

Uffington and Baulking Neighbourhood Plan

2011 – 2031

Executive Summary

This Neighbourhood Plan (the 'Plan') was prepared jointly for the Uffington Parish Council and Baulking Parish Meeting. Its key purpose is to define land-use policies for use by the Planning Authority during determination of planning applications and appeals within the designated area. It has been the subject of significant local consultation and will be adopted subject to a local referendum. It was prepared by a dedicated Steering Group (SG), comprising parish councillors and other Uffington and Baulking parish residents and representatives. The SG worked closely with the Vale of White Horse District Council (VWHDC) and with an independent consultant for professional advice.

The vision, set out by the SG following local consultation, is that in 2031 the community, comprising the villagers of Uffington and Baulking, will still sit in a peaceful rural setting, dominated by two of the most famous landmarks in the country: the White Horse Hill and the Ridgeway. There will continue to be strategic gaps between the villages consisting of farmland and wooded areas, as the surrounding countryside will have been protected from inappropriate development. There will, however, have been some building, consistent with the VWHDC Local Plan, and having regard to the results of the Housing Needs Assessment, to address the current and future needs of all sections of the community. Heritage assets will have been protected, the local economy will have been stimulated and opportunities for employment in the neighbourhood will have been optimised. The facilities, services and infrastructure will have been properly maintained and upgraded where possible, to a standard fit for a time approaching the middle of the 21st century.

From this vision, the following objectives were derived:

1. Ensure that any development in the future is sited where the community wants it.
2. Provide for the changing housing needs of the community.
3. Enhance the built environment of our villages.
4. Retain Uffington's and Baulking's identities as individual villages, each with a strong heritage.
5. Preserve the high quality and accessible countryside setting of Uffington and Baulking within the open landscape of the Vale and White Horse Hill and protect the valued green spaces within and around our villages.
6. Stimulate the local economy and optimise opportunities for local employment.
7. Protect and enhance our community facilities and recreation space so as to meet the needs of a growing population.
8. Ensure the infrastructure within the parishes of Uffington and Baulking is developed to support sustainable growth.

To deliver these objectives, the SG was split into 5 focus groups covering Landscape and Heritage, Housing, Design, Economy & Employment and Sustainability & Infrastructure. Each group gathered evidence, considered options and drafted policies to meet the objectives and address each issue. Following public consultation the agreed policies, supported by evidence, were incorporated into the Neighbourhood Plan. The main issues considered were:

1. A need for clear, additional local guidance for applicants, developers, parish and district councillors involved in processing planning applications.
2. Protection of the landscape, its quality, heritage and biodiversity.
3. Scale and location of potential development sites.
4. Lack of affordable housing – in terms of numbers and affordability.
5. Design quality of developments, including location with respect to heritage assets and the maintenance of the character and appearance of the villages.
6. Traffic density and road access to/from the Plan area.
7. Flooding.
8. Quality of, and pressures on, local infrastructure including the school.
9. A need to maintain/develop local employment and support existing businesses including the agricultural economy and tourism.

Evidence was gathered through a review of previous village assessments, surveys and reports, including the Community Led Plan completed in 2015, in addition to higher-level policy such as the District Council Design Guide, Local Plans (Parts 1 and 2) and recent planning decisions. The SG also commissioned the following independent evidence gathering studies:

1. A Characterisation Study to identify the key features of the local area.
2. A Housing Needs Assessment, including a Housing Needs Survey of all residents, to identify the housing need over the plan period.
3. A Landscape Capacity Study to identify the capacity for, and visual impact of, building on each individual parcel (field or wood).

The Characterisation Study was conducted at the outset of the NP development work and set out clear consideration of the local area through a detailed study of the geography, topography, demographics, design and development of the NP area built form. It was used throughout the NP development process to inform choice and decision making regarding objectives and policy.

