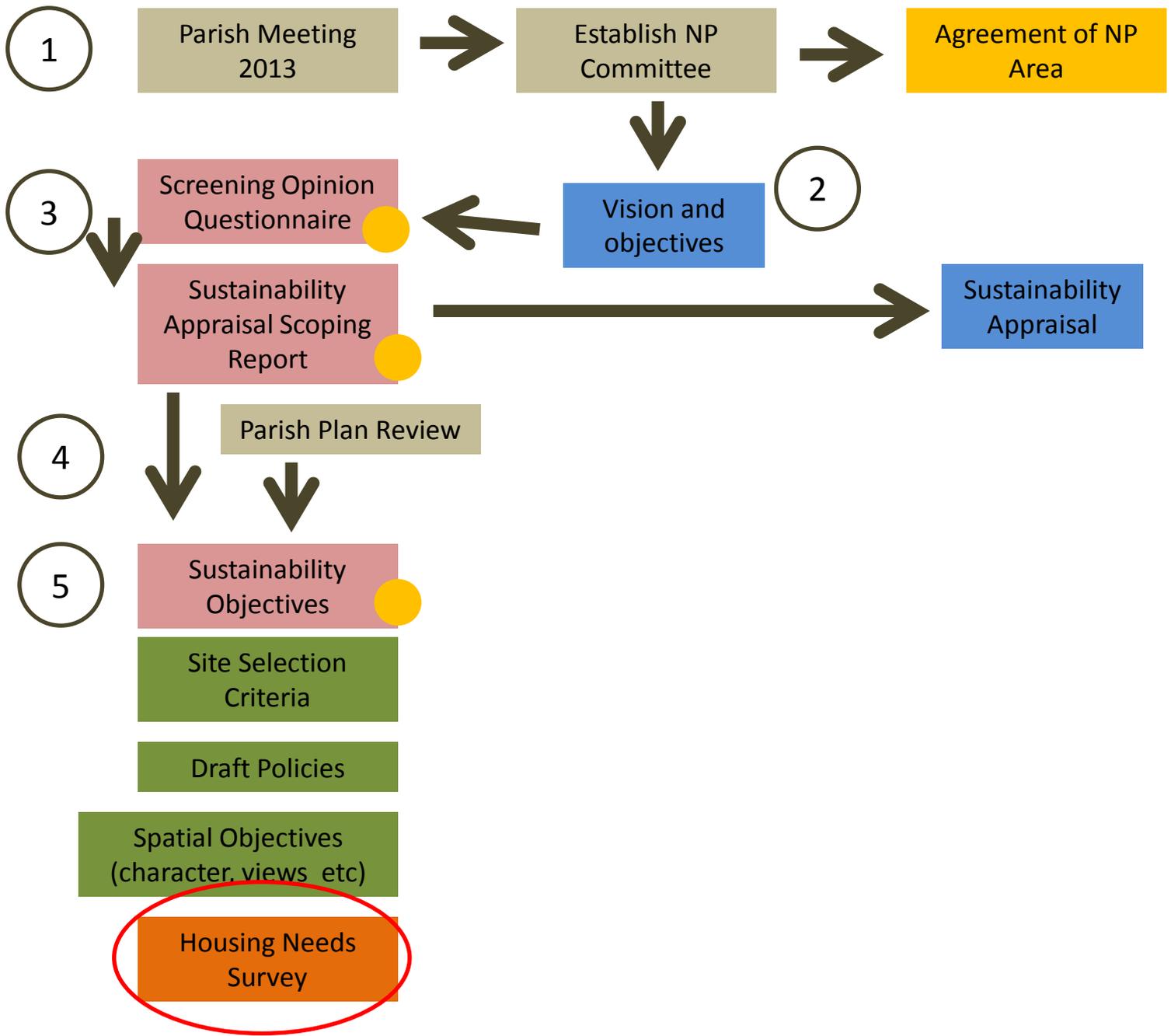
Brightwell cum Sotwell Neighbourhood Plan

Set out in the
Sustainability Appraisal Scoping Report
October 2015



Key Message	Related policy	Baseline Situation	Issues and Problems	Sustainability Objective	Ref
Heritage assets and the historic environment are irreplaceable resources	<ul style="list-style-type: none"> NPPF SODC Core Strategy Oxfordshire County Council Historic Environment Record BCSCLP 	Two conservation areas in the parish, and 78 recorded buildings and monuments, including 1 grade I, 3 Grade II* and 46 Grade II listed buildings, 1 Scheduled Ancient Monument and 6 SHINE sites. Conservation Area Management Plan identifies key heritage assets.	Inappropriate development may cause significant detriment	To conserve and enhance the Parish's built heritage for its historic significance and important contribution to local distinctiveness, character and sense of place	10
Increasing use of the road network within and through the Parish	<ul style="list-style-type: none"> Oxfordshire Local Transport Plan 2011-2030 Oxfordshire LEP Strategic Economic Plan (2014) SODC Core Strategy BCSCLP 	<p>A4130 and A329 bisect the parish.</p> <p>Extensive on street parking in the main settlement.</p> <p>Limited bus services.</p> <p>Part of NCR5 runs through the Parish</p>	<p>Inappropriate speed limits.</p> <p>Excessive on-street parking.</p> <p>Safety of cyclists and walkers.</p>	<p>To benefit the wellbeing of the community by the management of parking congestion</p> <p>traffic</p> <p>encouraging walking and cycling.</p>	11 12 13
Enhance the setting of new housing and conservation of rural setting	<ul style="list-style-type: none"> NPPF SODC Core Strategy SO Housing Strategy SO Sustainable Community Strategy BCSCLP 	Mature hedgerows and trees characterise much of the main settlement as identified in the BCSCLP	Modern developments and subsequent loss of vegetation have tended to reduce the rural feel of the Parish.	To retain existing trees and hedgerows and design new landscaping to conserve and enhance the established character	14

Sustainability Objectives



Housing Needs Survey

As part of our evidence gathering process, the Neighbourhood Plan Steering Group commissioned Oxfordshire Rural Community Council to conduct a housing survey in March 2015.

The survey gave all households in the village the opportunity to express an opinion on housing development and to register their own housing need, should they have one.

The NPSG distributed surveys to **634 households** in March 2015.

258 questionnaires were returned directly to ORCC by the respondents via the pre-paid *Freepost envelopes*: ***a response rate of 41%***

ORCC analysed the returned surveys and prepared a report.

No information is known about the non-respondents, and no assumptions were made about their housing opinions, needs, or requirements.

Headline Findings

23 households currently wish to move but cannot. The top 3 reasons preventing a household from moving: a) Lack of suitable housing, b) Unable to afford to buy new home , c) Lack of self-build plots

59 households might be interested in down-sizing in the next 2-10 years

35% of respondents (84 households!) would be interested in self-build opportunities if land was made available

