

Uffington and Baulking Neighbourhood Plan 2011-2031

**Uffington Parish Council
& Baulking Parish Meeting**

Made Version

July 2019

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P Butt Planning representing Uffington Trading Estate

Grassroots Planning representing Developer (Fernham Rd development)

R Stewart representing some Uffington land owners

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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.

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1 Introduction

1.1 Background

This Neighbourhood Plan (the 'Plan') has been prepared jointly by the Uffington Parish Council and Baulking Parish Meeting under the auspices of the Vale of White Horse District Council (VWHDC), following the provisions of the Localism Act 2011 (as amended) and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

Within these provisions, a neighbourhood plan, along with a local (district) plan, forms part of the statutory development plan once it has been agreed at a referendum and is brought into legal force by the local planning authority (also known as being 'made'). The key purpose of the Plan is to define land-use policies that can be used to help to determine planning applications and appeals within the designated area.

Plans must meet five 'basic conditions' which are defined in the Town and Country Planning Act 1990 (as amended) and explained in detail on the Planning Practice Guidance website.¹ These are that:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in 'general conformity' with the strategic policies contained in the development plan for the area of the local authority, in this case the Vale of the White Horse District Council;
- The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with, in connection with the proposal for the Neighbourhood Development Plan.

In addition, the Plan must show proper consultation with local people and other relevant organisations during the process of making the Plan.

Since neighbourhood plans must be consistent with national planning policy and in general conformity with the strategic policies of the development plan, these higher-level structures are briefly outlined.

1.2 National Context

The National Planning Policy Framework (NPPF) was published in March 2012 and sets out planning policies aimed at sustainable development.² It also addresses the preserving and enhancing of natural and historic environments and encourages high quality design in the built environment. The Government updated the NPPF on 24 July 2018.³ This plan is consistent with the provisions in the revised NPPF. However under the transitional

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

² https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf

provisions in the revised NPPF, Plans submitted for examination on or before 24th January 2019 will be assessed against the 2012 version of the NPPF.

1.3 Local Strategic Context

The VWHDC published its adopted Local Plan 2031 Part 1 (LPP1) in December 2016.⁴ LPP1 deals with the larger strategic sites and policies in the Vale. No strategic sites were identified in the Uffington and Baulking Plan area. Several of its 46 Core Policies (CP) are referenced later within this document.

This Plan area lies within the Western Vale Sub-Area, which stretches from the North Wessex Downs Area of Outstanding Natural Beauty (AONB) to the River Thames and contains the market town of Faringdon and several larger villages (see Figure 1). Before the local government reorganisation in 1974, both Uffington and Baulking were in Berkshire.

The VWHDC Local Plan 2031 Part 2 (LPP2) was submitted for examination by the inspector in February 2018 and the examination hearings closed on the 6 September 2018.⁵ Part 2 contains detailed development management policies to complement those in LPP1, replacing the saved policies of the Local Plan 2011, and allocating additional development sites for housing and other uses. As with LPP1, no sites were identified in the Western Vale Sub-Area (See Figure 1 below) which includes the Uffington and Baulking Plan area.

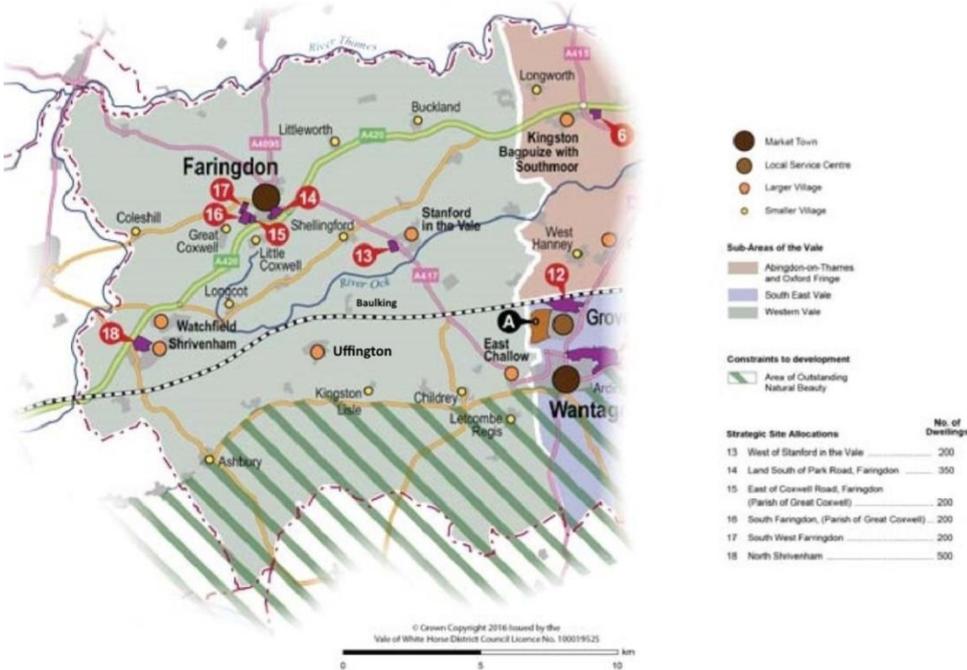


Figure 1 – Western Vale Sub-Area

⁴ www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites

⁵ <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

1.4 Uffington and Baulking Villages

Both villages have a long history and are important areas for archaeological study, as described in the Oxfordshire Historic Environment Record.⁶ The general shape of each village has remained unchanged since the eighteenth century, when the first reliable maps were produced.⁷ The parish boundaries have also remained largely unaltered for 250 years.

1.4.1 Uffington Village

The loosely clustered buildings and the village layout define the feel and character of Uffington. Figure 2 shows that in 1785 the village had no obvious centre but houses were clustered particularly along Broad Street and High Street. There were few large houses and cottage-sized dwellings were the norm. St Mary's church, dating from the thirteenth century, is unusually large for a village of this size.



Figure 2 – Uffington Village 1785

There were, within and immediately surrounding the village, small areas of enclosed land or closes, as shown in dark grey in Figure 2 (and described more fully in *Landscape Reinvented*, Chapter 2).⁸ Beyond the closes lay the shared open fields, commons and meadows. Some of the historic closes remain intact and should be preserved.

Until the sale of the Craven Estate in the 1950s, there was extensive green space between the village dwellings, as shown by an aerial view of Uffington in 1946 (Figure 13 – 1946 Aerial View of Uffington and Baulking). Later, Uffington experienced significant growth in housing (see Section 4), mainly within the village boundaries.

⁶ In the past 40 years there have been finds of Roman pottery within the village of Uffington and Anglo-Saxon building foundations have been explored and artefacts found 1km north-west of the village and included in the OHER <https://www.oxfordshire.gov.uk/residents/environment-and-planning/archaeology/historic-environment-record>

⁷ Craven map of Uffington parish 1785; title map of Baulking 1839 (copies of both held in Uffington museum).

⁸ A. Parsons, S. Millikin, *Landscape Reinvented* (Uffington Oxon: Uffington Museum Trust, 2015).

1.4.2 Baulking Village

Baulking is a smaller settlement, first referenced in the late Saxon period, and it grew as a farming community. Most of Baulking's housing is spread along the western side of an elongated Green, with the thirteenth-century church of St Nicholas prominently sited at its southern end. The church serves as a 'village hall' for the community. The form and size of Baulking has altered little since the early 1800s (see Figure 3).⁹ Like Uffington, the village was surrounded by closes.

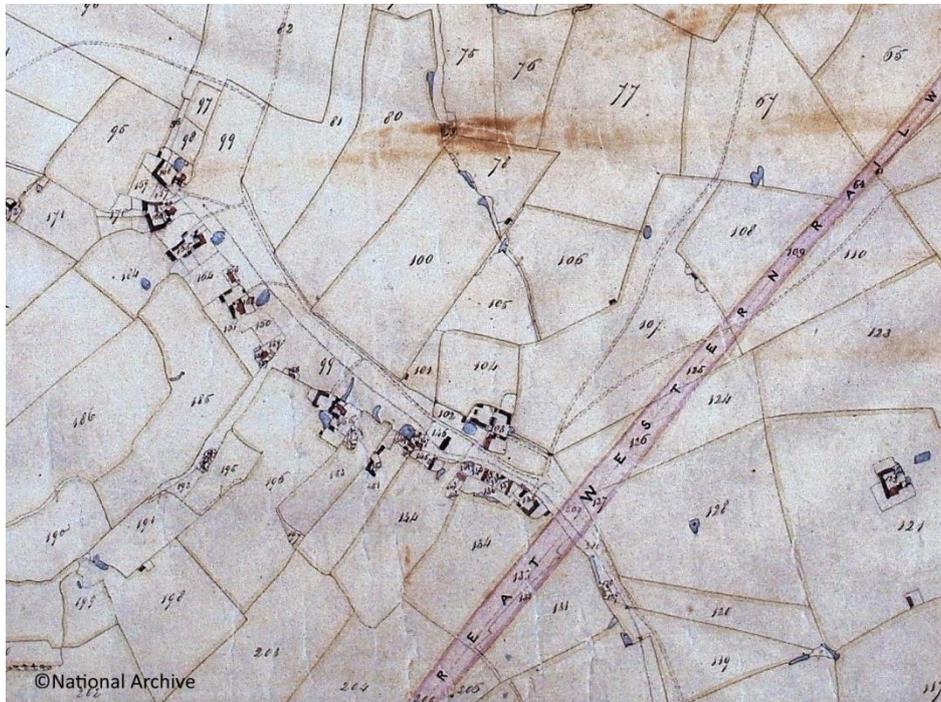


Figure 3 – Baulking Village Centre 1839

1.4.3 The Canal and Railway

Both villages were impacted by the completion of the Wilts and Berks Canal in 1810 and the Great Western Railway line from London to Bristol, opening in 1841, together with Uffington Station and a branch line to Faringdon. The Uffington Tile and Brick Company and the Junction Hotel were built near the station and northern loop of the canal during the 1840s. The brickworks closed in the 1920s and the branch line in 1964, as did the station and hotel. There is now a small trading estate near the site of the brickworks and old station (see Section 6).

⁹ See also map, Figure 15 – Baulking Village 1910.

2 Process

2.1 Steering Group and Timeline

In 2015 Uffington Parish Council and Woolstone and Baulking Parish Meetings published a Community Led Plan (CLP) (Reference Document A). This was based on responses to questionnaires on a wide range of local matters, distributed to every household. The creation of the Plan was supported by the great majority of the community and was therefore embedded in the CLP action plan. Following this recommendation, Uffington Parish Council set up a Steering Group in September 2015 to take the Neighbourhood Plan forward. The membership and terms of reference of the Neighbourhood Plan Steering Group (SG) are on the Uffington and Baulking Neighbourhood Plan website.¹⁰

2.2 Plan Period and Stage

The Plan period, 2011 to 2031, was chosen to be the same as the developing VWHDC Local Plan. Opting for the same period has allowed any housing allocation or target from LPP1 or LPP2 to be synchronised with policies in this Plan.

This draft of the Plan was published for pre-submission consultation on 7 May 2018 and was submitted for examination on 25 October 2018.

2.3 Approved Neighbourhood Plan Area

The area originally covered by the Plan was the whole of the three parishes of Uffington, Baulking and Woolstone. Woolstone withdrew from the planning process in November 2016 with the result that the Plan area was re-designated to comprise the whole of the parishes of Uffington and Baulking. This area was formally approved by the VWHDC on 9 March 2017 and is shown in Figure 4 below.

An independent Characterisation Study (Reference Document B), covering all three original parishes of the Plan area, was carried out on behalf of the Steering Group early in the exercise. This study has provided supporting factual evidence on many aspects of the Plan area and is referenced later in this document.