The Housing Needs Assessment sought to determine the right number and type of new houses. Following analysis of district and local historical data, coupled with district projections, a population increase of 17% was expected during the Plan Period for the Plan Area. Following similar analysis of district and local historical dwellings, coupled with analysis of district housing forecasts, adjusted for local and market factors, a further 67 dwellings were required for the plan period of 2011-2031, of which 48 were already

completed/allocated through a development of 36 homes at Jacksmeadow and another 12 single dwellings. Therefore a further 19 dwellings were proposed for the NP area.

The Landscape Capacity Study followed a sequential classification and evaluation of landscape and visual factors to determine landscape sensitivity. The evaluation of landscape sensitivity was combined with landscape value to determine landscape capacity for development. The study recognised that each of the villages has a range of built forms which includes a strong and distinctive historic evolution. Both villages are surrounded by gently undulating open countryside with the protected hills of the North Wessex Downs AONB only a short distance away. The landscape capacity ratings were described using five orders of magnitude: Low, Medium/Low, Medium, Medium/High and High. A total of 205 land parcels was evaluated in Uffington and 120 land parcels in Baulking, covering almost all of the designated plan area. Generally, land parcels to the south of the villages are considered to contribute positively to the setting of the AONB and consequently have low capacity for development. Land parcels located on the northern side reflect the various high quality landscape character attributes that are relevant to southern parcels and also contribute to the setting of the AONB but less directly, making the typical capacity Medium/Low.

Throughout the development of the Plan, the SG conducted a series of public consultations to gather the views of residents from within the Plan Area and from local official bodies such as the District Council, and to keep them informed of progress with the Plan as it matured.

Evidence from the studies described above and the consultation events led to the policies listed at Appendix 1, which should be read in conjunction with the more detailed text in the main report and the reference documents that support them. The VWHDC determined that neither a Strategic Environmental Assessment (SEA) nor a Habitats Regulation Assessment (HRA) was required.

In addition to the policies derived from the studies, the focus groups also developed a range of policies covering Design, Economy & Employment and Sustainability & Infrastructure. While these do not directly affect the numbers and locations of dwellings, these complementary policies are essential to ensure that the full range of Plan objectives is addressed. These policies are also listed at Appendix 1.

In conjunction with the Community Led Plan and the District Council's Local Plan (Part 1), coupled with the National Planning Policy Framework, the Steering Group expects that the Plan will inform planning decisions in the years to come. Whilst recognising the need for some development to support population growth, the Plan policies also make a major contribution to achieving the Vision.

Appendices

- A. Policy summaries
- B. Guide to definitions of landscape capacity
- C. Plan Area Landscape Capacity
- D. Uffington Central Area Capacity Map
- E. Baulking Central Area Capacity Map

POLICY SUMMARIES

Focus Group Area	Objective(s) to be satisfied	Policy Reference	Policy
Landscape	5	L1 Landscape capacity and Assessment	<p>Development proposals should take account of the landscape within their immediate locality and its ability to accommodate the development proposed.</p> <p>Proposed development in the areas of the Plan which are shown coloured (but not those left white) on the Landscape Capacity Study (LCS) maps will be assessed with regard to the LCS capacity grading including the grading definitions in the categorisation table (Annex B below).</p> <p>All development proposals within the LCS coloured areas should be accompanied by a landscape assessment of the proposed development, proportionate to the scale of the development. For major developments (10+ dwellings) an LVIA carried out in accordance with the latest Guidelines for Landscape and Visual Impact Assessment (GLVIA) will be required.</p> <p>Subject to the detailed requirements of this policy development proposals will be supported where they are located in parts of the neighbourhood area which have the capacity to accommodate the proposed development without significant effects on its character. Development proposals which would have unacceptable effects on the landscape character of its immediate locality or the wider neighbourhood area will not be supported.</p>
		L2 Local Green Spaces	<p>The following areas will be designated Local Green Spaces:</p> <ul style="list-style-type: none"> • Jubilee Field, White Horse, Uffington. • Uffington Parish allotments, Fernham Road, Uffington. • Paddock and strip of land known as Puzey's Close and the Lady Walk, Uffington. <p>Development on land designated as a Local Green Space will only be supported in very special circumstances.</p>
Housing	1, 2, 4	H1 Type and Mix of Housing: Uffington and Baulking	<p>Development proposals that meet the locational requirements identified in Policy H2A of this Plan and provide a range of housing types will be supported, particularly where the dwelling mix provides for:</p> <ul style="list-style-type: none"> • Affordable housing. • Housing suitable for young people/families. • Housing suitable for older people. <p>New residential developments which deliver one and two-bedroom houses will be particularly supported.</p>