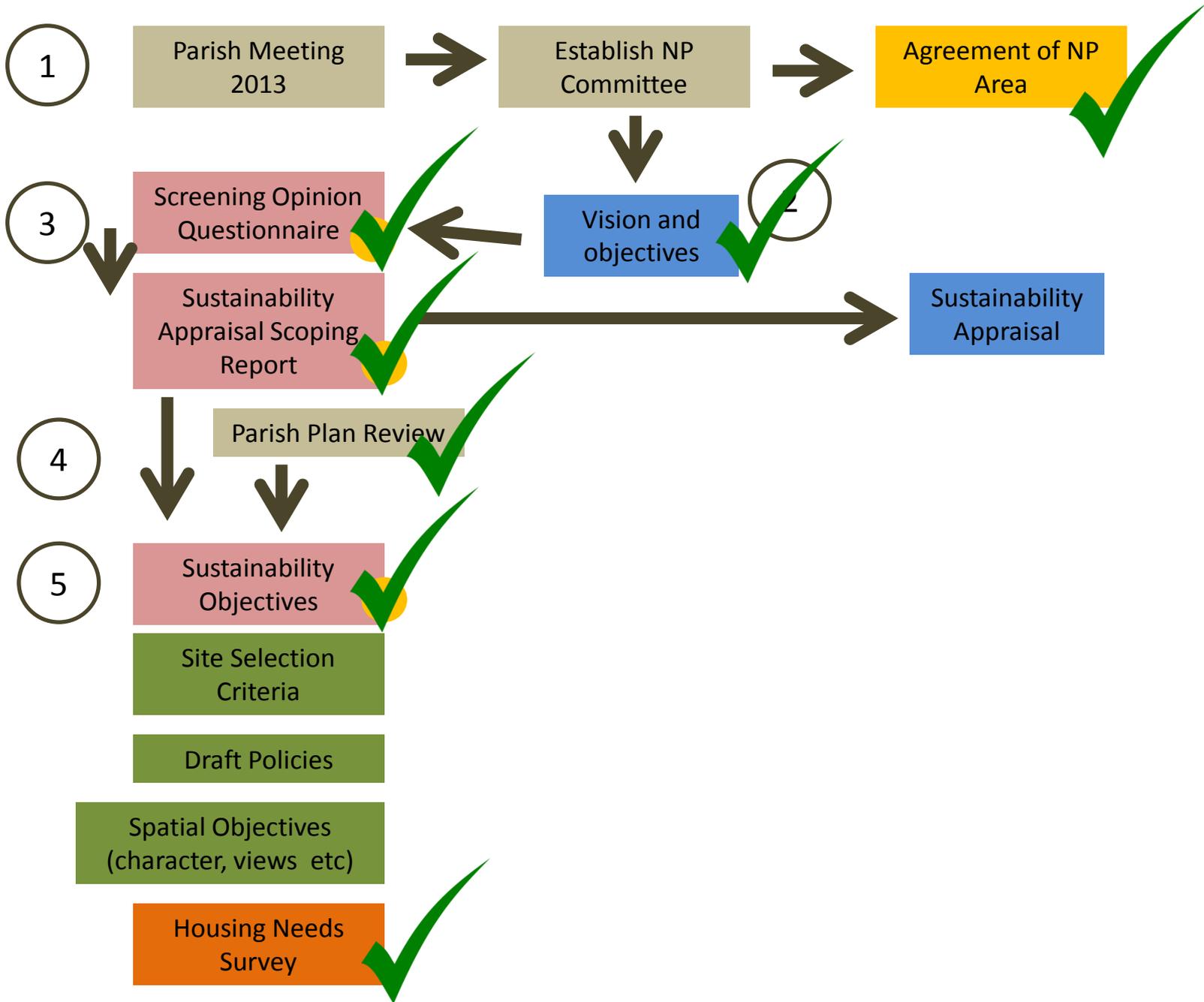
The top 3 types of accommodation respondents think Brightwell-cum-Sotwell requires for those that need it are: a) Affordable / suitable housing, b) Supported housing , c) Detached houses

The top 3 types of tenure respondents think Brightwell-cum-Sotwell requires: a) Owner-occupation , b) Shared-ownership , c) Affordable rent (Housing Association)

69 households knew of someone who wish d to return to live in Brightwell-cum-Sotwell

32% support the development of a Rural Exception Site

60% support the idea of a Community Land Trust



1

Parish Meeting
2013

Establish NP
Committee

Agreement of NP
Area

3

Screening Opinion
Questionnaire

Vision and
objectives

Sustainability
Appraisal Scoping
Report

Sustainability
Appraisal

4

Parish Plan Review

5

Sustainability
Objectives

Site Selection
Criteria

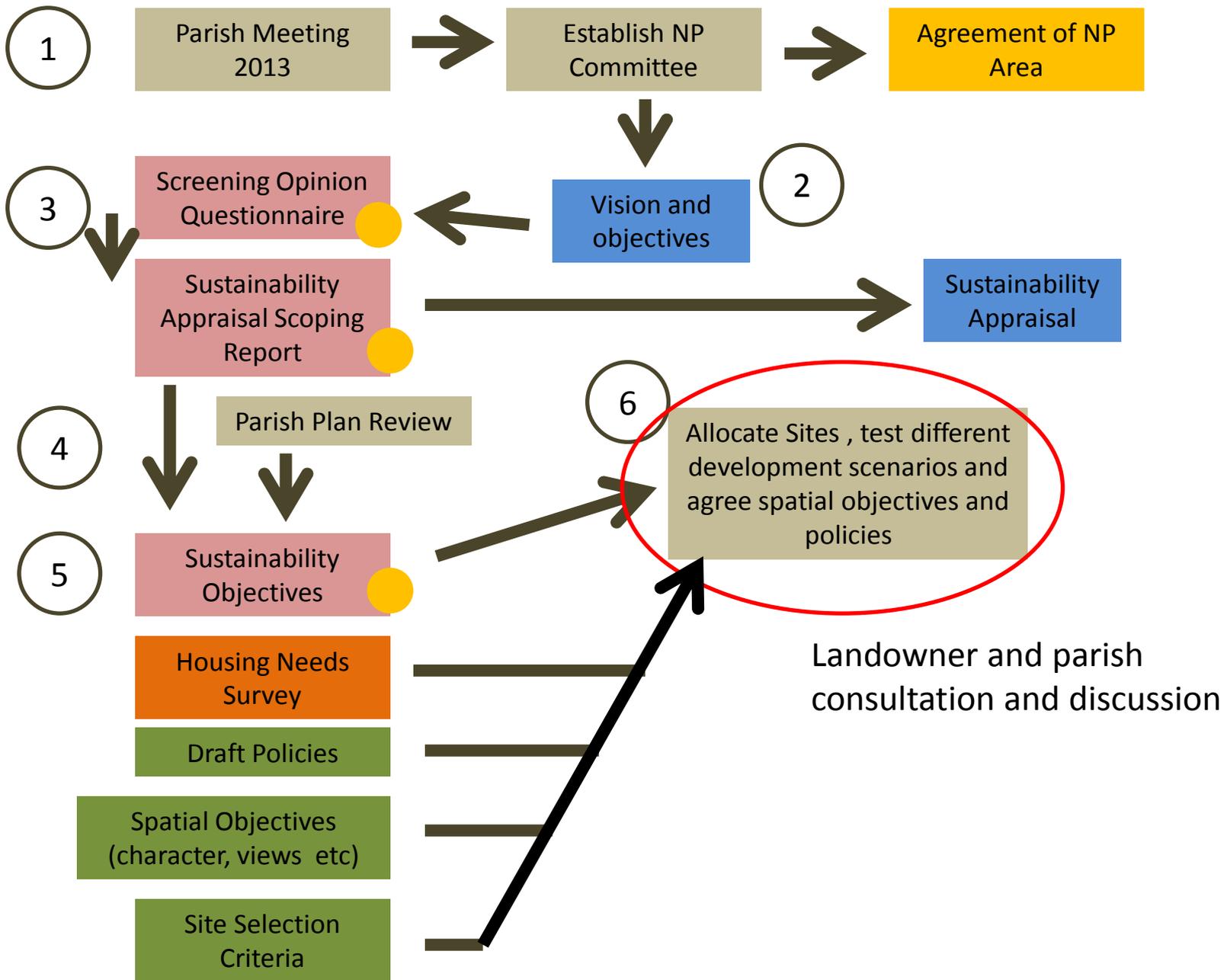
Draft Policies

Spatial Objectives
(character, views etc)

Housing Needs
Survey



This is what we are looking at **RIGHT NOW**
We need your input during this part



BCS Neighbourhood Plan: How will we decide where development goes and what form it should take?