¹⁰ <https://www.uffington.net/community-neighbourhood-plans/neighbourhood-plan/>

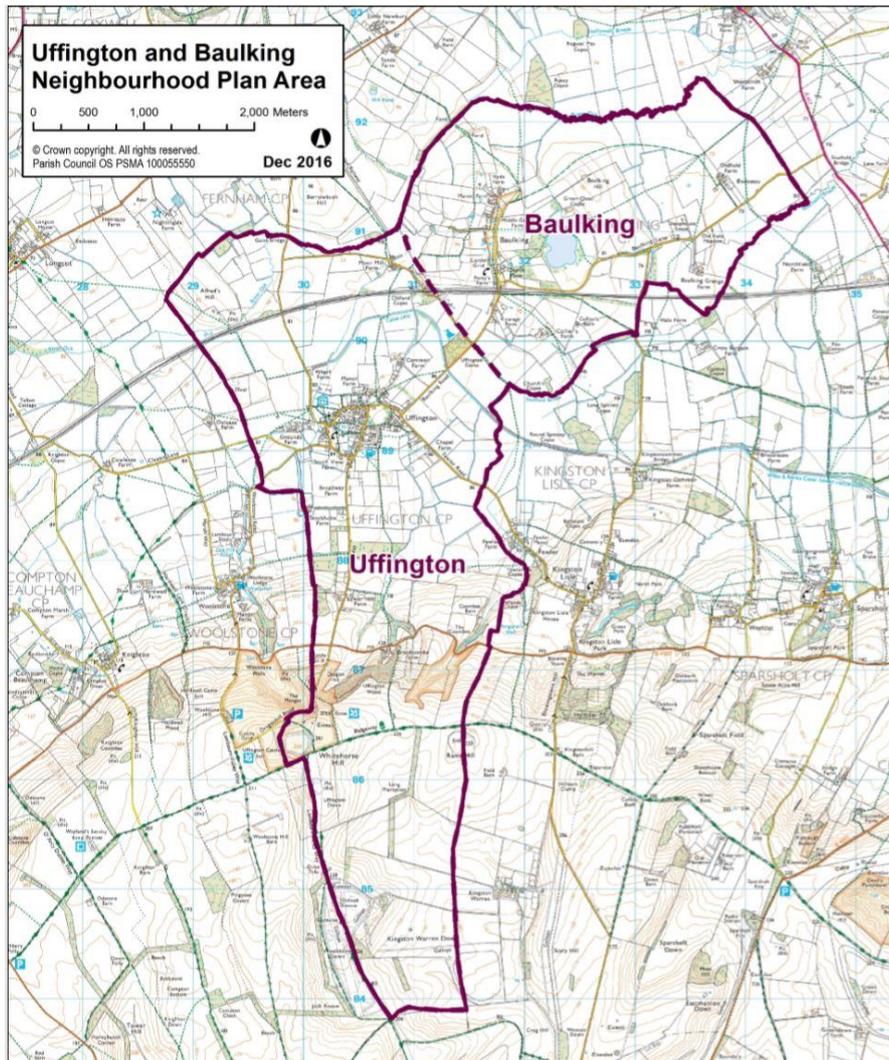


Figure 4 – Uffington and Baulking Plan Area

2.4 Information Dissemination and Consultation

Information about the Plan has been disseminated across the Plan area from the outset. We have used existing delivery mechanisms such as the Courier (the quarterly printed journal distributed across Uffington, Woolstone and Baulking parishes), the electronic newsletters circulated to Uffington and Baulking residents and regular reports to Uffington Parish Council meetings and to Baulking Parish meetings and residents' meetings.

A dedicated website (www.ubwnp.net) was created early in the programme to describe in some detail the methodology and on-going progress against the project plan. This website provided an opportunity for residents and others to comment on any aspect of the Plan. It also gave access to formal documents such as the agenda and minutes of Steering Group meetings, major reports commissioned by the Group, maps, charts and other data. The website and social media were updated regularly to ensure residents were made aware of draft documents, events of significance and to advertise consultation meetings.

Special public consultation events were held in the Uffington village hall to describe progress and, more importantly, to obtain local opinion on options and to answer any questions. There were five such evening events between January 2016 and April 2018. We also mounted a Neighbourhood Plan display and gathered opinions from parishioners at four Farmers' Markets (in Uffington on Sunday mornings) plus other similar events. Events were advertised on the website, on notices around the villages and via the villages' email systems.

The Housing Needs Assessment questionnaire also provided substantial input from parishioners on many matters connected with present and future housing.

The statutory 6-week pre-submission consultation exercise took place between 7 May and 26 June 2018. Consultees included the statutory list provided by VWHDC and all residents of the Plan area. Comments could be made in writing or by email. This process yielded further comments on the draft plan from residents, public bodies and developers or their representatives/agents.

Throughout the development of the Plan, regular consultation and discussions took place with officers from VWHDC both through their attendance at many of the NPSG meetings and through additional meetings to discuss specific points. The Consultation Report (Reference Document F) provides full details of the information gathered through all the above channels and the response to each.

2.5 **Plan Review**

The effectiveness of the Neighbourhood Plan will be formally reviewed:

- Every 5 years
and
- at the point of publication of the draft Local Plan / adoption of a new Local Plan / publication of new or draft national planning policy / or another event making a significant impact.

The Plan will be reviewed against measurable outcomes in order to determine whether the NP remains relevant and effectively addresses the needs of the local community, or whether any policies need updating.

Any changes affecting planning application requirements resulting from a Plan review will be notified to the VWHDC.

2.6 **Methodology**

The methodology, supported throughout by stakeholder engagements and consultations, was as follows:

1. Identify land use planning issues.
2. Determine Vision and supporting Objectives.
3. Group Objectives into topic areas and allocate to Focus groups (FG).
4. FG gather evidence, draft policies to meet Objectives, and consider options for addressing each issue.
5. Draft Neighbourhood Plan to include all topic areas and draft policies.
6. SG review and rationalise policies to identify overlaps and gaps.
7. Finalise the Plan and produce mandatory supporting documentation.

The process used is summarised in the following diagram:

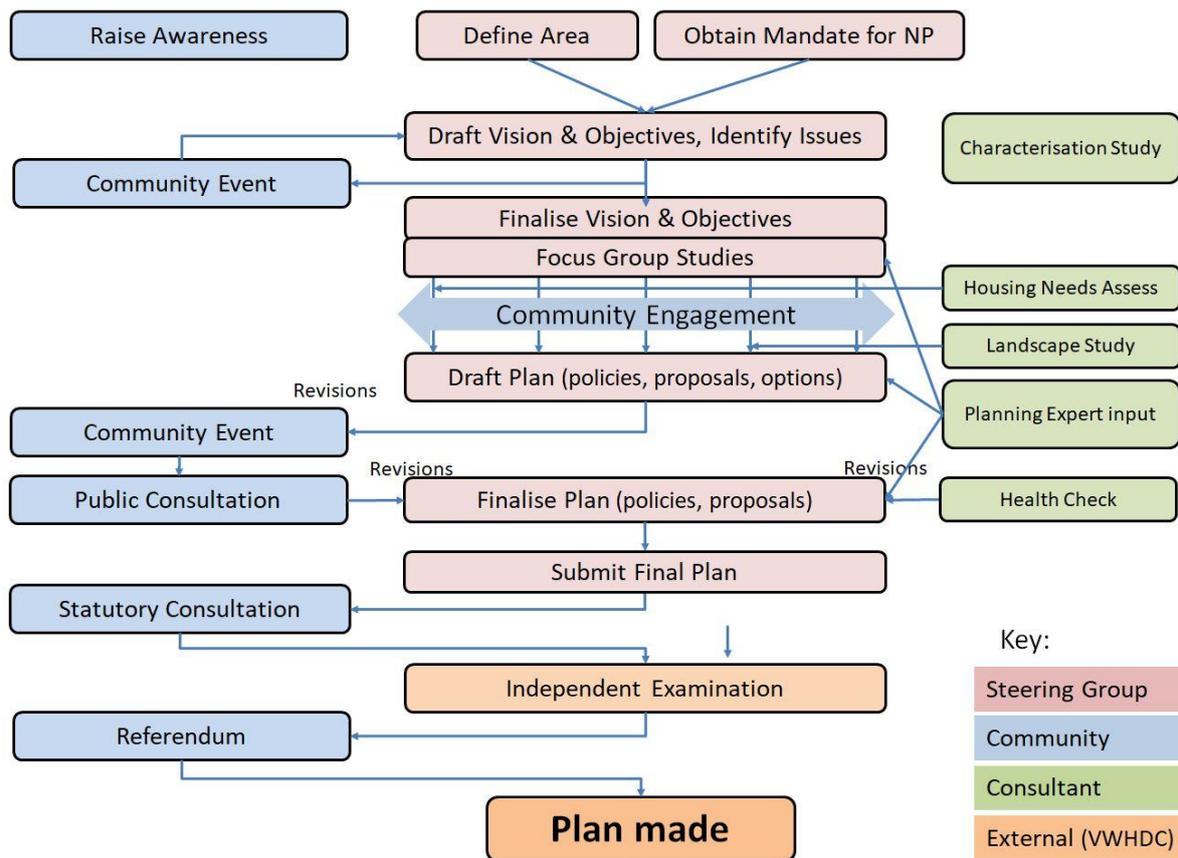


Figure 5 – Overall Plan Creation Process

2.7 Land-use Planning Issues

Land-use planning issues were initially identified using evidence gathered in community consultations associated with the Community Led Plan (Reference Document A) in the period 2013 – 2015, the Community Led Plan itself, and evidence within the Characterisation Study (Reference Document B). These included the following:

- Need for clear, additional local guidance for applicants, developers, Parish and District Councillors involved in processing planning applications.
- Protection of the landscape, its quality, its rich archaeological heritage and its biodiversity (see Characterisation Study for more detail and references).
- Scale and location of potential development sites.
- Lack of affordable housing – in terms of numbers and affordability.
- Design quality of developments, including location, with respect to the historic environment, heritage assets and the maintenance of the character and appearance of the villages.
- Traffic density and road access to/from the Plan area.
- Flooding.
- Quality of, and pressures on, local infrastructure including the school.

- Need to maintain/develop local employment and support existing businesses including the agricultural economy and tourism.

Based on these issues, a public consultation took place in early 2016 focussing on a draft Vision and Objectives, and these were revised and formally agreed in February 2016. They were revised in minor ways in March 2017 following a review by the SG after Woolstone residents had voted to leave the planning process.

2.8 Vision and Objectives

Vision

Our vision is that in 2031 the community, comprising the villages 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 we will have protected the surrounding countryside from inappropriate development. There will, however, have been some building, consistent with the VWHDC Local Plan 2031, and having regard to our Housing Needs Assessment, to address the current and future needs of all sections of our community. Our heritage assets will have been protected. We will have done our best to stimulate the local economy and to optimise opportunities for employment in the neighbourhood. 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.

Objectives

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 of the White Horse 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.

2.9 Topic Areas and Focus Groups

The Objectives were grouped into five topic/theme areas to be investigated by the FGs. Some FGs were augmented by non-Steering Group villagers.

Focus group	Landscape (and Heritage)	Housing	Design	Economy & Employment	Sustainability & Infrastructure
Objectives addressed	4, 5	1, 2	3, 4	6	7,8

Table 1 - Objectives Addressed by each Focus Group

2.10 **Creating the Evidence Base**

The FGs examined evidence from a wide range of sources, including:

1. Previous village assessments, surveys and reports.
2. Community Led Plan (CLP).
3. Characterisation Study.
4. Housing Needs Assessment (HNA) (including a Housing Needs Survey).
5. Landscape Capacity Study (LCS).
6. Public consultations.
7. VWHDC Design Guide.
8. Local Plans (LPP1, LPP2 and extant saved policies from LP 2011).
9. Recent planning decisions.

Individual FG evidence is discussed in Sections 3 to 7.

2.11 **SEA and HRA Screening**

On 6 June 2017 a formal screening request was submitted regarding the need for a Strategic Environmental Assessment (SEA) and a Habitats Regulation Assessment (HRA) of the draft Plan. On 23 January 2018, the VWHDC formally determined that neither an SEA nor an HRA is required. See Reference Document J.

2.12 **Funding**

Creating an NP of this scale requires considerable time and effort. Whilst most of the work has been carried out by local volunteers, assisted by the VWHDC, there was a need for some specialist/subject matter expert support in areas such as the Plan creation and policy formulation, Landscape and Housing studies. Funding was also required to support venue hire, printing and community consultation sessions. Financial support for these was provided by grants from the organisations shown in Table 2 below.

Date	Source	Amount
09/12/2015	Groundwork grant	£3,933.00
18/02/2016	VWHDC Grant	£10,000.00
12/05/2017	Groundwork grant	£9,000.00
15/12/2017	White Horse Show Trust Grant	£3,000.00
	Total grant funds	£25,933.00

Table 2 – Funding Sources

3 Landscape

3.1 Objectives to be Satisfied

This section is based on the need to assess the impact of development on the landscape surrounding Uffington and Baulking and thus satisfy Objective 5:

- To preserve the high quality and accessible countryside setting of Uffington and Baulking within the open landscape of the Vale and White Horse Hill.
- To protect the valued green spaces within and around our villages.