		<p>H2A Location of new Housing Development</p>	<p>Housing development within the built area will be supported provided it meets all of the following criteria:</p> <ul style="list-style-type: none"> • The scale and density of development is appropriate and proportionate to the location. • It is well-related to other buildings within the built up area. • It is in keeping with the character of the local area. • It is both proportionate and responsive to the scale of existing buildings in close proximity to the development. • it respects the character of the landscape within and surrounding the village.
		<p>H2B Housing Development Outside Built Area</p>	<p>Outside the built area of Uffington village new dwellings will be supported where they accord with other policies in the development plan including Neighbourhood Plan policy L1 or in national planning policy. The following types of new housing development will be supported where they accord with other policies in this Plan in general, and with Policy D1 in particular:</p> <ul style="list-style-type: none"> • The creation of a dwelling involving the reuse, extension and conversion of a rural building which is of permanent and substantial construction and is capable of conversion without extensive reconstruction. • Replacement dwellings including the use of brownfield sites. • Rural workers' dwellings. • Rural exception sites where the dwellings will meet a specific evidenced rural housing need. <p>Insofar as appropriate to particular proposals for new residential development the integrity of listed buildings, their settings and any features of architectural significance should be safeguarded.</p>
		<p>H2C Housing Development In AONB</p>	<p>Any proposals for new residential development in the North Wessex Downs AONB will be determined having regard to the purpose of conserving and enhancing the natural beauty of the designated area and within the context of Policy CP44 Landscape of the adopted Vale of White Horse Local Plan Part 1.</p> <p>Where proposals comply with these national and local policy tests, housing development should be designed to ensure that the natural beauty of the landscape is conserved and enhanced. In addition, housing development within the setting of the AONB should contribute to the protection and enhancement of this valued landscape, its Scheduled Ancient Monuments and SSSIs as appropriate to its location.</p>
		<p>H3 Housing Development in Baulking</p>	<p>Proposals for new residential development in Baulking will be considered against national planning policy, policies in the development plan and policy H2B of this neighbourhood plan.</p> <p>Proposals for housing development in Baulking to meet local housing need will be supported subject to the following criteria:</p>

			<ul style="list-style-type: none"> • They provide for an evidenced local need which cannot otherwise be delivered within a location which accords with policies in the development plan. • They are of a scale and size which directly relate to the identified local need. • They would not have an unacceptable impact on the visual and landscape amenities of Baulking in general, and the gaps between the existing dwellings in particular. • They would safeguard the amenities of existing residential properties. <p>and</p> <ul style="list-style-type: none"> • They would preserve or enhance the character or appearance of the Baulking Conservation Area'
		H4A Housing Development within Conservation Areas or the Setting of Conservation Areas and Listed Buildings of Uffington and Baulking	<p>Housing development within the Conservation Areas, or within the setting of the Conservation Areas or listed buildings in the Plan area, will only be supported provided the proposed development conserves or enhances the special interest and significance of the Conservation Area or listed building.</p> <p>All housing development should maintain established public views of listed buildings and other local features where those views form part of the special interest and significance of the buildings or features.</p>
		H4B Heritage Impact	<p>A heritage impact assessment should be submitted in support of all applications for planning permission where there is any potential impact on heritage assets. Any such assessment should be proportionate to the size of the proposed development.</p>
Design	3, 4	D1 Overall Design Quality	<p>All new development should be of a high-quality design which takes account of its location and reflects its particular local identity. Where appropriate the development concerned should take account of the principles included in the Vale Design Guide 2015.</p>
		D2 Building Scale and Design	<p>New buildings or extensions will be supported where they are proportionate to their plot sizes, where they do not dominate neighbouring buildings and where they do not close important gaps or otherwise impede public local views. At the edge of the settlements, the sporadic nature of development will be maintained and the form and massing of any new building scaled accordingly.</p> <p>Where appropriate to the development concerned the design of new proposals should incorporate the following distinctive features in the neighbourhood area:</p> <ul style="list-style-type: none"> • A simple floor plan and pitched roof (following the Vale Design Guide 2015 principles DG52 and DG57). • Ridge heights that do not exceed those of buildings in the immediate vicinity. • Facades and window details which follow principles in the Vale Design Guide 2015 DG58 to