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	
Site 2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	

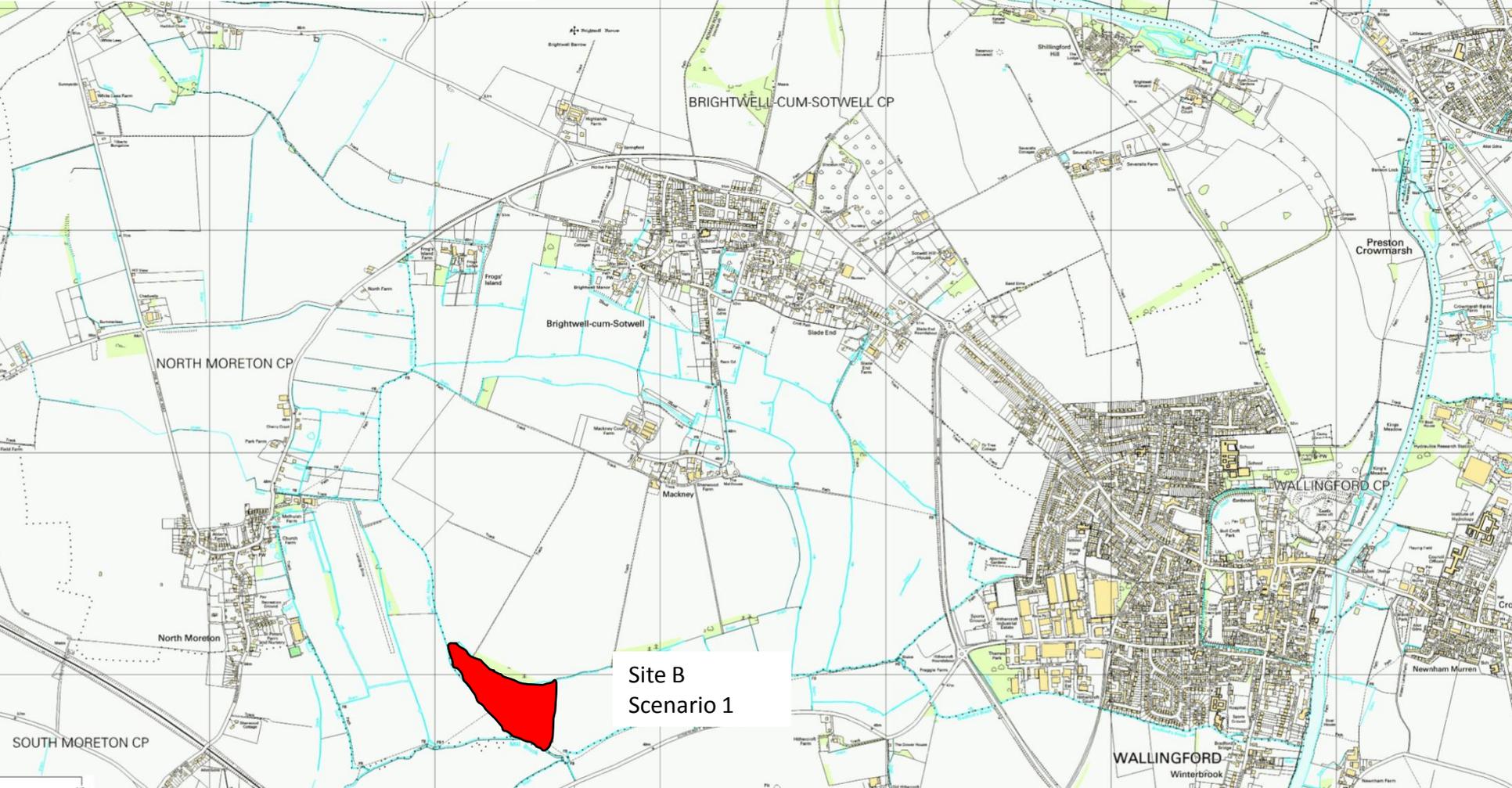
In Phase One, we anticipate that some sites will be eliminated as they do not conform to national or local policy nor would they be suitable to be taken forward as a Rural Exception Site.



Allocated sites and housing type to be taken forward

Please note: the following section used examples that WILL NEVER TAKE PLACE simply to demonstrate how the site selection process would work

Following consultation, we think 10 x five bedroom houses, out of the way near to North Moreton is the answer



Site B Scenario 1

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes					

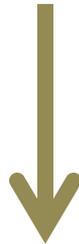


SITE B
scenario 1

10 x five bedroom houses

It conforms to all national and local policy so will be carried forward to phase Two

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	No	No					



SITE B
scenario 1

10 x five bedroom houses

It does not conform to national and local policy so will more than likely be rejected

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	



SITE B
SCENARIO 1

10 x five bedroom houses

It conforms to all national and local policy and is in line with our local site selection criteria and policy, plus it meets our housing need. The site will be carried forward to the next stage.



Draft Allocated sites and housing type to be taken forward to next stage

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes	Yes	No	Yes	No	

**SITE B
SCENARIO 1**

10 x five bedroom houses



It conforms to all national and local policy BUT is NOT in line with our local site selection criteria and policy nor our housing need. The proposal for 10 five bedroom houses is therefore not carried forward.



Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	



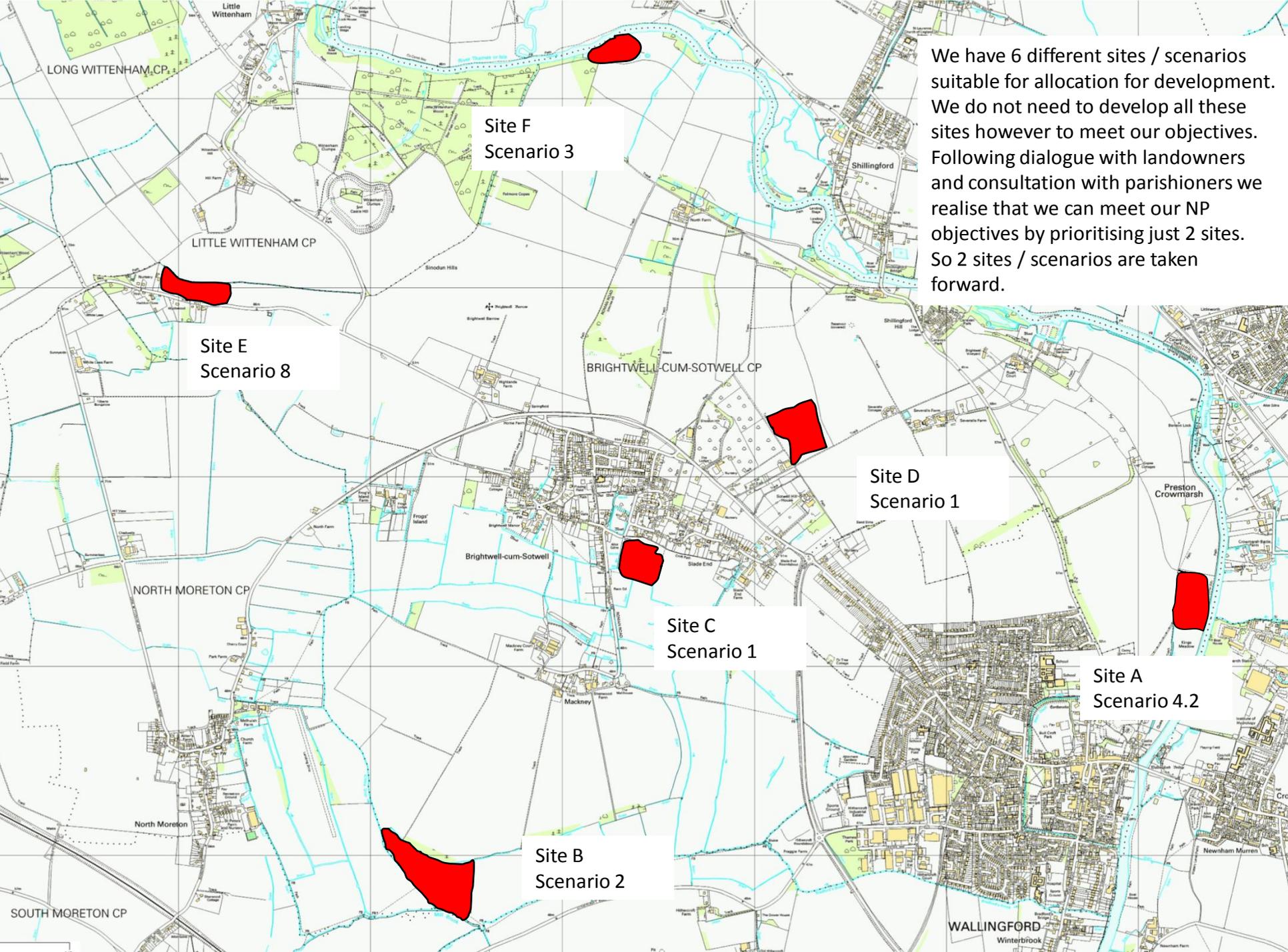
**SITE B
SCENARIO 2**

3 x three bedroom houses suitable for downsizing with two starter homes. Only a portion of the site to be developed, the rest to form a landscaped buffer zone with wildlife habitat.