3.2 The Landscape

3.2.1 North Wessex Downs AONB

Approximately a third of Uffington parish lies south of the Icknield Way (B4507) and within the North Wessex Downs AONB. This part of the Plan area is therefore included in the provisions of the AONB Management Plan, which has been accepted by the Department for Environment, Food and Rural Affairs.¹¹

The North Wessex Downs Management Plan describes the North Wessex Downs as: 'Vast dramatic, undeveloped and distinct chalk downlands with nationally significant areas of semi-natural chalk grassland, contrasting with well wooded plateaux, arable lands and intimate and secluded valleys, all rich in biodiversity and cultural heritage; a national landscape that stands apart from the increasing urban pressures that surround it; where people live, work and relax; and where visitors are welcomed and contribute to a vibrant rural economy'.¹² This assessment is backed up by the Oxfordshire Historic Landscape Characterisation Project.¹³

LPP1 recognises, particularly through CP44, that the Vale's distinct landscape character and key features need to be protected against inappropriate development and where possible enhanced. High priority will therefore be given to conservation and enhancement of the natural beauty of the North Wessex Downs AONB and planning decisions will have regard to its setting. The landscape of the Plan area is greatly valued by its residents. Both villages are located north of the ridge and escarpment and of the AONB northern boundary, the B4507, from where the landscape becomes gently undulating, with a patchwork of fields with occasional woodland and tree-lined streams. All roads in the area (apart from the B4507) are small and unclassified.

A key issue for the Plan will be ensuring that development beyond the AONB boundary to the north does not visually damage the setting of either the AONB or the landscapes seen from it. The LCS confirmed this sensitivity (see Figure 6 – Landscape Capacity Study: Capacity of Land Parcels).

¹¹ AONB Management Plan 2010-2019.

¹² Natural England's National Character Areas Natural England NE482; NCA profile: 116 Berkshire and Marlborough Downs 2015; Oxfordshire County Council's 'Oxfordshire Wildlife and Landscape Study – Chalk Downland and Slopes':

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Chalk+Downland+ +Slopes/Chalk+Downland+ +Slopes+Information+2004>

¹³ http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=846448207&CODE=0A91DA4AEA3ABE6676256230C1273165

3.2.2 White Horse Hill

The Uffington White Horse, believed to be about 3000 years old, is a highly stylised hill figure, 110m long, formed from deep trenches filled with crushed white chalk. The figure is set on the northern escarpment of the Berkshire Downs, 2.5 km south of Uffington, and overlooks the Vale of White Horse. The site is owned and managed by the National Trust. The Horse is by far the oldest such figure in Britain, and is of an entirely different design from any of the others. Dragon Hill, an adjacent significant feature, lies below the Horse and is a natural chalk hill with an artificial flat top, associated in legend with St George.

The most significant nearby feature is the Iron-Age Uffington Castle, which is located on higher ground above the White Horse. This hill fort comprises an area of approximately 3 hectares enclosed by a single, well-preserved bank and ditch. At 259m, it is the highest point in Oxfordshire.

The Ridgeway National Trail, based on the prehistoric Ridgeway, is 140km long and follows this major prehistoric feature from Wiltshire along the ridge of the Berkshire Downs to the River Thames at the Goring Gap. The route was adapted and extended as a National Trail in 1972. About 2.5 km is in Uffington parish and passes along the ridge south of the White Horse and adjacent to Uffington Castle.

About 1 km east of the White Horse there are medieval lynchets visible on the hillside.

3.2.3 Enclosure

Several fields south of Uffington village reveal ridge and furrow (see Reference Document B). This shows in Hoskins's words: 'where the arable strips of the open fields were fossilised under grass, so to speak, when sheep and cattle pastures were later created'.¹⁴ They have remained undisturbed to this day and it is important that they are protected (see policy L1).

The Uffington Enclosure Award, which also included Baulking and Woolstone, was completed in 1778.¹⁵ It led to the enclosure of the open fields – which had supported the communal approach to village agriculture – and to land being assigned to individual owners. The patchwork of fields, which can still be seen today, shows, relatively unchanged, the way the landscape would have appeared in the late eighteenth century.

Another legacy of eighteenth-century enclosure in the Plan area is the extensive network of public footpaths and other rights of way, many of which were given legal status at the time of enclosure. Today these footpaths are widely used for recreation by both residents and visitors to the area.

3.2.4 Underlying Geology

The underlying geology of the Plan area is described in the Characterisation Study (Reference Document B, Section 2.18). The two most relevant geological features are:

1. Gault Clay which underlies some of Baulking and most of Uffington. In the UK there has been relatively little construction on the Gault Clay due to its shrink and swell characteristics. This can generate high strain in building foundations and walls, which can lead to cracking and damage to structures. Shrink and swell problems are

¹⁴ W. G. Hoskins, *The Making of the English Landscape* (London: Hodder and Stoughton, 1955).

¹⁵ A. Parsons, S. Millikin, *Landscape Reinvented* (Uffington Oxon: Uffington Museum Trust, 2015).

caused during changes in moisture content in the clay, in periods of drought and flooding or due to changes in vegetation. Foundations for new buildings in areas underlain by Gault Clay must be properly designed to take account of the shrink-swell potential and the effects on underground services must be properly considered to avoid cracked/leaking pipes leading to even greater damage.

2. Fuller's earth: Around Baulking there are nationally important deposits of Fuller's Earth, a highly absorbent clay used in a range of products. A major extraction operation to the east of the village began in the 1970s but this deposit of Fuller's earth has now been fully exploited and, since 2012, the site has been restored with woodland planting and a large body of water. Fuller's earth resources in the wider Baulking-Uffington-Fernham area are safeguarded in the adopted Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy (policy M8), September 2017.¹⁶

3.3 Statutory Designations

Together with the AONB (see Section 3.2.1), the following designations form part of the evidence used in the Landscape Capacity Study (see Section 3.4) as well as in formulating other policies:

1. Scheduled Ancient Monuments

The five scheduled ancient monuments in the Plan area are:

1. Uffington Castle.
2. The White Horse.
3. Dragon Hill.
4. Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle.
5. Bronze age bowl barrow and pair of Anglo-Saxon burial mounds 70m south of the White Horse.

2. Sites of Special Scientific Interest (SSSI)

White Horse Hill is designated as an SSSI, as it is of both geological and biological interest. It is a geological SSSI due to its Pleistocene sediments, and a biological SSSI for its unploughed grasslands, one of the few remaining in Oxfordshire, along the chalk escarpment.

Fernham Meadows is SSSI-designated for the following two notified features:

1. Grassland with *Cynosurus cristatus* – *Centaurea nigra*.
2. Populations of national scarce butterfly species (*Strymonidia pruni*, Black Hairstreak).

3.4 Landscape Capacity Study

In order to assess the capacity of the Plan area to accommodate development, the SG commissioned an independent Landscape Capacity Study (LCS). Landscape Capacity is

¹⁶ Oxfordshire Minerals and Waste Local Plan: Part 1 – Core Strategy adopted 12th September 2017. Part 2 (Site Allocations) in preparation, adoption expected November 2020.

defined as the degree to which a particular landscape area is able to accommodate development or other change without significant effects on its character. In this study Landscape Capacity was assessed in units, or 'parcels', of land as defined by field/wooded area boundaries. Built-up areas and gardens were excluded. It was carried out initially as a desktop study, with subsequent checking on the ground in order to review and confirm parcel assessments which were deemed difficult to assess properly from a desktop study only.

The study, by Lepus Consulting, took place over the period May – November 2017. It used established principle in developing a method for the project which were based on Natural England guidance and similar to those successfully used by the VWHDC Local Plan and South Oxfordshire Landscape Capacity Assessments.¹⁷ The LCS report is at Reference Document D, which includes a description of the methodology used.

Landscape Capacity was rated on five increment scale as follows: Low, Medium/Low, Medium, Medium/High and High. 205 land parcels in Uffington parish and 120 land parcels in Baulking parish were categorised using the criteria defined below.

¹⁷ Scottish Natural Heritage and the Countryside Agency Landscape Character Assessment (2002) and subsequent Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006). Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study. The Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment 3rd edition (2013) (GLVIA).
<http://publications.naturalengland.org.uk/publication/5601625141936128>
LPP2 Landscape Capacity Study
http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=846448323&CODE=D1D6B6913D83B27F1E7FD845116EEC02
<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies>
<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=789122104&CODE=498F5A0A897C751630F233DEB1E72432&NAME=19.+Landscape+Character+Assessment&REF=Local%20Plan%202031%20Part%202:%20Publication%20Version%20Publicity%20Period>

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.

Table 3 - Landscape Capacity Categories

The study came to the following conclusions:

Generally, land parcels to the south of Uffington village are found to contribute positively to the setting of the AONB and consequently have low capacity for development. Land parcels located on the northern side of Uffington village and much of Baulking parish 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. It should be noted that no parcels were assessed as 'Green' (Med/High or High capacity).

Because of the granularity of the parcels, the study recommended that any proposals for development at any specific site in the study area (which will normally be smaller than the parcel in which it is situated) should be subject to separate landscape assessment. Such studies should be proportionate to the size of the proposed development and the sensitivity of its location.

Landscape Capacity maps showing the evaluation for each of the 325 parcels are in Appendix A of the LCS (Reference Document D) and the scoring of all parcels is in Appendix D of the LCS. The overall LCS map of the Plan area is shown, in less detail, in Figure 6. The conclusions of the study led directly to Policy L1.

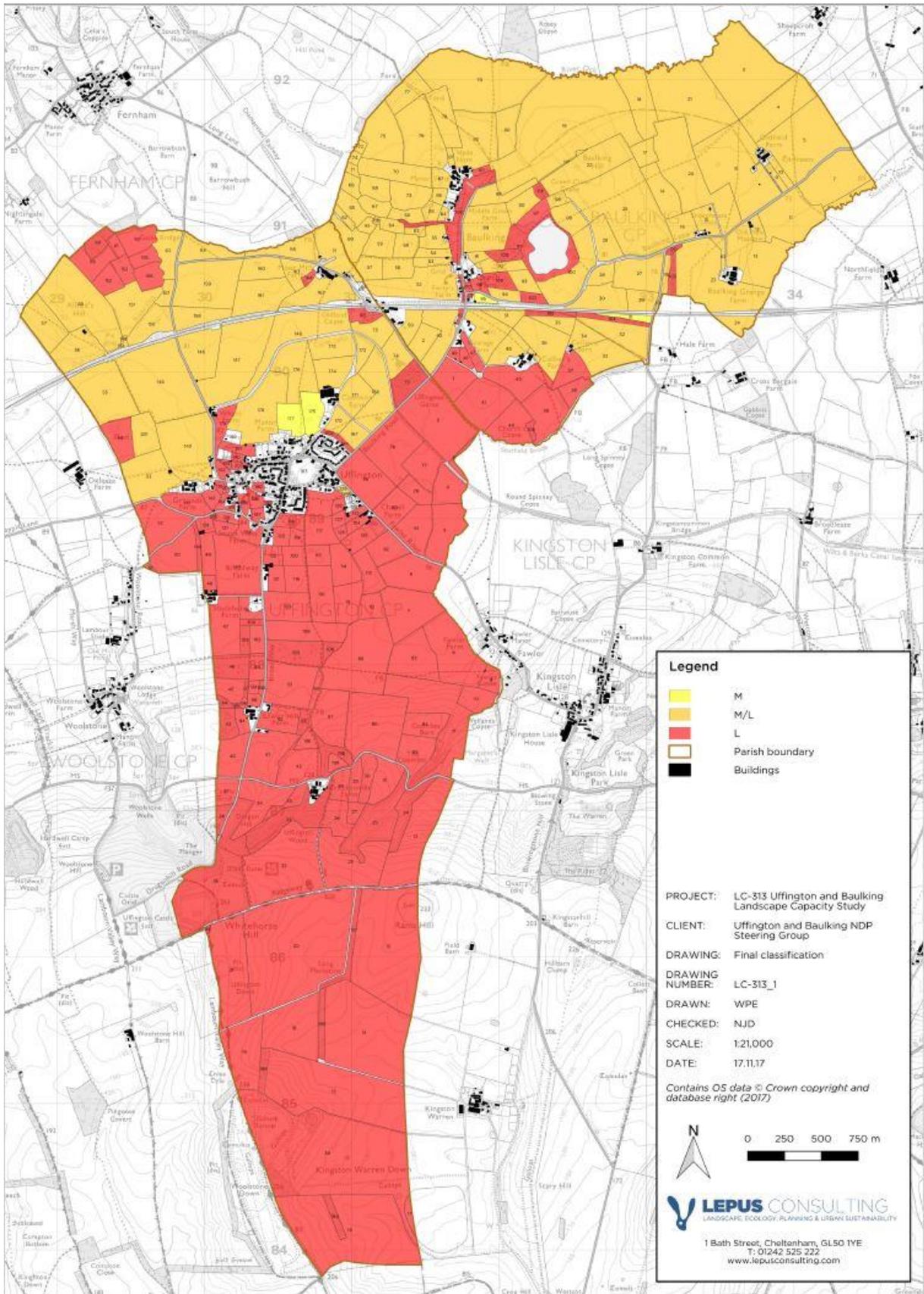


Figure 6 – Landscape Capacity Study: Capacity of Land Parcels

3.5 **Public Views and Landscape Assessments**

Widely visible within the landscape, largely due to its height in the relatively flat Vale, is the Grade-I-listed St Mary’s Church in Uffington, with its octagonal tower. It is sometimes referred to as 'the Cathedral of the Vale' and provides a strong sense of place, history and identity at the heart of the village. Some of the best views of the church are on the approach from Fernham from the north where it is seen against the backdrop of the ridge of the AONB. It is also clearly visible from Woolstone Road and public footpaths from the south east where it is seen in context within the Conservation Area (see Section 4). The church also provides orientation in views from White Horse Hill.