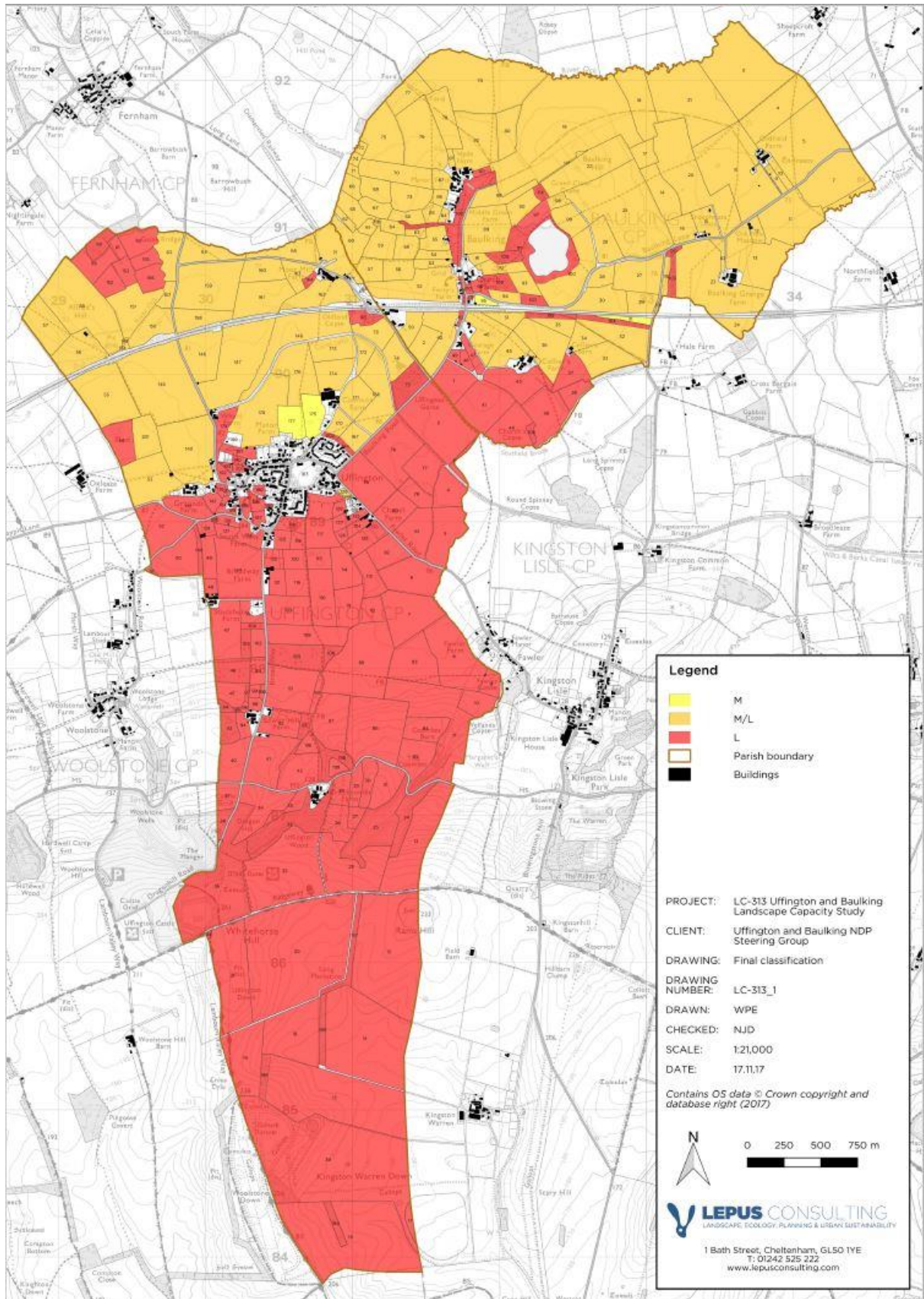
			<p>61.</p> <ul style="list-style-type: none"> Materials and colour palette which follow the Vale Design Guide Section E zone 4 and Community Led Plan Section 5 Housing and Design. <p>Proposals which would result in outstanding or innovative designs will be supported where they would raise the standard of design more generally in the neighbourhood area and respect the local context and scale of existing built development.</p>
		D3 Boundary Treatment	Boundaries of new developments will be supported where they are wildlife friendly, reflect the traditional, rural context of the villages and be defined by walls, post-and-rail fencing or hedges consisting of native species. These boundary features should be of a height which preserves the open views within the villages.
		D4 Highways & Footpaths	Proposals which include new footpaths and/or highways will be supported where these features respect the rural nature of the neighbourhood area in general terms and their local context in particular. Where appropriate to the development concerned the design of new proposals should incorporate the principles of DG31 of the Vale Design Guide 2015.
		D5 Utility Supply	Proposals which require utility supplies will be supported where these features respect the rural nature of the neighbourhood area in general terms and their local context in particular. Where appropriate to the development concerned the design of new proposals should incorporate the principles of DG41 of the Vale Design Guide 2015 and be installed below ground. Proposals within conservation areas which would result in the sinking of existing utility supplies below ground will be particularly supported.
		D6 Dark Skies	The 'dark sky' environment characteristic of our villages will be safeguarded to minimise light pollution, maintain the amenity of neighbours and the character of the area. Development proposals will be supported which incorporate appropriate lighting for safety – such as waymarking – provided it is not intrusive to neighbours and the wider village (see the Vale Design Guide 2015 principle DG40). Security floodlighting and illuminated advertising will not be supported. Insofar as planning permission is required soft architectural lighting of buildings will be supported.
Economy and Employment	6	EE1A Commercial Development	Proposals for uses offering local employment opportunities in Use Classes B1 (offices), B2 (general industrial), B8 (storage & distribution) as well as tourism and leisure will be supported where they would not have an unacceptable impact on the residential amenity of dwellings in the immediate locality of the site concerned, where there is capacity in the local highway network to accommodate the vehicular traffic generated by the proposed development and where satisfactory access and car parking arrangements can be achieved.
		EE1B	Proposals for the change of use of retail or employment facilities to other uses will not be supported unless the proposal concerned demonstrates that it complies with Policy CP29: Change of Use of Existing Employment Land and Premises of the adopted Local Plan Part 1 or any successor policy on this matter.