This scenario conforms to all national and local policy and is in line with our local site selection criteria and policy, plus it meets our housing need. The site will be carried forward to the next stage where it will be weighed up against other sites that are deemed appropriate.



Draft Allocated sites and housing type to be taken forward to next stage



Site F
Scenario 3

Site E
Scenario 8

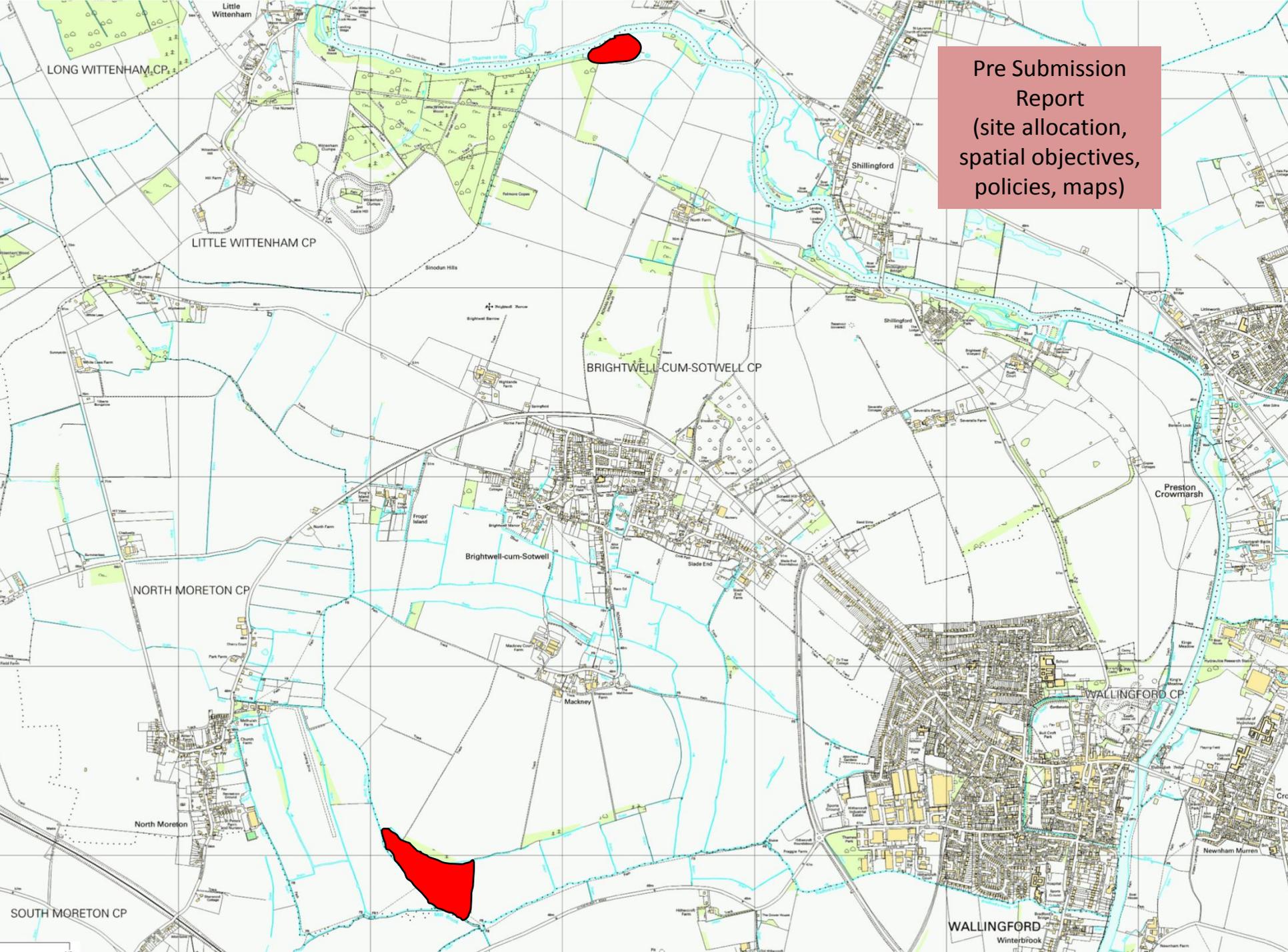
Site D
Scenario 1

Site C
Scenario 1

Site B
Scenario 2

Site A
Scenario 4.2

We have 6 different sites / scenarios suitable for allocation for development. We do not need to develop all these sites however to meet our objectives. Following dialogue with landowners and consultation with parishioners we realise that we can meet our NP objectives by prioritising just 2 sites. So 2 sites / scenarios are taken forward.



Pre Submission
Report
(site allocation,
spatial objectives,
policies, maps)

LONG WITTENHAM,CP

LITTLE WITTENHAM CP

BRIGHTWELL-CUM-SOTWELL CP

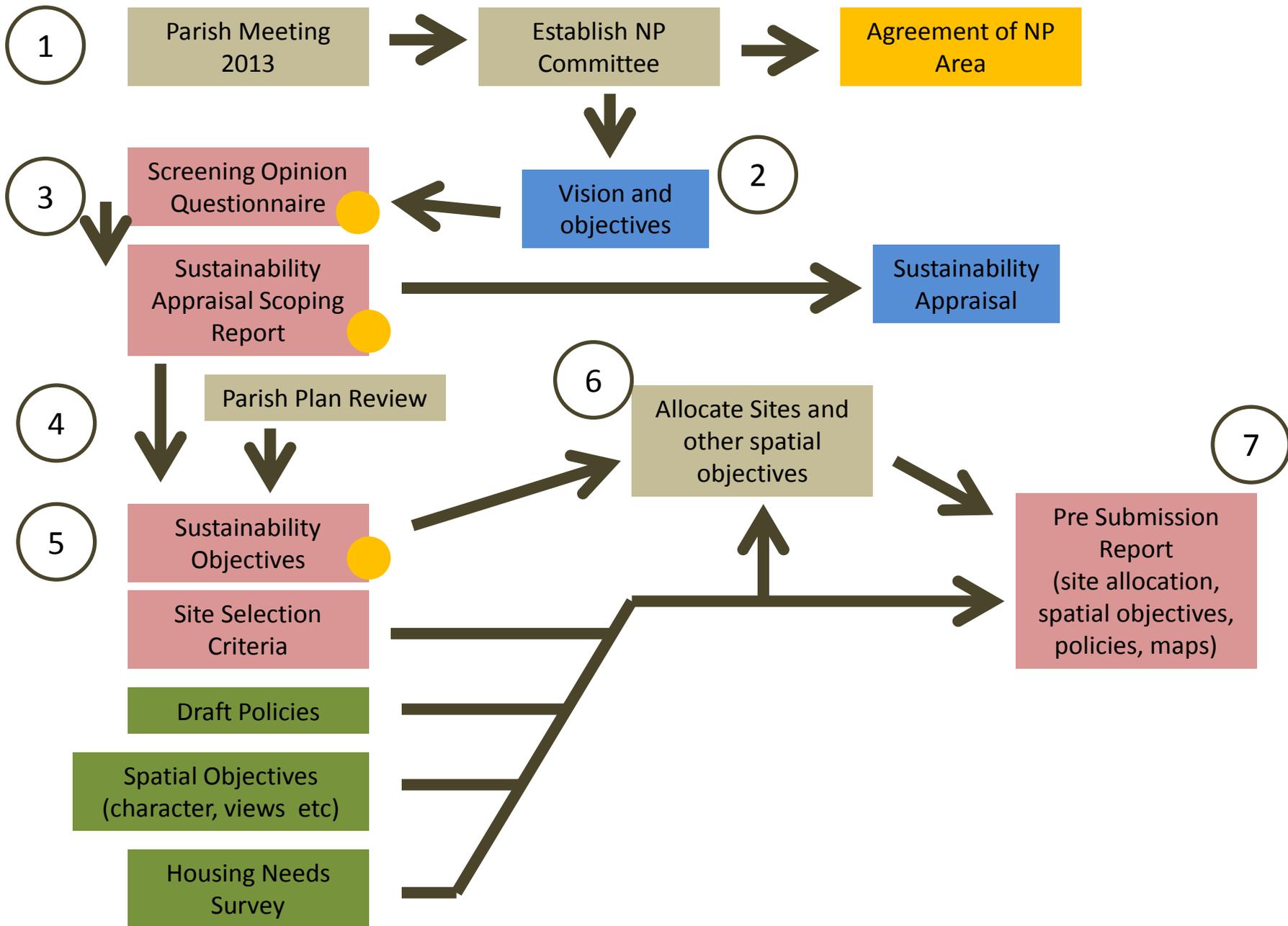
NORTH MORETON CP

Brightwell-cum-Sotwell

WALLINGFORD CP

WALLINGFORD
Winterbrook

SOUTH MORETON CP



8

Pre Submission Report
(site allocation, spatial objectives, policies, maps)