In public consultations carried out to ascertain what people value in and around our villages, there has been frequent reference to certain public views which should be protected. These include the views from different locations looking south across the landscape towards the escarpment, the views from the White Horse Hill across the Vale, the views of the churches, of listed buildings and of other features of the Conservation Areas within the villages.

The LCS embodies public views within its assessment criteria and therefore these are implicitly included within Policy L1 below; accordingly, it is not appropriate to have a separate landscape policy focussing on views alone. As the LCS does not make any assessment of the areas shown white on the map (infill, gardens, farmyards etc) any proposals for development in these areas will be subject to other NP policies which may consider the preservation of public views (see for example Policy H4, D2). VWHDC officers have also introduced consideration of the material impact upon established public views in making judgements on recent planning applications.¹⁸

In order to capture and evaluate this impact, all proposals within the coloured areas should therefore have a landscape impact assessment carried out. For major developments (more than 10 dwellings) the latest version of the Guidelines for Landscape Visual Impact Assessment (GLVIA3) process should be used. This defines an LVIA as 'a tool used to identify and assess the significance of the effects of change resulting from developments in both the landscape as an environmental resource in its own right and on people's views and visual amenity'.

Policy L1 has been designed to address the specific issue of landscape capacity. It is a particularly sensitive matter in the neighbourhood area. The policy should however be read within the wider context of the development plan. In particular policies H2A and H2B of this neighbourhood plan provide specific guidance on the scale and location of potential new residential development.

Policy L1 – Landscape Capacity and Assessment
Development proposals should take account of the landscape within their immediate locality and its ability to accommodate the development proposed.
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

¹⁸ See, for example, Head of Planning in P14/V2904/O; Conservation Officer in P16/V2665/FUL, P17/V1366/FUL and P18/V1197/FUL.

regard to the LCS capacity grading including the grading definitions in the categorisation table.

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.

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.

3.6 Local Green Spaces

3.6.1 Background

'Green spaces' are described as being 'important to the health and happiness of local communities' in NPPF (Clauses 76, 77). Objective 5 requires the Plan to identify local green spaces (LGS) for special protection where the green area is demonstrably special to the community and holds a particular local significance. For example, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and where the green area concerned is local in character and is not an extensive tract of land.

3.6.2 Methodology

The 'Call for Sites' exercise (see Section 4.7.2) asked all residents whether they wished to put forward any of their land for either housing or for consideration as Local Green Spaces. There were no offers of Local Green Space. Subsequently, in order to identify any potential Local Green Spaces to be designated by the policy, and following discussions at a community consultation event, the SG selected 17 potential sites. These sites included those owned by the Parish Council which had been omitted from the Call for Sites exercise, but which appeared to meet the NPPF criteria and which it felt were of particular local significance in both Uffington and Baulking. Letters were sent to all 15 landowners and four positive responses were received. Although not mandatory to gain landowner agreement to LGS designation, the SG decided only to include sites which had landowner agreement. For each landowner-agreed LGS, a more detailed assessment was carried out (see Reference Document H for assessment details). Only those sites which met the assessment criteria are included in the list below.

Note: sites 2 and 3 below were historical 'closes' which, together with the open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778, (see also Section 1.4 and Figure 2).

Policy L2 – Local Green Spaces

The following areas are designated Local Green Spaces:

1. Jubilee Field, White Horse, Uffington.
2. Uffington Parish allotments, Fernham Road, Uffington.
3. Paddock and strip of land known as Puzey's Close and the Lady Walk, Uffington.

Development on land designated as a Local Green Space will only be supported in very special circumstances.

Figure 7 and Figure 8 below shows these locations as well as common land in the Plan area.

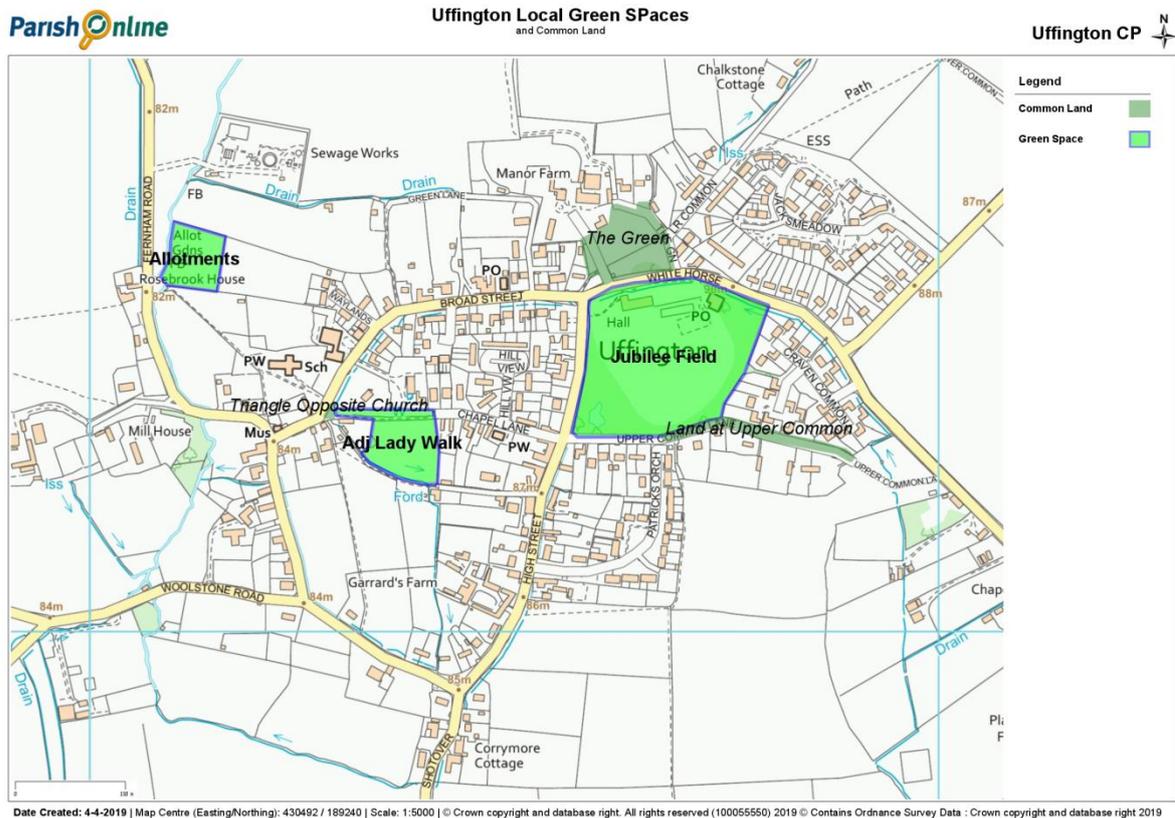


Figure 7 – Uffington Local Green Spaces and Common Land

3.7 Common Land

Common Land is land owned by one or more persons, where other people known as 'commoners' are entitled to use the land or take resources from it. There are several areas of registered Common Land within the Plan Area. Two are of a size to be relevant from a development perspective: the Green in Baulking village (see Figure 8 below) and an area, also called the Green, north of the Uffington village hall (Reference Document B, Section 7.6 and 7.7; Figure 7 above). Common Land benefits from a significant degree of protection from

development and so has not been additionally protected by designation as local green space.¹⁹ Works may take place on Common Land but many situations require additional consent.²⁰

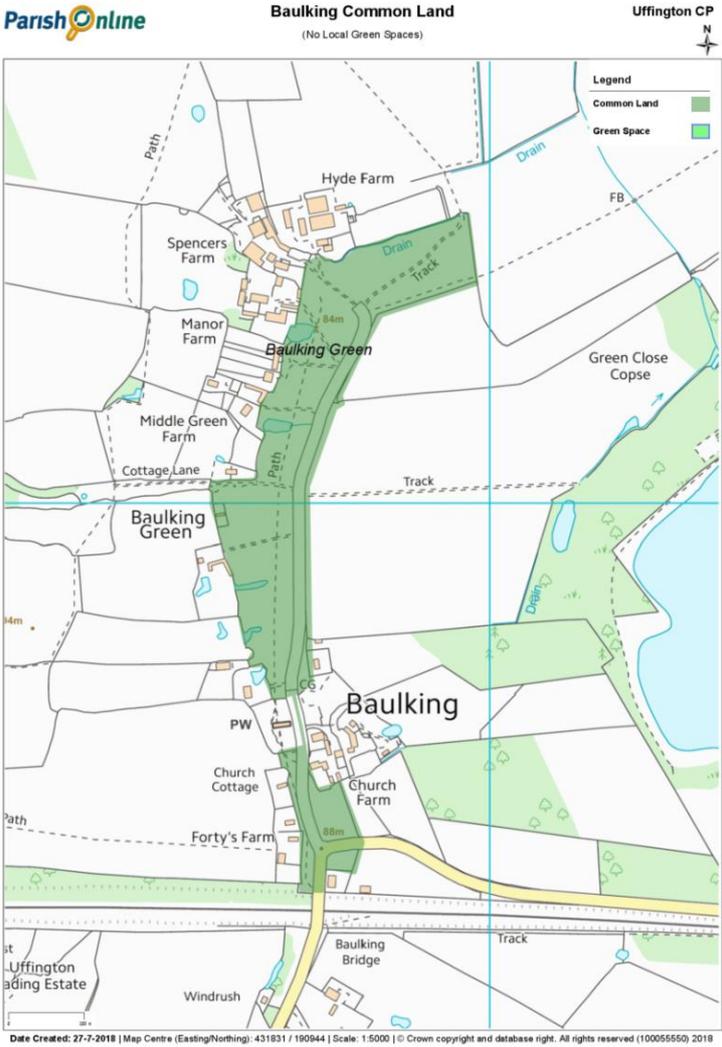


Figure 8 - Baulking Common Land

3.8 Uffington Sports Ground

The sports ground/playing field, although meeting the criteria for an LGS, has not been designated as such due to the existing protection provided by the trust deed governing its use. This protection reinforces the Sport England playing fields policy.²¹

¹⁹ <https://www.gov.uk/common-land-village-greens> and <https://www2.oxfordshire.gov.uk/cms/public-site/common-land-and-village-greens>
²⁰ <https://www.gov.uk/guidance/carrying-out-works-on-common-land>
²¹ <http://www.sportengland.org/playingfieldspolicy/>

4 Housing

4.1 Objectives to be Satisfied

The Housing Section is based primarily on the need to identify the housing requirement and to inform the strategy for the future provision of sites for housing in the Plan area and thus satisfy Objectives 1, 3 and 4:

- To ensure that any development in the future is sited where the community wants it
- To provide for the changing housing needs of the community
- To retain Uffington's and Baulking's identities as individual villages, each with a strong heritage

4.2 Vale of the White Horse District Local Plan

VWHDC LPP1 CP3 defines the settlement hierarchy. In this hierarchy Uffington is categorised as a 'Larger Village'. Larger Villages are defined as: 'settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities'. Development within them is defined in CP4 as follows:

- There is a presumption in favour of sustainable development within the existing built area of Market Towns, Local Service Centres and Larger Villages in accordance with CP1.
- Development outside of the existing built area of these settlements will be permitted where it is allocated by the Local Plan 2031 Part 1 or has been allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. This development must be adjacent, or well related, to the existing built area of the settlement or meet exceptional circumstances set out in the other policies of the Development Plan and deliver necessary supporting infrastructure.

Baulking is categorised as forming part of the 'Open Countryside' in CP3. Policy H3 addresses future development in Baulking.

4.3 Uffington And Baulking Conservation Areas

In 1970 the Berkshire County Council carried out a major review of Uffington and prepared a Village Plan which concluded that 'Uffington falls into a category of villages of high amenity value warranting maximum consideration'.²² This Village Plan is significant in laying the foundation for the built area, which is still largely in place, identifying houses of historic interest (some of which were later listed – see below), establishing the Conservation Area (on 3 February 1970) and recognising the need to preserve certain open spaces in the centre of the village and to retain particular views.