		EE2A Agricultural Development	The development and diversification of agricultural and other rural land-based businesses in the Plan area will be supported.
		EE2B Re-use of Buildings	The re-use of uneconomic/former farm buildings for appropriate rural business activities will be supported where it accords with the policies of the Development Plan and the NPPF.
		EE3A Small Shops	Proposals for the development or extension of the village shop, or any other future small shops designed to meet the day-to-day needs of the local population, will be supported provided they do not adversely affect residential or visual amenity and give rise to highway problems.
		EE3B Small Businesses	Where planning permission is required, the establishment and operation of small-scale businesses run from homes will be supported, provided they do not detrimentally impact on the residential amenities of other dwellings in the immediate locality and do not significantly increase vehicular traffic in the settlement concerned.
		EE4 Tourism and Leisure	The development and expansion of sustainable tourist and leisure facilities will be supported in appropriate locations where identified needs are not met by existing facilities and where the range, scale and nature of the provision or expansion does not unacceptably detract from the rural character of the area and any heritage assets and their setting.
Sustainability and Infrastructure	7, 8	S1A Green infrastructure	Proposals for the development of new green infrastructure, either in their own right or as part of a wider development, will be supported where they are stocked with native tree, plant and grass species.
		S1B Wildlife Corridors	Where appropriate to their locations, development proposals will be supported which include provision for the network of wildlife corridors within and around the villages to be managed to ensure they are preserved and enhanced. These corridors include: <ul style="list-style-type: none"> The watercourses within and around Uffington village, and those in the open countryside of both parishes, and the trees and vegetation alongside them. Footpaths, bridleways and roadside verges including the trees and plants alongside them. Taking full account of wildlife needs, proposals which incorporate the effective management and maintenance of hedgerows, field boundaries, plus woodland and spinneys, will be particularly supported.
		S2 Flooding	Developers must demonstrate that their proposals do not create or exacerbate risk of flooding or drainage overflow to existing properties in the Plan area, whether from fluvial, pluvial or ground water.
		S3A Mobility and Safe Movement within Settlements	All new developments should provide appropriate off-road car parking, integrated into the landscape, and which complies with OCC's Residential Road Design Guide.
		S3B	Facilities to support energy-efficient transport, such as charging points, will be encouraged.