Consultation with parish is crucial as if we don't get it right at this stage and the NP is not passed in the Parish Referendum we have to start again



9

Agreement from PC



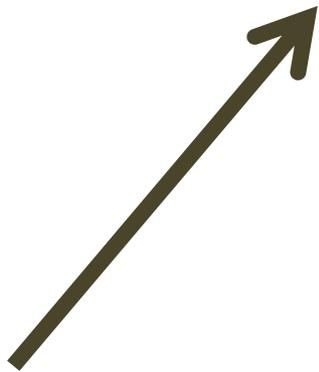
10

Agreement by SODC



11

Review findings



12

Sustainability Appraisal

Final Neighbourhood Plan
(site allocation, spatial objectives, policies, maps)



13

Statutory Agreement (DOE)



14

Parish Referendum



15

Adoption of BCS NP

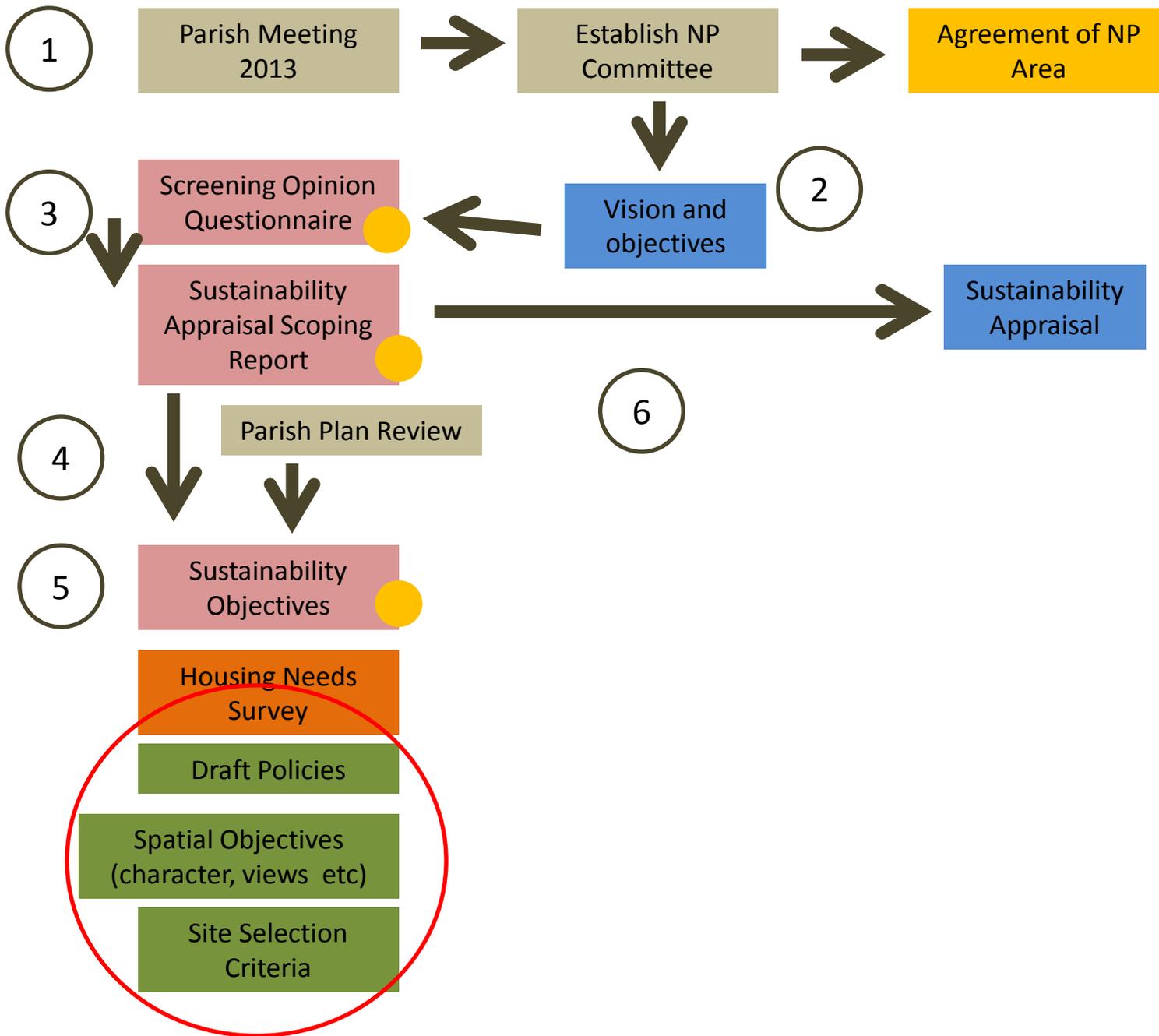
Brightwell cum Sotwell
Neighbourhood Plan

Will form part of
SODC Local Plan

Brightwell cum Sotwell
Neighbourhood Plan

2016





BCS Neighbourhood Plan: Site Selection Process

Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
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	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	
Site 2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	

In Phase One, we anticipate that some sites will be eliminated as they do not conform to national or local policy nor would they be suitable to be taken forward as a Rural Exception Site.