²² Uffington Village Plan (Berkshire County Council) 1970.

The VWHDC intends to carry out a full appraisal of the Uffington Conservation Area in the near future with the assistance of the Parish Council and this will provide more detailed supporting documentation to this Plan.

There is no equivalent village plan for Baulking but the Conservation Area was designated on 3 February 1971.

4.4 Listed Buildings

Uffington has 34 listed buildings and Baulking 12. Many are within the Conservation Areas (16 in Uffington, 12 in Baulking) as shown in Figures 9 and 10 below. Of particular note are the two Grade-1-listed buildings: St Mary’s Church in Uffington and the Church of St Nicholas in Baulking. Although no survey of the condition of Grade II listed buildings has been carried out, the Steering Group is not aware of any which are in poor condition. The Parish Council has recently completed extensive repairs to the 400-year old museum building, which is also listed as an Asset of Community Value by the VWHDC.

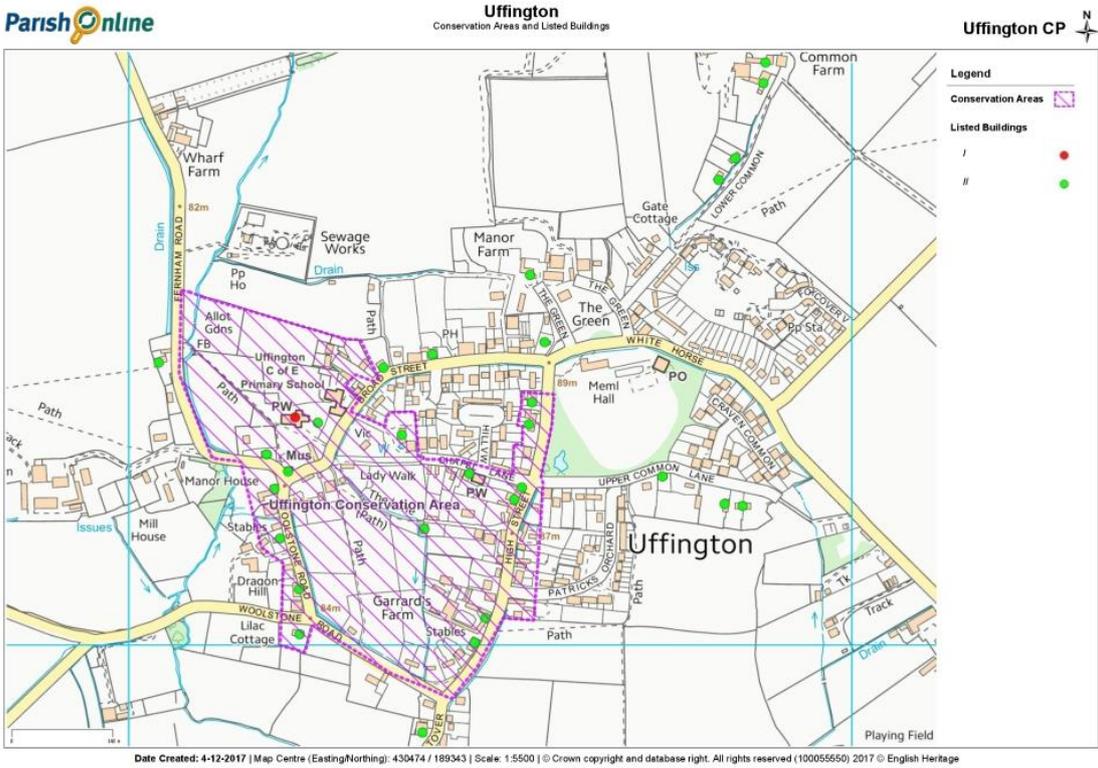


Figure 9 – Uffington Conservation Area and Listed Buildings

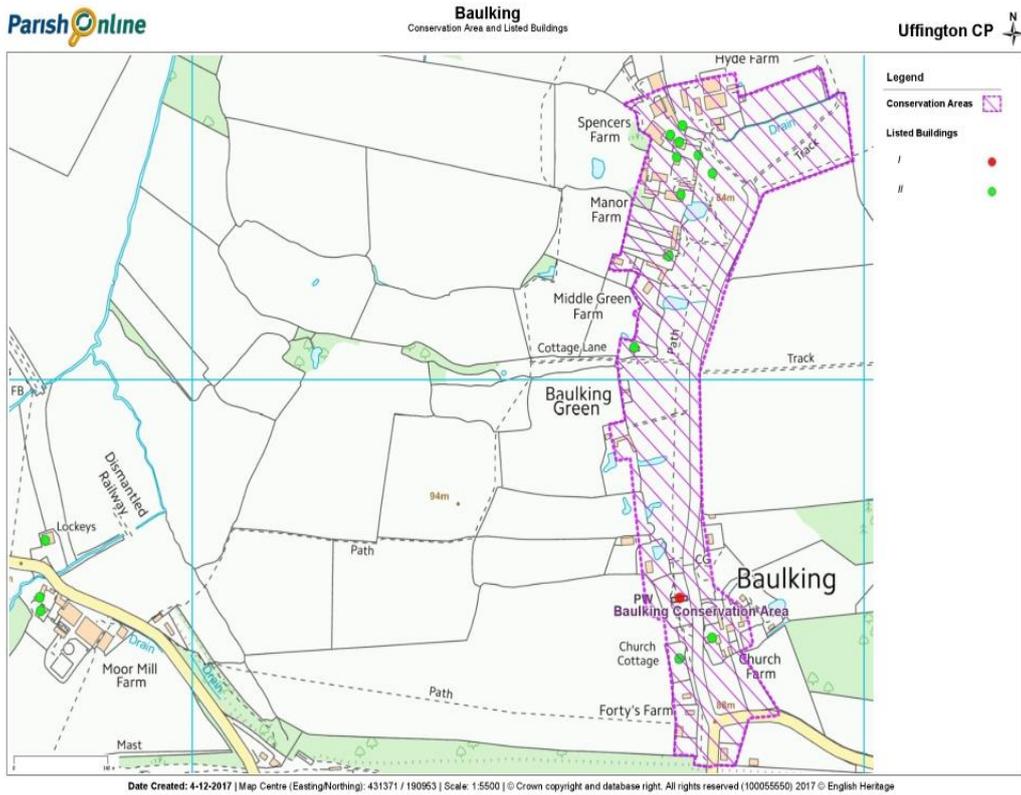


Figure 10 – Baulking Conservation Area and Listed Buildings



Figure 11 – St Nicholas Church Baulking



Figure 12 – St Mary's Church Uffington

4.5 Historic Housing Development in Uffington

Uffington has grown from being a rural, largely agriculturally based community. Until the middle of the twentieth century most dwellings were built around the 'core' loop of roads (High Street, Broad Street and Woolstone Road) forming the historic built area. Only the south side of the village, along Woolstone Road, was left comparatively open. There was little building outside the village, as is shown clearly around Uffington in Figure 13 below.



Figure 13 – 1946 Aerial View of Uffington and Baulking

Since the Second World War the number of residents employed on the land has steadily declined, although almost all the Plan area is still farmed.²³ More residents have been employed in the surrounding towns, typically in Swindon, Wantage and Oxford, or have commuted to work further afield from the GWR stations at Swindon and Didcot. As a result, the number of dwellings and residents has increased steadily and a wider range of housing types has evolved, particularly since the mid-1970s. The number of houses in these developments is shown in Table 4 below.

Location	Date of development	No of dwellings	Type of dwelling
White Horse	1920s, 1930s,1940s	32	Houses
Hillview	1950s	22	Houses
Vicarage Land	1960s	6	Bungalows
Patricks Orchard	1970s	34	18 Houses, 16 Bungalows
Craven Common	1970s	24	Houses
The Green	1970s	3	Houses
Freemans Close	1996	16	Houses
Waylands	2007	11	7 Houses, 4 Flats
Fox Cover View	2009	5	3 Houses, 2 Flats
Jacks Meadow	2016	36	Houses
	TOTAL	189	

Table 4 - Developments in Uffington (3 dwellings or more) since the 1920s

The map in Figure 14 below shows clearly how Uffington has expanded most recently, mainly eastwards, along and into the spaces between the arterial roads and other built areas, leaving only a few areas suitable for further infill development. During this same period, the available facilities and infrastructure, such as primary schooling and drainage have increased only marginally and have come under increasing pressure (see Sections 4.7.3 and 7).

There have been only a few new houses built in the open countryside during the last 70 years, notably on Broadway and Fawler Road.

²³ UBW Neighbourhood Plan Characterisation Study (Reference Document B) Paragraph 2.31 et seq.

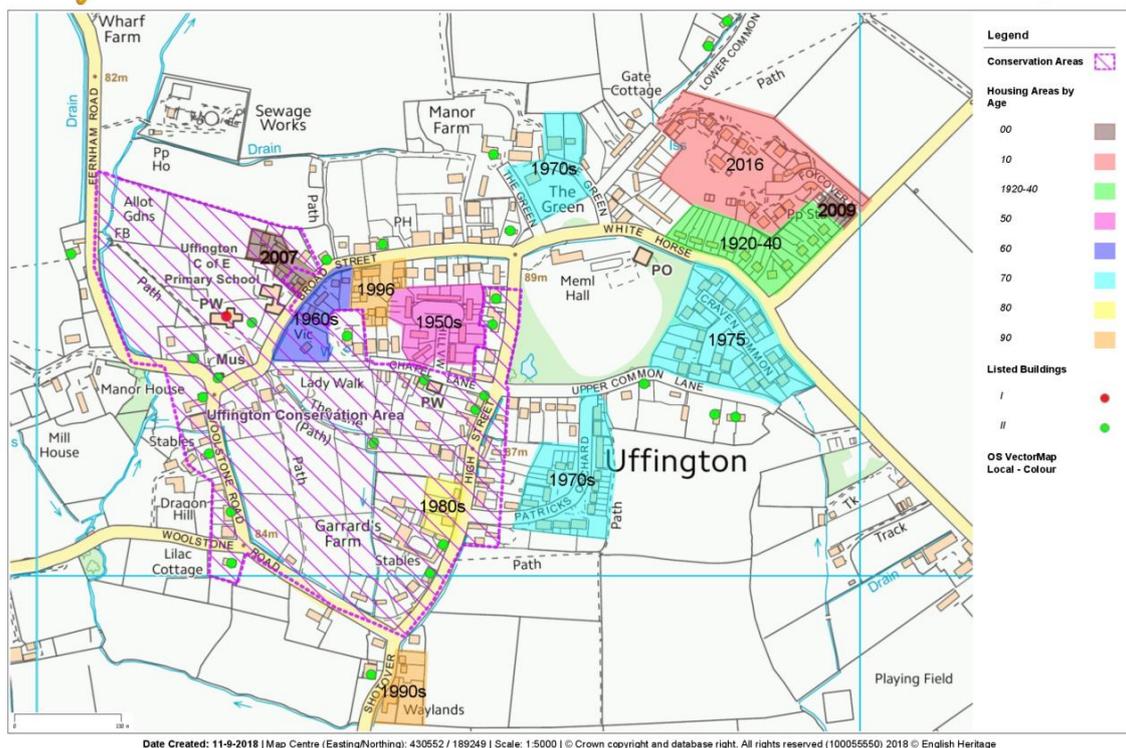


Figure 14 – Uffington Major Housing Developments 1920-2016

4.6 Historic Housing Development in Baulking

In the early nineteenth century Baulking village housing, including at least five farms, was based on the needs of the agricultural community and built mainly along the central Green. When the railway line from London to Bristol was built, it severed the southern section, including part of the Green, from the main body of the village, as shown in Figure 15 below. At the point where the railway crossed the Fernham Road, sidings and a branch line to Faringdon were built.

The village is effectively made up of three areas: a) the Conservation Area incorporating the village Green and the listed buildings including the Church, b) the area south of the railway line inclusive of Colliers Farm and the (Old) Vicarage, and c) the houses to the North-East centred on Baulking Grange and Oldfield Farms. In the Conservation Area the buildings are of the late seventeenth, eighteenth and nineteenth centuries; only two properties were built during the twentieth century. South of the railway line are two large nineteenth-century houses; between the railway bridge and these two larger houses, four new homes were built in the twentieth century, three in the 1970s. To the North-East, set back from the road in open fields, are the nineteenth-century farms Baulking Grange (still a working farm) and Oldfield Farm, with two small cottages within its curtilage; a ribbon development of four houses, estimated to have been built in the 1950s, runs along Baulking Lane, just west of the driveway to the Grange.