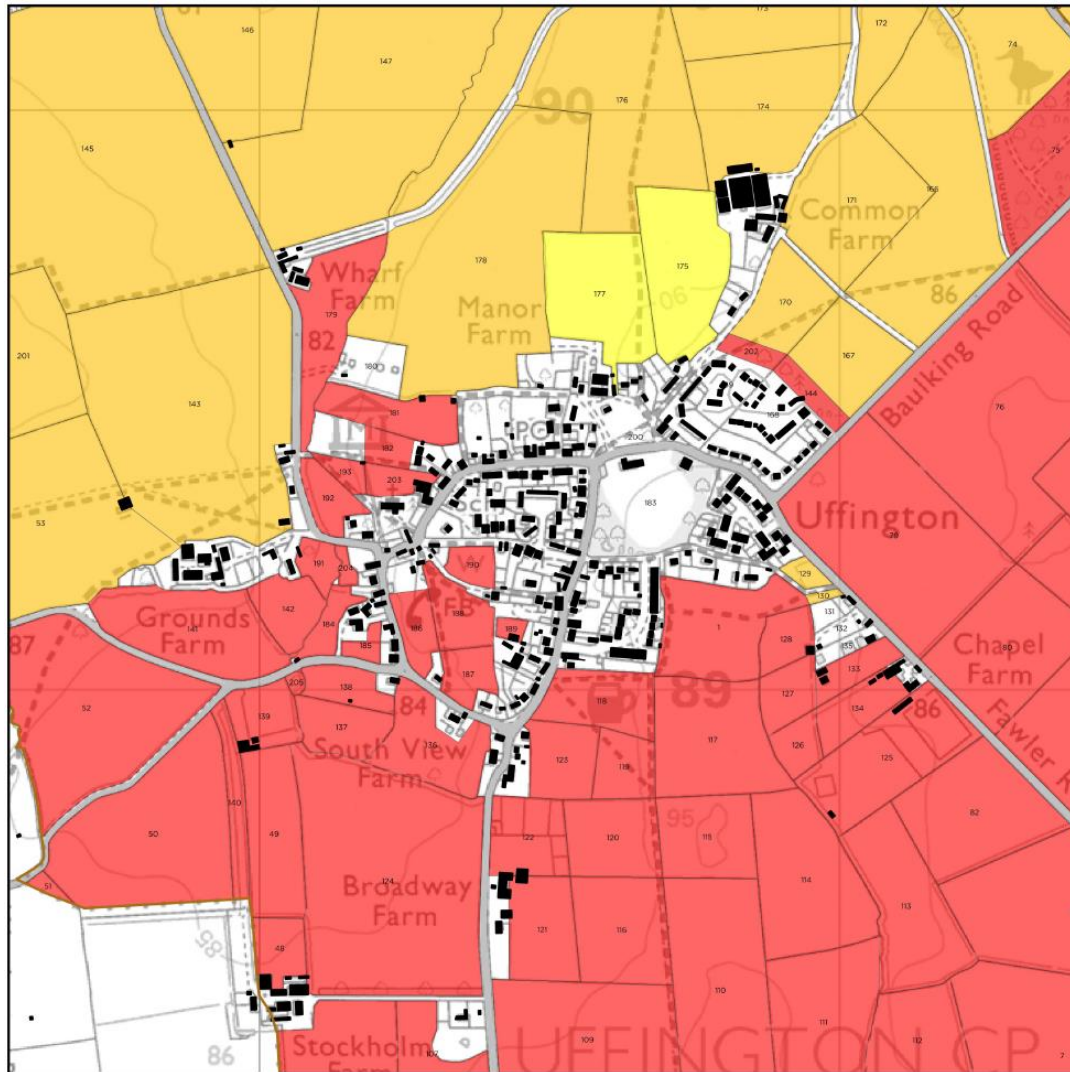
GUIDE TO DEFINITIONS OF LANDSCAPE CAPACITY