Allocated sites and housing type to be taken forward

BCS Neighbourhood Plan: Site Selection Process

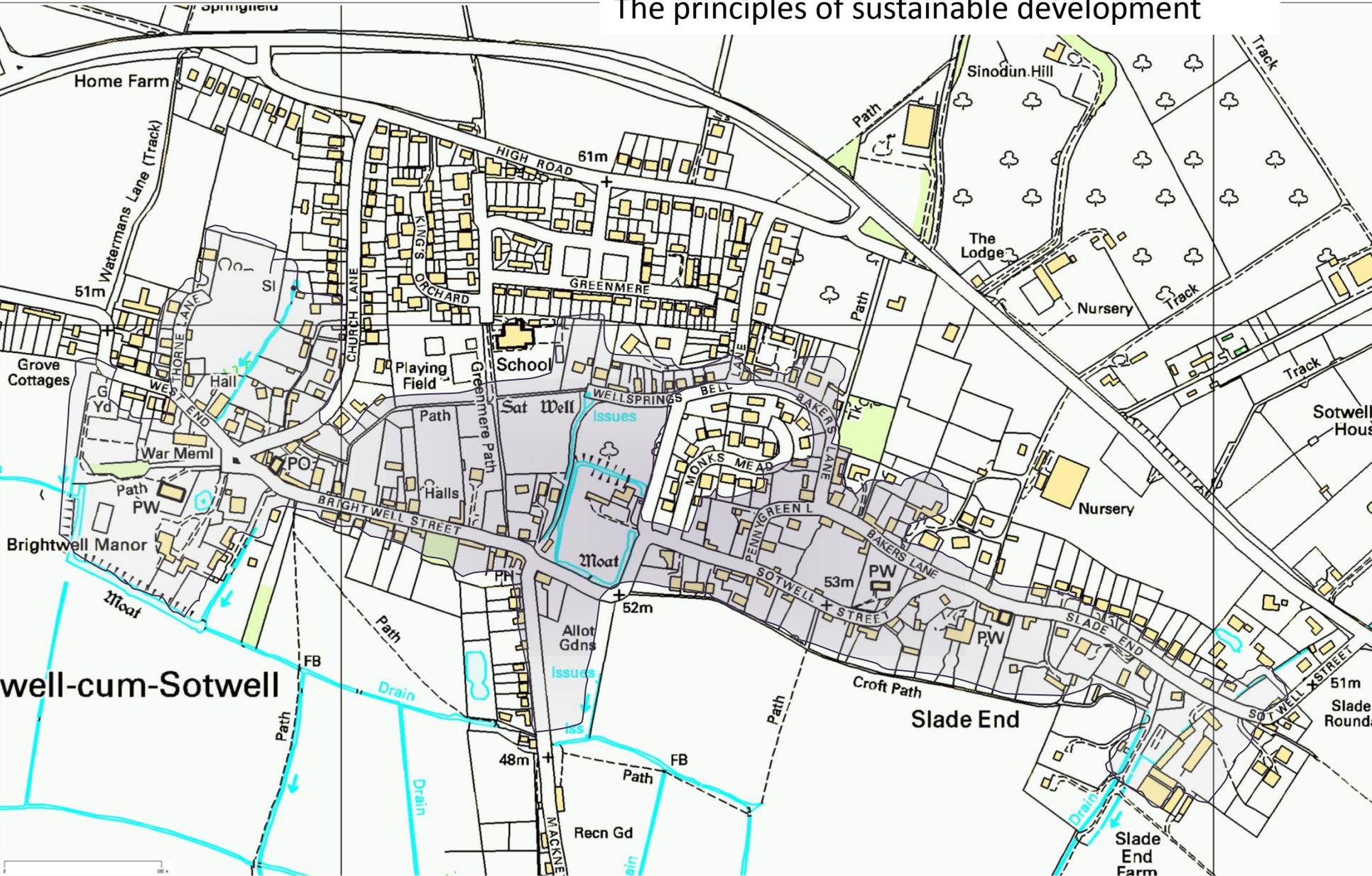
Phase One				Phase Two				
Criteria	Stage One The principles of sustainable development	Stage Two National policy	Local policy	Stage Three The Brightwell cum Sotwell NP Sustainability Appraisal	Stage Four The BCS Local Site Selection Criteria and Parish Policies	Stage Five A sound understanding of the parish, its social, economic and landscape character, and the views of local people	Housing Need	Other comments
Site								
Site 1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	
Site 2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
	No	No	No	No	No	No	No	
	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	Maybe	

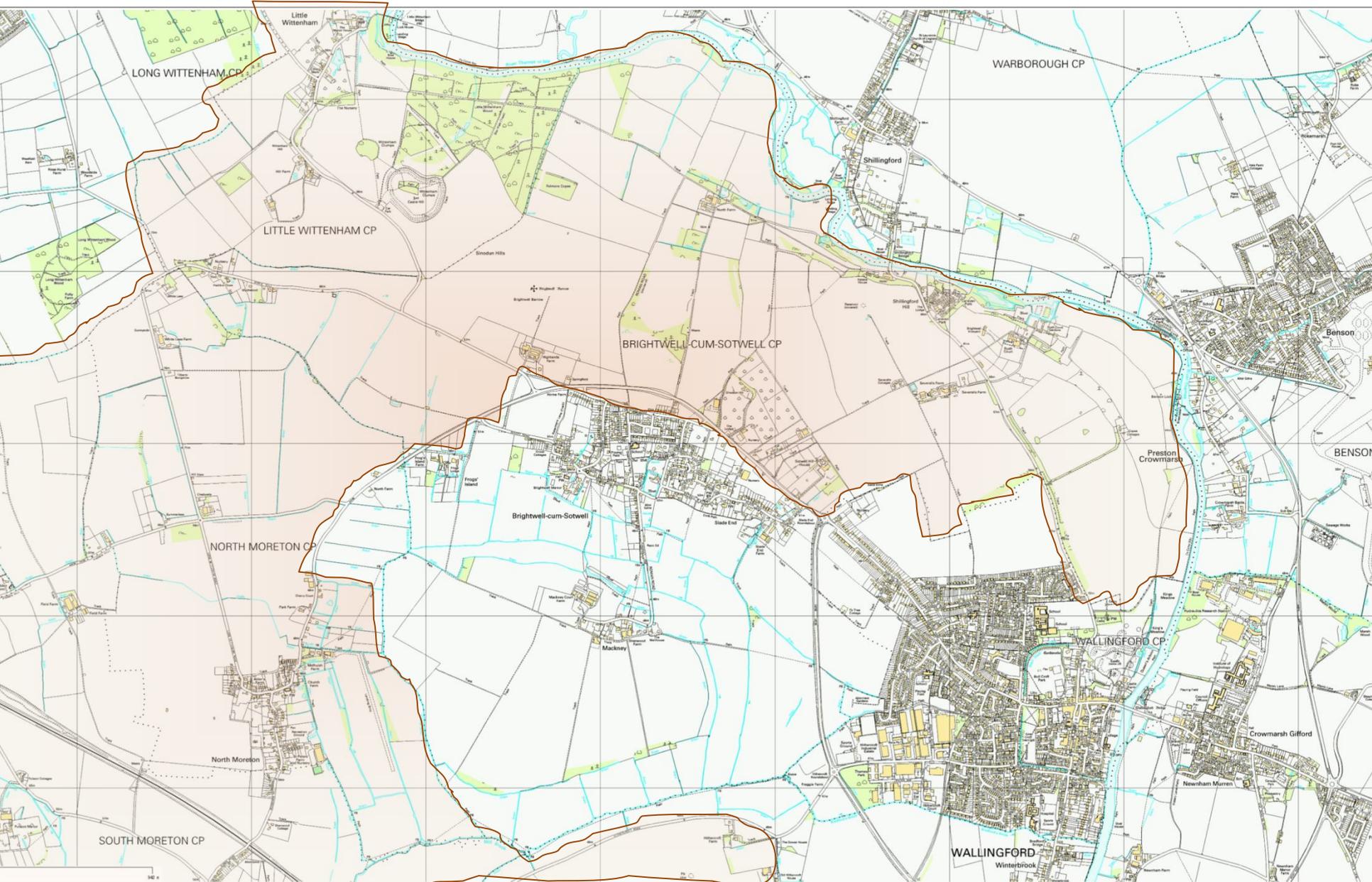
In Phase One, we anticipate that some sites will be eliminated as they do not conform to national or local policy nor would they be suitable to be taken forward as a Rural Exception Site.