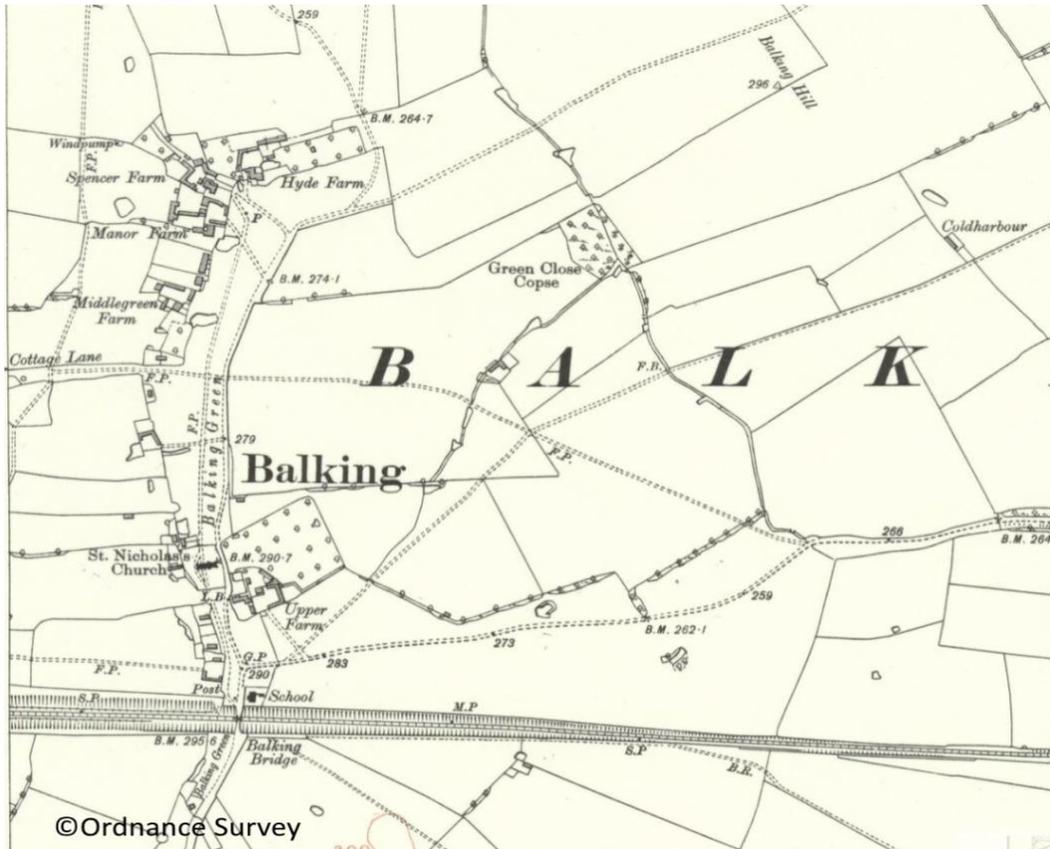


Figure 15 – Baulking Village 1910

4.7 Housing Need in the Plan Period

4.7.1 Housing Needs Assessment

In the absence of any allocation or target for the Western Vale in either LPP1 or LPP2, an independent Housing Needs Assessment (HNA) was carried out in April/May 2017 to identify the number and type of dwellings required over the Plan period. The HNA was undertaken in line with the National Planning Practice Guidance (NPPG) on Housing Needs Assessment in order to provide an independent, objective assessment of the need for housing in the Plan area.²⁴ As the NPPG states, 'Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information'. Guidance was also used from the Planning Advisory Service Advice Note.²⁵

The study consisted of the following two elements:

- Primary data collection from a local housing survey, conducted in January 2017, gathered from responses to a questionnaire delivered to 325 occupied homes in Uffington and 41 in Baulking. 154 (42%) returns were received (Uffington 38%, Baulking 81%).

²⁴ To note: the revised HNA methodology to be introduced from January 2019 has not been used.

²⁵ Neighbourhood Planning Advice Note – Housing Needs Assessment for Neighbourhood Plans.

- Secondary data analysis drawing upon 2011 Census data, other national and local authority data, household and population projections.

The HNA report is at Reference Document C, which includes, in Section 3, a description of the methodology.

HNA Conclusions

The following summarises the conclusions of the HNA:

- Over the decade 2001 – 2011, the number of households in the Plan area increased by approximately 9%.
- Over the Plan period itself, 2011 – 2031, a similar rate of growth (9.5% per decade) is predicted, based on the HNA analysis of the primary and secondary data referred to above. This leads to a total requirement of 67 additional dwellings, both in the market and affordable sectors. However, 48 dwellings had already been completed, or received planning permission, by March 2018, through a development of 36 homes at Jacks Meadow and 8 other dwellings in Uffington plus 4 single dwellings in Baulking, leaving a balance of 19.
- Therefore, for the purposes of this Neighbourhood Plan and in the context of the HNA analysis, a further 19 dwellings are proposed in the remainder of the period to 2031.
- Given local market signals the HNA proposed that these additional dwellings should be built mainly within the parish of Uffington. The HNA recommended, based on residents' feedback in the Housing Needs Survey, and from the earlier CLP questionnaire, as well as demographic changes, that these 19 additional dwellings should principally comprise 1-2 bed, 3-4 bed, semi-detached and bungalow homes for young couples, families and older people. Any self-build opportunities in the Plan area were also supported.

The SG endorsed the conclusions of the HNA and elements have been incorporated in policy H1.

4.7.2 Call for Sites

Before the Steering Group learned that LPP1 and 2 would not make an allocation to Uffington, Baulking and Woolstone, a 'Call for Sites' exercise had been initiated. This exercise identified sites with the potential for 80-200 homes. This figure should be taken as a first estimate. Sites were not assessed, and some may be unlikely subjects for development, while yet more may be potentially available since not all landowners contributed to the exercise. Overall, however, it was felt by the SG that the 19 dwellings required by the HNA was deemed to be achievable and could form the basis of a sound policy.

Based on map assessments, the 'Call for Sites' exercise and discussions with residents, it appears likely that the 19 dwellings identified as being required by the HNA could be accommodated as follows over the plan period:

1. Infill within the existing built area of Uffington village (policy H2).
2. Within existing farmyards/agricultural buildings (policy H2B).

4.7.3 Constraints on Sustainable Growth

While recognising that 19 additional dwellings reflect local needs defined within the HNA methodology, under VWHDC policy CP4 there is no numerical ceiling on housing growth.²⁶

It is appropriate however to record the main factors which place constraints on any substantial further housing in the Plan area. These factors are:

- Existing material factors required by all planning applications.
- The need to preserve the high quality and accessible countryside setting of Uffington and Baulking within the open landscape of the Vale and White Horse Hill (see Section 3).
- The need to preserve the individual character of Uffington and Baulking villages.
- The limited size of the Uffington primary school (see 7.3).
- Pressures on local healthcare services (see 7.4).
- The constraints of the local road network and the lack of bus services (see 7.5).
- The limited capacity in Uffington of water supply and both surface water and foul drainage infrastructure (see 7.6).

It should be noted that several of these reasons are the same reasons for the Plan area receiving no allocation in LPP1/2.

Policy H1 identifies the mix and type of dwellings sought for the delivery of new housing in the remainder of the Plan period. It also provides a context for the other housing policies. The Plan will be monitored on these and other matters. Where appropriate, measures will be taken to review the Plan in the event that delivery is not taking place as anticipated.

4.7.4 Affordable Housing

Affordable housing is defined by the Government as housing provided for rent or purchase on a subsidised basis to eligible households which cannot meet their needs on the open market.²⁷ It should be noted that this does not necessarily relate directly to any individual's ability actually to afford housing based on their personal circumstances. There are three main types of affordable housing tenures: social rented, affordable rented and intermediate.²⁸ Feedback from both the CLP and the HNA surveys indicated that there is a demand for affordable housing, and this is the basis of the specific recommendation in Policy H1.

VWHDC CP24, as part of the District-wide policies, covers affordable housing. The Council will seek 35% affordable housing on all sites capable of a net gain of eleven or more dwellings.²⁹ There are limited sites in the Plan area capable of triggering this affordable

²⁶ LPP1 policy CP4 indicates that 'The housing target for the Vale of White Horse District is for at least 20,560 homes to be delivered in the plan period between 2011 and 2031....'. This makes clear that the figure is not a ceiling but a minimum target. All housing delivery will contribute towards meeting the requirements of the joint Vale and South Oxfordshire DC Housing Delivery Strategy 2018:

<http://www.southoxon.gov.uk/sites/default/files/JOINT%20HOUSING%20DELIVERY%20STRATEGY.pdf>

²⁷ Affordable Housing is defined in the NPPF glossary <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁸ Intermediate housing is a form of Affordable housing that can include shared equity.

²⁹ As required by LPP1 CP22 and 24.

housing threshold and it is unlikely there are any within the built areas. Affordable housing planning obligations often also reduce the value of residential land and are unpopular with developers. Additional affordable housing elsewhere in more sustainable areas in the wider VWH district is encouraged through LPP1 policy CP24.

4.7.5 Equality

It is important that all new housing recognises the need for equality of access for all sectors of the community. Because developments in the Plan area are unlikely to be large enough to justify these design standards, the Plan make no reference in Policy H1 below to M4 (2) category 2: Accessible and adaptable dwellings and M4 (3) category 3: Wheelchair user dwellings. If, however, a large enough development was to be proposed these standards would apply.

More comprehensive information can be found in the Equalities and Human Rights Impact Statement (Reference Document G).

<p>Policy H1 – Type and Mix of Housing: Uffington and Baulking</p>
<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>

4.8 Location of Housing Developments

4.8.1 A non-allocating Plan

Due to the small number of houses identified by the HNA, the SG concluded in May 2017 that the Plan would be based on a non-allocating premise. All respondents to the ‘Call for Sites’ exercise were notified accordingly.

4.8.2 Village Built Areas

An Uffington village envelope was originally identified on the 1970 Uffington Village Plan, as shown on the map from the Plan below. Baulking does not have an equivalent defined envelope as no study of Baulking has been carried out.³⁰

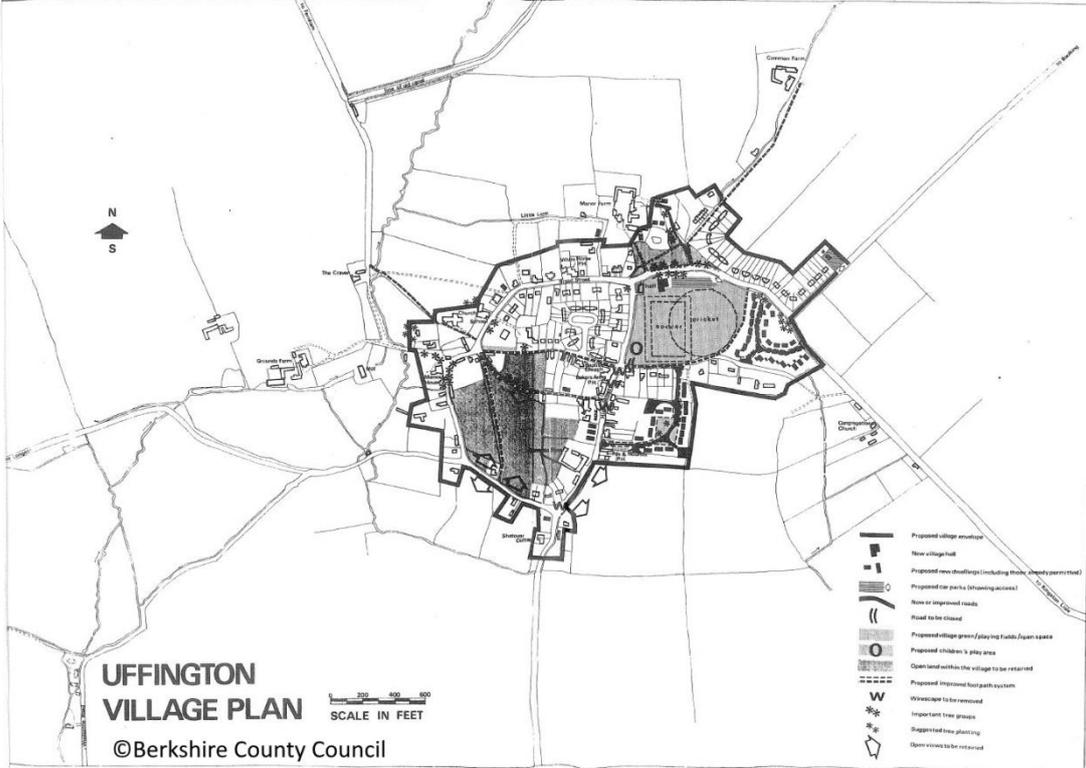


Figure 16 – Uffington Village Plan from 1970 Showing Village Envelope

It should be noted that the village envelope was based on the original (pre-WW2) housing area, extended to include Patrick’s Orchard and Craven Common, which were being built/planned at the time the Village Plan was produced. This 1970 ‘village envelope’ is no longer recognised by the VWHDC.