Low capacity	The landscape could not accommodate areas of new development without a significant and adverse impact on the landscape character and visual amenity. Occasional very small scale development may be possible providing it has regard to the setting and form of existing settlement and surrounding landscape character.
Medium / Low capacity	A low amount of development can be accommodated only in limited situations providing it has regard to the setting and form of existing settlement and surrounding landscape character.
Medium capacity	The landscape could be able to accommodate areas of new development in some parts providing it has regard to the setting and form of existing settlement and surrounding landscape character. There are landscape and visual constraints and therefore the key landscape and visual characteristics must be retained and enhanced.
Medium/ High capacity	The area can accommodate larger amounts of development providing it has regard to the setting and form of existing settlement and surrounding landscape character. Certain landscape and visual features in the area may require protection.
High capacity	Much of the area can accommodate significant areas of development providing it has regard to the setting and form of existing settlement and surrounding landscape character.

PLAN AREA CAPACITY MAP



UFFINGTON CENTRAL AREA CAPACITY MAP



Legend

- M
- M/L
- L
- Parish boundary
- Buildings

PROJECT: LC-313 Uffington and Baulking Landscape Capacity Study

CLIENT: Uffington and Baulking NDP Steering Group

DRAWING: Uffington final classification

DRAWING NUMBER: LC-313_2

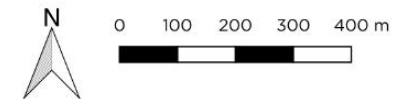
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CHECKED: NJD