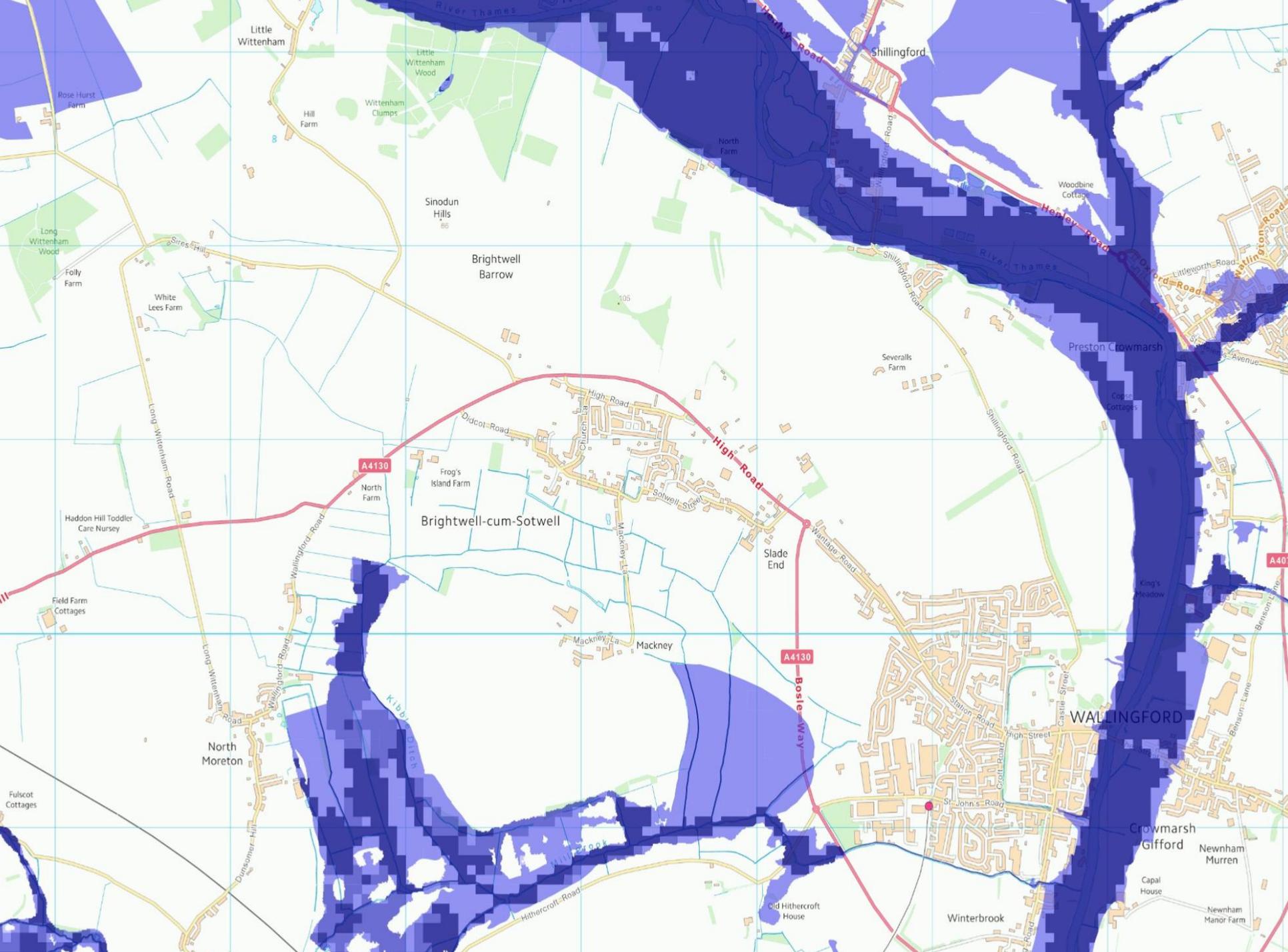


Allocated sites and housing type to be taken forward

The principles of sustainable development







Little Wittenham

Shillingford

Sinodun Hills
85

Brightwell Barrow

Preston Crowmarsh

Brightwell-cum-Sotwell

WALLINGFORD

North Moreton

Mackney

Crowmarsh

Gifford

Newham Murren

Winterbrook

Newham Manor Farm

Little Wittenham Wood

Wittenham Clumps

Hill Farm

North Farm

Woodbine Cottages

Rose Hurst Farm

Long Wittenham Wood

Folly Farm

White Lees Farm

Severalls Farm

Haddon Hill Toddler Care Nursey

Field Farm Cottages

Fulscot Cottages

Frog's Island Farm

Slade End

King's Meadow

Mackney La

Station Road

High Street

St John's Road

Old Hithercroft House

Capal House

Long Wittenham Road

Wallingford Road

Didcot Road

Church La

Mackney La

Sotwell Str

Wantage Road

Shillingford Road

Wallingford Road

Dunsmore Hill

Hithercroft Road

Shillingford Road

Littleworth Road

Blinston Lane

Wittenham Clumps

105

A4130

A4130

A40

Sires Hill

Wallingford Road

National Policy

All our proposals must conform to national policy set out in the NPPF

SODC Policy

There are a number of policies that we need to consider.

Policy CS1 Presumption in favour of sustainable development

Policy CSH2 Housing Density

Policy CSH3 Affordable housing

Policy CSH4 Meeting housing needs

Policy CSR1 Housing in villages

Policy CSR2 Employment in Rural Areas

Policy CSR3 Community facilities and rural transport

CSEN1 Landscape

Policy CSQ1 Renewable Energy

Policy CSQ2 Sustainable Design and Construction

Policy CSQ3 Design

SODC Policy is changing

South Oxfordshire Local Development Scheme 2016 – 19

Working towards the **Local Plan 2031**

- The Local Plan 2031
- The Minerals and Waste Local Plan
- Community Infrastructure Levy Plan
- The SODC Development Management Policies
- The Didcot Garden Town DPD
- Design Guide SPD
- Section 106 SPD
- Statement of Community Involvement SPD
- Adopted Neighbourhood Plans**

SODC Policy for Smaller Villages

Brightwell cum Sotwell is classed as a smaller village.

In their core Strategy SODC is to continue **to protect what is special about them but also to support an appropriate scale of development to ensure villages remain sustainable, especially where the local community think it is desirable (NP).**

Adding flexibility to the policies that manage development in and adjacent to smaller settlements The current policy in the core Strategy cSR1 allows development of up to 5-6 houses in each parish.

Smaller villages	<i>Allocations</i> No	<i>Infill</i> Sites of up to 0.2ha*	<i>Rural exceptions</i> Yes if need shown
Smaller villages	<i>Allocations</i> Yes	<i>Infill</i> Sites of up to 0.2ha*	<i>Rural exceptions</i> Yes if need shown

To allow developments of up to 10 houses if identified in the NP particularly for more affordable properties for first time buyers and older people looking to downsize. In the consultation, there was strong support to consider brownfield sites and empty properties in smaller villages before green field sites.



Site Selection Criteria
Draft Policies
Spatial Objectives

We need your help. Have we identified the right issues? Have we missed any?

**Brightwell cum Sotwell
Neighbourhood Plan**

WE NEED TO DESIGN AND AGREE OUR SITE SELECTION CRITERIA



Local Site Selection Criteria

Issue The Housing Needs Survey identified the need for some housing that is suitable for:
a) downsizing in the parish by existing villagers. This needs to be of a good design and build, with parking, a garden and easily accessible to existing village amenities, b) starter homes. This needs to be of a good design and build, with parking, a garden and easily accessible to existing village amenities, c) 3 – 4 bedrooms housing

Issue: The number and density of houses to be built in the parish over the next ten years is of particular concern

Issue: The main settlement is criss-crossed by many footpaths. These are extremely well used and provide access (both visually and emotionally) to areas of countryside value (including areas of old orchards, scrub, working farmland or open space).

Issue: Parking is a problem in the main settlement – many houses having small or no front gardens and little space for driveways whereas other houses have front gardens that are all car park and no garden.

WE NED TO DEVELOP AND AGREE A SERIES OF PARISH POLICIES

Parish Policy : Issues to Consider

5 A Sustainable Community

- Working from home is increasing. To design new houses that facilitate this.
- The CLPP identified seven core parish facilities. Any development that could adversely affect these core facilities to be opposed whilst proposals that would support and enhance these core facilities encouraged. A number of other facilities were identified as important in the CLPP particularly the footpath network. To find ways to minimise any adverse affects on these facilities
- To ensure all new developments to be fitted with good internet connections
- To support future proposals for a natural burial ground or solar energy farm in a way that does not negatively affect the character of the parish and is sited and designed in accordance with the views of the parish