LPP1 CP3 (Settlement Hierarchy) and CP4 (Meeting Our Housing Needs) confirm that there is a presumption in favour of sustainable development within the existing built area of larger villages in accordance with CP1.

In order to retain an identifiable village 'core' of houses and maintain easy pedestrian and cycling access to the majority of village facilities, and in order to prevent ribbon development along the arterial roads towards other villages, this Plan uses the 'built area' in a way that incorporates the intentions of the original village envelope, includes subsequent development and which can also accommodate future changes over time, avoiding the need for the outline to be re-assessed each time a new development is included. The built area forms the basis of policies H2 A and B below.

In the absence of an NPPF or Local Plan definition of a ‘built area’, for the purposes of this Plan ‘built areas’ are defined as a group of existing, non-agricultural buildings of a permanent nature, together with their immediate surroundings. They therefore do NOT include:

³⁰ Uffington Village Plan (Berkshire County Council) 1970.

- a. Individual buildings and groups of dispersed or intermittent buildings which are clearly detached from the continuous built areas of the settlement.
- b. Gardens, paddocks and other undeveloped land in the curtilage of buildings on the edge of the settlement where they provide a transition between the surrounding countryside and the built areas of the settlement.
- c. Outdoor sports and recreation facilities and other formal open spaces on the edge of the settlement.

4.8.3 Infill

In Uffington there has been a steady stream of infill building over the past 50 years, with the majority within the last 15 years. Typically, there have been 1-2 buildings in this category built each year. There are some opportunities for further limited infill, particularly where the scale and density are consistent with existing dwelling spacing and appropriate to the location (see Section 5 for further details of size and style). In accordance with the NPPF, a specific density has not been specified.³¹

4.8.4 Brownfield Sites

Whilst the re-use of brownfield sites, also referred to as 'previously developed land', is a national priority for new building, there is only one significant brownfield site in the Plan area (Uffington Trading Estate).³² This is in Baulking parish and is discussed further in Section 6, as it is not a residential area. Uffington and Baulking villages currently do not have any significant brownfield sites, though before 1996 Uffington had two, which have since been developed: Freeman's Close and Waylands. However, a 2017 Court of Appeal judgment has recently confirmed that garden land in non-settlement locations can be regarded as brownfield land.³³

4.8.5 Conversion of Farm Buildings

Open countryside in the Plan area is used almost exclusively for agricultural purposes. There are fewer than ten working farms in the Plan area. With increasing mechanisation and changing use, some of these farms have redundant buildings, the sites of which may be suitable for housing, either as standard open market accommodation or as affordable Rural Exception housing, in accordance with LPP1 policy CP25, particularly for farm workers. Note that under Schedule 2 of the Town and Country Planning General Permitted Development Order 2015 (as amended) in certain circumstances the redevelopment of redundant agricultural buildings is permitted development, while larger scale work requires full planning permission. Note also that reference to 'rural buildings' in Policy H2B below refers to agricultural, equestrian, utility and other permanent structures that may be found in rural areas.

³¹ NPPF, Paragraph 59.

³² NPPF Annex 2, Glossary. <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

³³ Dartford Borough Council v The Secretary of State for Communities and Local Government & Ors [2017] EWCA Civ 141.

Policy H2 – Location of New Housing development

H2A - Housing development within the built area of Uffington will be supported provided it meets all of the following criteria:

- **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.**

H2B - 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:

- **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.**

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.

H2C - 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.

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.

Baulking is identified in the adopted Local Plan Part 1 as being located in the open countryside. The Neighbourhood Plan has prepared evidence to support the potential for limited new development to meet identified local needs within the context provided both by local plan policies and Policy H2B of this neighbourhood plan.

Policy H3 is included within the Plan to address a specific set of circumstances. Whilst Baulking is a separate community it is located within the countryside. In this context the Plan

addresses two potentially conflicting matters. On the one hand there is evidence of specific housing need from the HNA. On the other hand, in the adopted development plan Baulking is identified as being within the countryside. The policy seeks to set out an appropriate balance. It reflects the overarching planning policy position set out in the Vale of Horse Local Plan and Policy H2B of this Plan. At the same time, it provides the opportunity for housing proposals to address a genuine evidenced local need to be considered in a positive way. The series of criteria in the policy identify the circumstances that would need to be met in order for any such proposals to achieve support through the planning process. The policy has been designed, where appropriate, to support the delivery of individual dwellings to support local needs. The policy does not support large scale or speculative development proposals.

Policy H3 – Housing Development in Baulking

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.

Proposals for housing development in Baulking to meet local housing need will be supported subject to the following criteria:

- **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.**

and

- **They would preserve or enhance the character or appearance of the Baulking Conservation Area.**

4.8.6 Historic Environment and Conservation Areas

It is a requirement of National guidance and development plan policy that designated historic heritage assets and their settings, both above and below ground, including listed buildings, scheduled monuments and conservation areas (see section 4.4), are conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.³⁴

Thus, housing development within the setting of a heritage asset will only be supported provided the proposed development conserves or enhances that environment.

³⁴ NPPF Section 12, LPP1 Policy CP40.

The Plan area contains many non-designated buildings, particularly dwellings built in the 19th century and earlier, which also may contribute to the creation of an historic environment and which contribute strongly to the sense of place and local identity. There are over 50 such houses in total in the Plan Area.³⁵ Some of these buildings formerly had other uses but are now houses. For example: the Uffington village forge, public houses, the fire station, a former Quaker meeting house and Congregational chapel and in Baulking the Old Schoolhouse, Vicarage Farmhouse and the Old Brickworks. Junction House was a hotel at Uffington Station.

These non-designated buildings are referenced as ‘other local features’ which make a contribution to the historic environment in policy H4A below, together with other non-designated heritage assets such as walls, trees, ponds, hard surfacing, landscaping and street furniture, ridge and furrow.

The design aspects of new buildings in the Conservation Areas are addressed in Section 5. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) also imposes a statutory duty so that ‘...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’. This duty applies when considering any proposed development.

Policy H4 – Housing Development within Conservation Areas or the Setting of Conservation Areas and Listed Buildings of Uffington and Baulking
H4A - 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. 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.
H4B - 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.

³⁵ Examples of groups of non-listed houses which make a significant impact on the street scene, include: the Primary school, Benjy’s Cottage, Church Cottage and Walnuts close to the Church entrance in Broad Street Uffington; the Clock House, Wheelwright Cottage and Packers Forge in the High Street (see Figure 20); Manor Farm cottages located on the edge of Baulking Green.

5 Design

5.1 Objectives to be Satisfied

The Design Section aims to satisfy the following objectives:

- To enhance the built environment of our villages.
- To retain Uffington's and Baulking's identities as individual villages, each with a strong heritage.

A recent White Paper, 'Fixing our broken housing market', states that local and neighbourhood plans...are expected to set out clear design expectations following consultation with local communities using visual design codes.³⁶ This has been amplified in the revised NPPF published in July 2018.

The Vale Design Guide 2015 together with LPP1 policies CP37 and CP40 has helped the SG towards fulfilling this national ambition.³⁷ The Design Guide encourages the use of skilled design professionals to ensure high quality solutions. Proposed local design policies focus on features within the villages but lean strongly on several of the principles within the Guide as a source of evidence. The text of the Guide including its appendices has also provided relevant evidence. For example, Appendix E.2 (Zone 4, 'Chalk villages along the spring line') contains descriptions of the local building character, providing evidence supporting the design policies below.

Another important source of evidence is Reference Document E, J. Cooper's study of the character of houses in Uffington. She analyses, building by building, the architectural features of many of the older houses in Uffington. She concludes that with the importation of new building materials, a significant proportion of the building within Uffington over the past 90 years 'has been undistinguished architecturally, with little reference to local character'. Just two examples taken from this work are: the use of concrete blocks at White Horse and the yellow bricks at Craven Common. The bricks used in the new village hall are also at odds with the local character. A small number of houses in Baulking parish, for example the houses to the west of the entrance to Baulking Grange Farm, suffer from the same design weakness. With so much of the character of the village relying on a palette of local materials, these imported materials still look out of place. J. Cooper's report provides strong evidence to support Policy D2.

In promoting their sites in the present day, developers have tended to refer to the diversity in existing design styles and quality in Uffington to argue, in effect, that their standardised design will blend readily into the village. This practice leads inevitably to a dilution of the design coherence across the village.

Where proposals for permitted development are being considered and developed, property owners will be strongly encouraged to have regard to the Guide and local design policies. Property owners should be encouraged to produce good design irrespective of the scale of the development proposed and/or the need for planning permission. This will help to ensure that the quality of the existing built environment is safeguarded.

³⁶ 'Fixing our broken housing market', February 2017, Section A65.

³⁷ The Design Guide is available at the Vale web site: <http://www.whitehorsedc.gov.uk>. The Guide has the status of a Supplementary Planning Document and as such will be a material consideration in determining planning applications; it carries considerable weight in decision making.

All Design policies refer to both Uffington and Baulking.

Policy D1 – Overall Design Quality
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.

5.2 **Local Building Design**

5.2.1 Scale of New Building

The need for a constraint on the form and massing of new building and on ridge heights has been emphasised in a number of recent local planning decisions;³⁸ see Policy D2.

The location, scale and height of some recent new building in Uffington have impeded some established public views of St Mary’s Church and other important historic features of the parish. Recent development has also led to an increased proportion of larger houses in Uffington, while opportunities have not been taken to vary the placement of houses within their plots to reflect the tradition in the village. These developments, particularly those close to St Mary’s Church and the primary school within the Uffington Conservation Area, have led to an unfortunate loss of character. This evidence is one of the determinants of Policies H1, H2 and D2 which stress the need for sympathetic siting and massing in the future.

Although there are occasional historic landmark buildings, traditional houses within the villages are small/medium in size, of a simple design, with good proportions to the elevations and typically 5.5 to 8 metres in height to the ridge. As with most traditional buildings in the Vale, they adopt a consistent form, with rectangular floor plans and pitched roofs (see Vale Design Guide 5.1.5).

5.2.2 House Design

Among the older dwellings there are a number of traditional shapes which are seen in Uffington and Baulking. Two forms are common:

- Thatched cottages built in the eighteenth and nineteenth centuries have a steep roof pitch and ridge height typically 7.5m, with 1.5 or 2 storeys.

³⁸ See for example comments on planning applications P16/V0265/FUL (2016) and P17/V1366/FUL (2017). Both are for the same site.



Figure 17 – Typical Thatched Roof Cottage

- A simple nineteenth-century slate-roofed cottage shape, normally without hipped ends and with a ridge height typically 5.5 – 6m, and normally with 2 storeys.



Figure 18 – Typical Slate Roofed Cottages

- An individual, modern hipped and slate-roofed house designed to be sympathetic to local vernacular with wood cladding and limited to 1.5 storeys and a maximum 7m roof height.



Figure 19 – Modern Uffington House

There are of course a number of examples of more modern designs of housing. Roof heights are generally in keeping with adjacent properties; roofing materials are usually slate or tile, and construction, textures and colour palette generally unfussy.

These ridge heights and the prevalent angle of pitch are important indicators for new development. The examples above have unfussy facades, with no more than a simple porch. Designs reflecting (but not imitating) these traditional shapes (and others) are likely to be successful. However, weight will be given to outstanding or innovative designs which help raise the standard of design more generally in the area, while respecting local context and scale.

Materials used for building in the Plan area are detailed within the VWHDC Design Guide. Chalk block, sarsen stone and orange (Berkshire) brick (almost always in Flemish bond) with timber framing are the norm for older dwellings, with weather-boarding an occasional feature. Roofs are thatch, slate or red/orange clay tiles. Designs reflecting these materials, brickwork, textures and colours will help to enhance and place a new building in context. (Note that chalkstone itself will usually not be practical in a new building; a whitewashed rendered surface or alternative stonework reflecting the village context may be used.)

In summary, the following design styles are to be avoided:

- Standardised designs typical of the urban environment with no concessions to this locality.
- A crude pastiche of older styles, often overly complicated and including 'bolt-on' elements that are out of place.
- The use of materials and colour palette which are a poor imitation of those found in the historic parts of the villages.

5.3 **New building outside, or on the edge of, the settlements**

Section 6 of the Vale's Design Guide focusses on good design of buildings located in large grounds and in small groups of buildings such as hamlets and farm buildings. In these locations landscape is the dominant feature. In the Plan area, this section of the Guide will be

particularly relevant, not only for stand-alone dwellings and farm-yard clusters but also around the edges of settlements. Here development is more sporadic, there is significant space between houses and open landscape is the main backdrop for dwellings. There are five Design Guide principles which are particularly relevant to the parishes in these situations:

- DG77: landscape
- DG78: clusters or grouping
- DG79: scale, form and massing
- DG80: facades and elevations
- DG81: boundary treatments

Policy D2 – Building Scale and Design

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.