SCALE: 1:9,000

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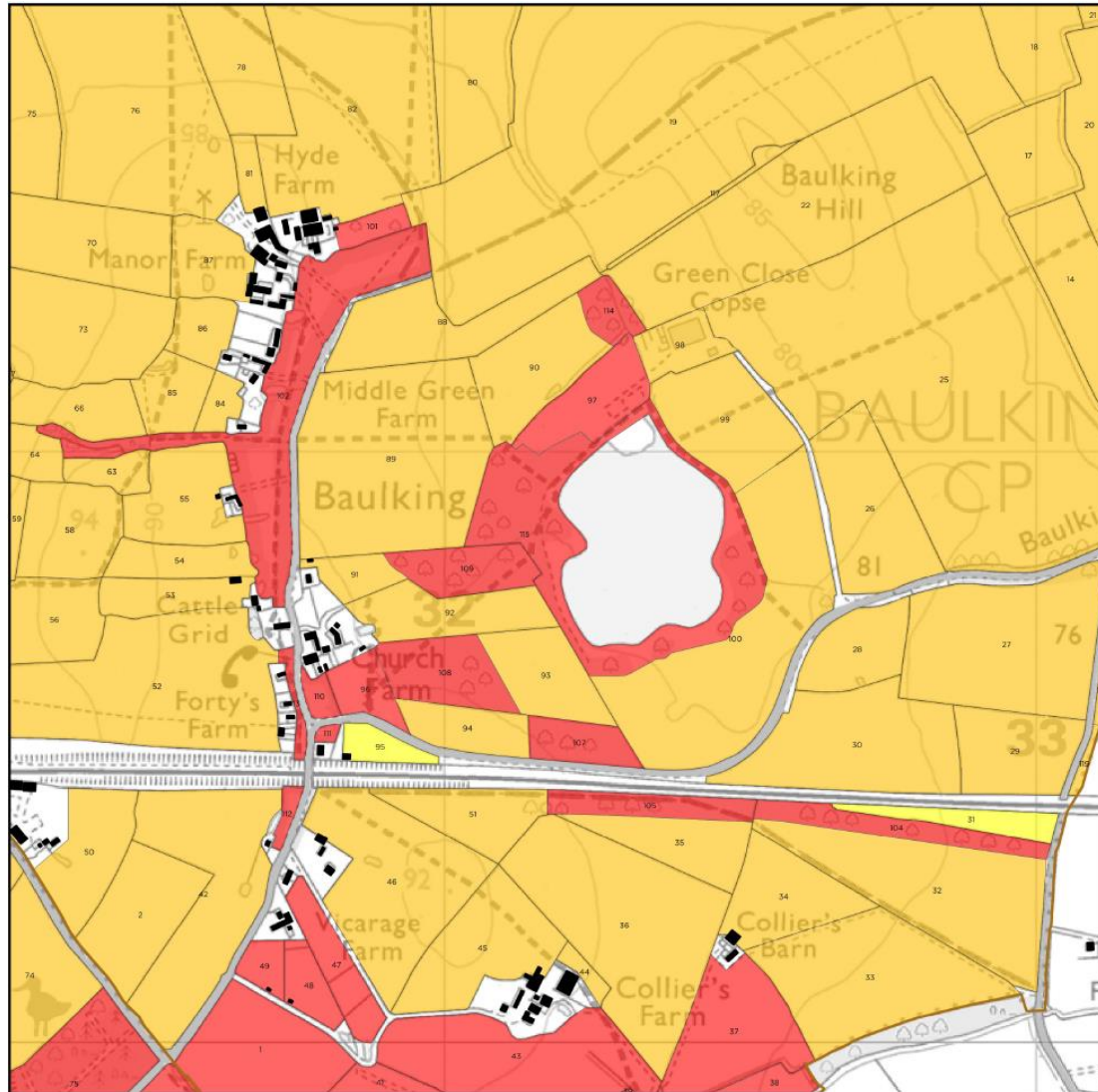
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BAULKING CENTRAL AREA CAPACITY MAP



Legend

-  M
-  M/L
-  L
-  Parish boundary
-  Buildings

PROJECT: LC-313 Uffington and Baulking Landscape Capacity Study

CLIENT: Uffington and Baulking NDP Steering Group

DRAWING: Baulking final classification

DRAWING NUMBER: LC-313_3

DRAWN: WPE

CHECKED: NJD

SCALE: 1:9,000

DATE: 05.10.17

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