6 Environment

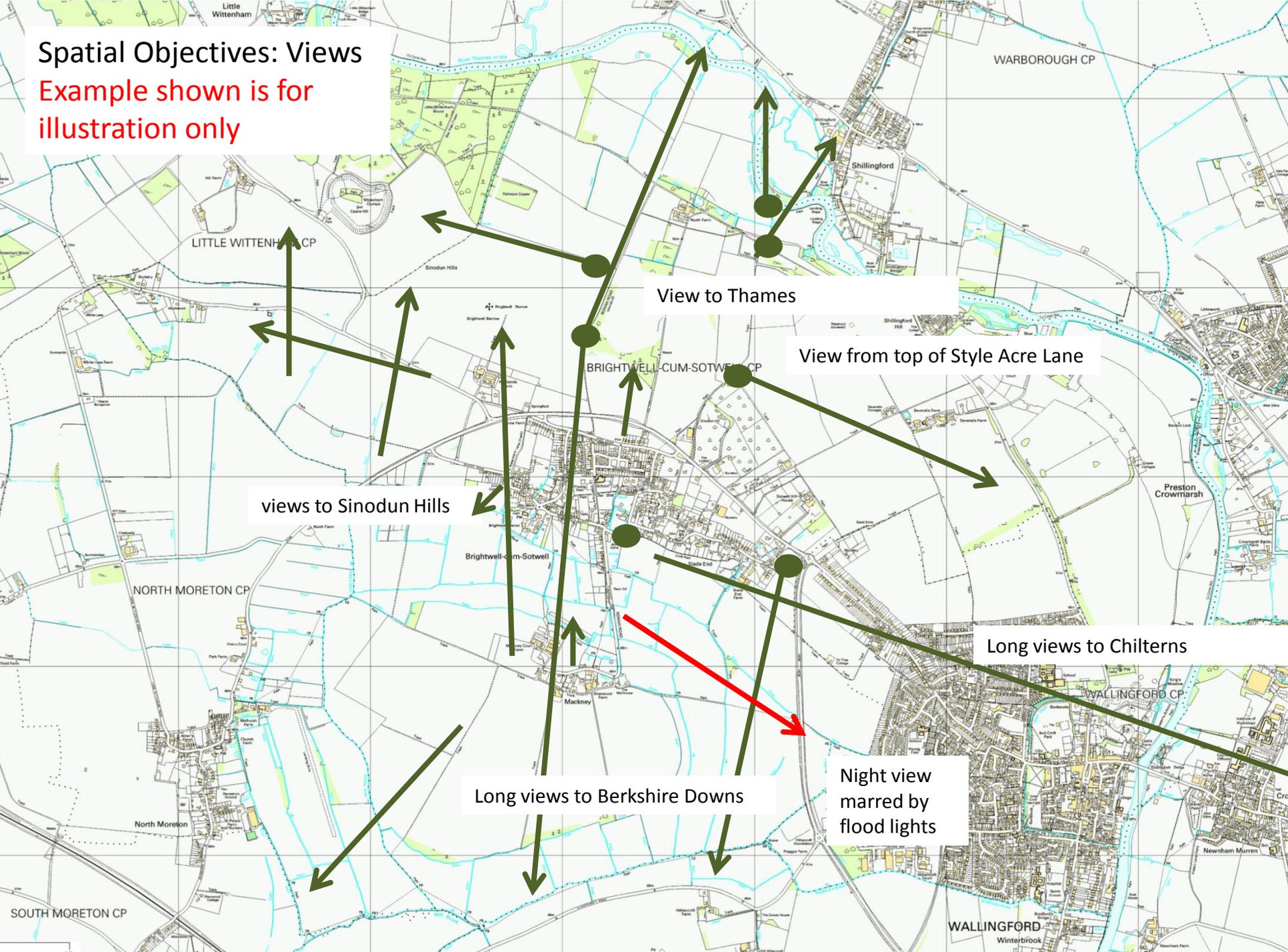
- Where new development is on brownfield sites to ensure that some areas of scrub are maintained as wildlife corridors linking adjacent areas of open space.
- To ensure all proposed development should be subject to a detailed design statement
- To minimise the loss of trees and hedgerows.
- To consider how the setting of the conservation area could be enhanced - to include historic hedgerows and fields / orchards associated with the historic areas

TO INFORM OUR POLICIES AND SITE SELECTION WE NEED TO AGREE OUR SPATIAL OBJECTIVES FOR THE PARISH



Spatial Objectives: Views

Example shown is for illustration only



LITTLE WITTENHAM CP

WARBOROUGH CP

Shillingford

View to Thames

View from top of Style Acre Lane

BRIGHTWELL-CUM-SOTWELL CP

views to Sinodun Hills

Preston Crowmarsh

NORTH MORETON CP

Brightwell-cum-Sotwell

Long views to Chilterns

WALLINGFORD CP

North Moreton

Long views to Berkshire Downs

Night view marred by flood lights

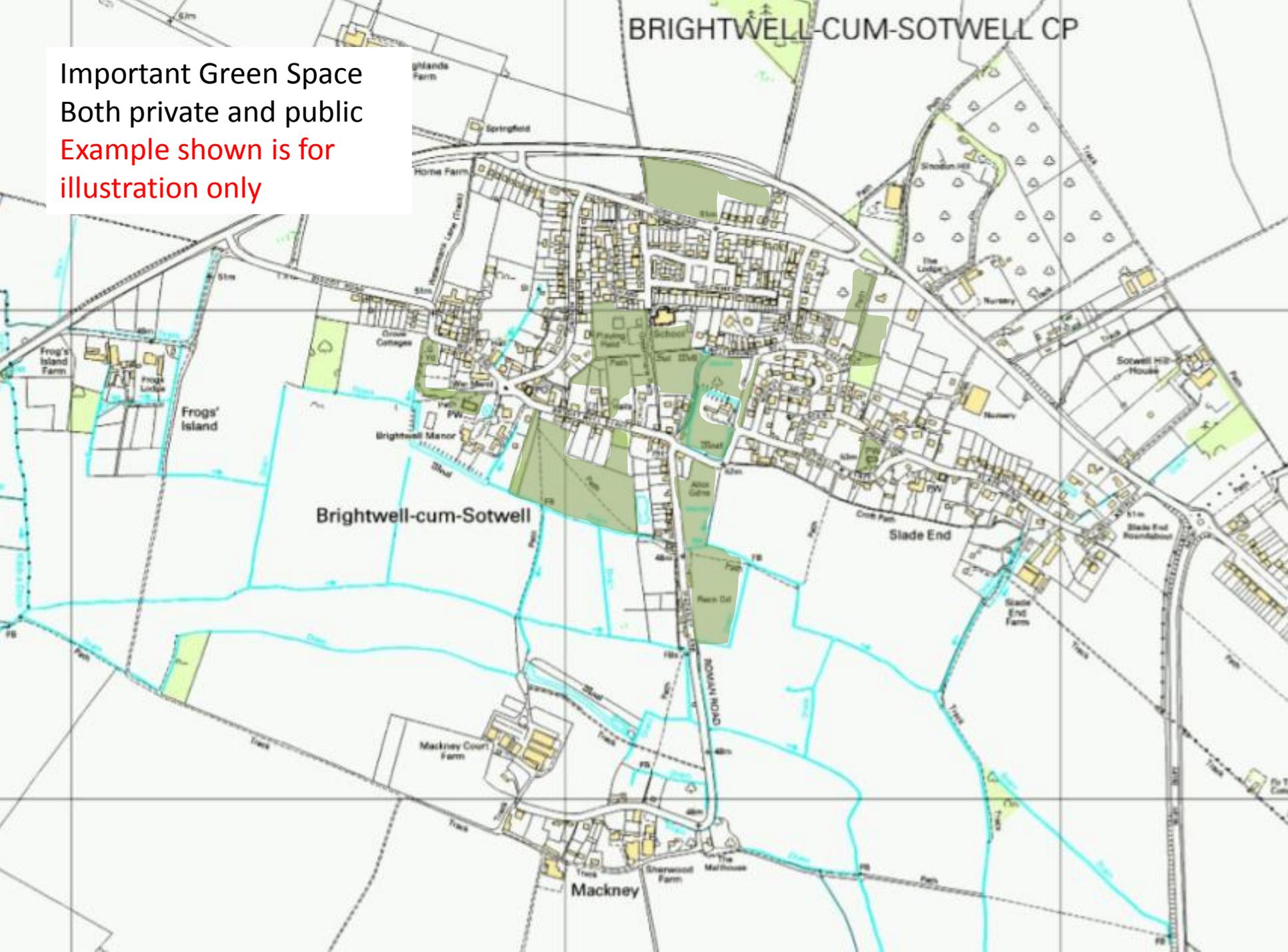
SOUTH MORETON CP

WALLINGFORD
Winterbrook

Newnham Murren

BRIGHTWELL-CUM-SOTWELL CP

Important Green Space
Both private and public
Example shown is for
illustration only



Think about all sorts of things to do with land use

- Views
- Landscape of high value
- Places suitable for development
- Places where you would not want to see development
- Walking and cycling
- Important green spaces – public and private
- Sites Important for Nature Conservation
- Heritage areas
- Other considerations



think about.....

CLAPCOT



MACKNEY



ALL THE SPACES
IN BETWEEN



SLADE END



BRIGHTWELL & SOTWELL

Brightwell cum Sotwell Neighbourhood Plan

Also think about additional things we would like as a parish (such as a community solar farm)

Do we need anything?



BRIGHTWELL CUM SOTWELL

Brightwell cum Sotwell
Neighbourhood Plan

2031?