Where appropriate to the development concerned the design of new proposals should incorporate the following distinctive features in the neighbourhood area:

- 1. A simple floor plan and pitched roof (following the Vale Design Guide 2015 principles DG52 and DG57).**
- 2. Ridge heights that do not exceed those of buildings in the immediate vicinity.**
- 3. Façades and window details which follow principles in the Vale Design Guide 2015 DG58 to 61.**
- 4. Materials and colour palette which follow the Vale Design Guide Section E zone 4 and Community Led Plan Section 5 Housing and Design.**

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.

5.4 Public Space

Streets and other public spaces that are attractive encourage social interaction, act as meeting points and add to the character of the neighbourhood. VWHDC LPP1 policy CP37 (particularly Sections ii – v) provides guidance in this area. In addition, the evidence below is used to focus policies on the valued features of our public space.

A range of boundary treatments to properties can be identified in the villages. Where gardens front the road, there is widespread use of picket-fencing or post-and-rail combined with hedges. Low walls and railings provide more formal definition. The walls are made from a variety of materials, including chalk and sarsen stone around the church and Uffington museum, as well as brick and combinations of all three. Hedgerows of native species often adjoin the street and soften the visual links through to the wider landscape. The use of evergreen fast-growing conifer species as a screen is a modern visual intrusion.

Increasingly there is use of close board fencing in recent developments, without mitigation or softening by hedging. This is particularly visually intrusive at the boundary between garden and open fields. It is also a significant impediment to movement of some wildlife (see Section 7.5). This approach is not supported by Policy D3. It supports more traditional and ecologically sensitive approaches to this important component of the built environment in the neighbourhood area. Natural stone walls, post and rail fencing and hedges using native species will be particularly appropriate in the neighbourhood area.

Roads within the villages are bounded primarily by grass verges and ditches, with either no kerb or a low kerb. Hedges are frequently found on at least one side of the street, even in more developed areas. The roads in the older parts of the village do not conform to a standard highway design, the resulting restricted sight lines, road widths and boundaries being defined by built form and vegetation – this creates a need for slower speeds and for passing places and creates a more human scale and character. Over-engineered proposals should be avoided. All proposals should have an over-riding objective to secure a simple rural character and design with proportionate safety measures.

Roadways are often shared between pedestrians, cyclists, horse riders and vehicles; although this contributes to the rural character, it requires care and consideration by all.

[See over]

Policy 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.

Policy D4 – Highways and 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.

Policy 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.

The two photographs in Figure 20 (1900) and Figure 21 (2018) evidence the impact of overhead cables on a street scene within the Conservation Area.



Figure 20 – Uffington High Street c.1900



Figure 21 – Uffington High Street 2018

Uffington and Baulking have historically been dark environments and hence the magic of the stars at night was easily enjoyed on a clear night. Uffington is low lying so that street lighting in local towns is not directly visible. This means that the night sky can be seen from within the village subject only to interference from local lighting. This has gradually become more intrusive, a trend which could be reversed. This evidence leads to the following policy which also aligns with NPPF Paragraph 125. Policy D6 addresses this important local matter. It acknowledges that a degree of external lighting may be necessary for safety and legibility. However, it does not offer support to floodlighting, illuminated advertising and the harsher elements of lighting on to buildings in the neighbourhood area.

Policy 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.

The Campaign To Protect Rural England (CPRE) believes that darkness at night is one of the key characteristics of rural areas, constituting a major difference between rural and urban. In the Plan area, and in order to preserve its rural character, the Parish Council/Parish Meeting will therefore follow the recommended practices as outlined in the CPRE 2014 ‘Shedding Light’ report.³⁹ Outside the Plan area it will remain for the CPRE to lobby for appropriate change in order to reduce light pollution locally.⁴⁰

³⁹ <http://www.cpre.org.uk/resources/countryside/dark-skies/item/download/3497>

⁴⁰ CPRE and Dark Skies <http://www.cpre.org.uk/what-we-do/countryside/dark-skies>

6 Economy & Employment

6.1 Objective to be Satisfied

The Economy and Employment Section aims to satisfy Objective 6:

- To stimulate the local economy and to optimise opportunities for local employment.

6.2 Background

Historically many villagers were employed on the land, in the supporting infrastructure and in domestic work. Further employment was added with the arrival of the railway in the 1840s.

The Plan area today is still mainly agricultural open countryside but just a few farms work the land, employing many fewer people than in the past.

From the early 1960s to the present, Uffington, in particular, has grown in size, as greater use of private cars has meant that access to work farther afield has become easier. During this period Uffington had a small petrol station and garage, though this closed in the early 2000s. This period has also seen the end of some traditional service businesses, including several public houses.

The primary school, shop and pub continue to provide some local employment. Domestic work including cleaning, gardening, maintenance etc. also continues. Some new small businesses have emerged and working from home has become more common.

Outside the villages, there has been a growth in businesses supporting equestrianism. The White Horse and Uffington Castle attract around 150,000 visitors each year, bringing passing trade to the Plan area, including bed-and-breakfast services. An attractive campsite beneath the Hill also brings tourists to the village.

Uffington has hosted an annual White Horse Show for over 40 years; this event regularly attracts over 10,000 visitors.

6.3 Future Commercial Development

It makes sense to use the Uffington Trading Estate to the full, utilising its current profile of existing business units and seeking to enhance its potential to offer greater local employment through further expansion. However, the allowable usage of new site units will be determined by the constraints of large vehicle accessibility, and the desire to keep light and noise factors to a minimum, in this open countryside environment. This policy has been supported by the community as part of the CLP of 2015.⁴¹

⁴¹ Community Led Plan Section 12 (see Reference Document A).

Policy EE1 – Commercial Development

EE1A – 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.

Policy EE1A aligns with LPP1 policy CP28: New Employment Development on Unallocated Sites. Policy EE1B seeks to safeguard existing retail and employment uses in the neighbourhood area. It reflects the importance of such uses in general, and the village shop in Uffington in particular, to the sustainability of the neighbourhood area. It makes a connection with Policy CP29: Change of Use of Existing Employment Land and Premises of the Local Plan Part 1. That policy identifies circumstances where the potential for alternative uses may exist.

6.4 Agricultural Development

As part of Objective 6 the continuation of a robust agricultural economy will be strongly supported in the Plan area, retaining the countryside nature of the locality as expressed in our Vision and Objective 5. Diversification will be encouraged where appropriate to avoid the loss of more farms.

LPP2 includes draft Policy 11. This is relevant to the NP's local policies on agricultural development and on supporting local businesses including tourism.

The Plan area has a number of farm houses that are now private homes, together with outlying buildings. Whilst housing on redundant farmyards is an option (see Policy H2B), this Plan will also seek to retain viable farmyards or, if not viable as farmyards, use of them for small-scale commercial purposes.

Policy EE2 – Agricultural Development

EE2A – The development and diversification of agricultural and other rural land-based businesses in the Plan area will be supported.

EE2B – 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.

6.5 Supporting Local Businesses

LPP2 includes Development Policy 13: Village and Local Shops. 'Proposals for the development or extension of village and other local shops with less than 500m² gross retail floorspace, designed to meet the day-to-day needs of the local population, will be permitted, provided they comply with other relevant policies in the Local Plan 2031.' This Plan seeks to safeguard our existing retail businesses, and the services that they provide to the community, these being the village shop and post office, and the Fox & Hounds pub.

Compared to the Vale District the Plan area has a higher percentage of home workers, and of businesses run from home.⁴² This Plan will support this sector of the community, which is associated with reduced car dependence and therefore with the long-term sustainability of the area.

Policy EE3 – Small Shops and Businesses

EE3A – 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 – 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.

6.6 Supporting the Growth of Tourism

Tourism is valuable to the Plan area; it brings in revenue from outside the local area, supporting our community, its businesses and services. In this way, it also creates job opportunities.

The principle is outlined in CP31: Development to Support the Visitor Economy, stating that 'The Council encourages new development to advance the visitor economy for leisure and business purposes'. This expands to state that: 'small-scale development to support the visitor economy, including farm diversification and equine development, will be supported provided that proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting. Larger developments will only be supported in exceptional circumstances'.

⁴² ONS census March 2011 and HNA review (see Reference Document C).

Policy EE4 – Tourist and Leisure Facilities

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.

7 Sustainability and Infrastructure

7.1 Objectives to be Satisfied

The Sustainability and Infrastructure Section aims to satisfy Plan Objectives 7 and 8:

- To protect and enhance our community facilities and recreation space so as to meet the needs of a growing population.
- To ensure the infrastructure within the parishes of Uffington and Baulking is developed to support sustainable growth.

7.2 Background

Sustainability and Infrastructure considerations span seven topics:

1. Education.
2. Healthcare.
3. Natural Environment.
4. Broadband and mobile reception.
5. Flooding and Drainage.
6. Mobility including traffic, public transport and parking.
7. Amenities (including visitors' facilities).

Topics 1, 2 and 6 are directly impacted by the scale of new developments. So, as recorded in Section 4.7.3 (Constraints on sustainable growth), the pressures on the primary school, on local healthcare provision and on local roads, and the lack of bus services, are all likely to make significant additional housing in this area an unsustainable option.

This Plan does not include policies for the village primary school and healthcare services since these functions are governed at county level; hence we, as one of many local stakeholders, cannot, in the context of the Plan, dictate them although we will endeavour to influence them where possible. We have also decided not to include policies on broadband and mobile reception since these services in the Plan area are now generally satisfactory.

However, the school and healthcare have both been a concern to the community and we outline the issues below.

7.3 Uffington Primary School

The village primary school is highly valued and is regarded as being at the heart of the community. It is close to being full. A widely held local view is that parents from the catchment area who wish to send their children to this school should be able to do so. New development will make it harder to fulfil this aspiration.

The OCC Pupil Place Plan 2015 remarks, in relation to the impact of potential development on Uffington school, that a 'feasibility study should be conducted into increasing the annual admission number to 20 (from 15), which could be facilitated by acquiring additional site area' (Reference Document B, paras 3.46 et seq). Given the limited footprint of the school building,

and the tightly packed nature of the building within the school grounds, school governors noted that this would probably mean expansion upwards, to put a second storey on the mostly single storey extant structure.⁴³ However, this was considered to have significant financial impact against a limited requirement for pupil numbers expansion. It should be noted that decisions in this area are the responsibility of the County Council, made in conjunction with the school Governors, but that control of such strategic planning does not rest exclusively with the school Governors.

The Governors analysed the position in December 2016 when there were 98 pupils within a maximum capacity of 105. The position has changed little since with currently 96 children on roll. There remains some capacity in some year groups but others are already full. The Governors at the time concluded that the School had capacity to support more children from its catchment area.⁴⁴ Additional places could be created by reducing the number of places available to children from outside the catchment area; the latter currently occupy about 20% of places.⁴⁵ Indeed there already appears to be a trend of reducing outside placements within the school, with more of the available places being offered to children within the catchment area.

7.4 Healthcare

Healthcare services in the Plan area are close to becoming unsustainable without further investment; there is a considerable and increasing pressure on healthcare provision arising from new housing in our area as well as in neighbouring areas. For these purposes, healthcare means services provided in local towns, including GP and dentistry services, as well as Allied Health professionals (AHP) such as physiotherapists, dieticians etc. We note that, compared with the VWH district as a whole, our population is weighted towards older people, resulting in greater healthcare needs than the average.

Leading on from the CLP, further research on the question of liaising with local NHS to provide health care support for the elderly at home, has shown that the majority of Uffington, and Baulking residents are registered with one of the following GP surgeries: Elm Tree Surgery in Shrivenham, White Horse Medical Practice in Faringdon or Church Street & Newbury Street practices in Wantage. The first named is in Swindon Clinical Commissioning Group, and the others are in South West Locality of the Oxfordshire Clinical Commissioning Group. Different CCGs may have different policies and priorities. The foreword to the Locality Place Based Primary Care Plan for South West Oxfordshire Locality, which includes the medical practices in Faringdon and Wantage, states

‘Our aim of continuing to deliver primary care services close to home can only be met by a plan which addresses each of these local populations according to their unique needs. However, it is clear that not all primary care services can or should be reproduced independently in each town and village. GPs and our colleagues in the community healthcare system therefore seek to retain the local strengths of what we have now, while moving positively towards far greater integration and cooperation between services. We cannot afford to miss any opportunities to reduce duplication of

⁴³ While the school has significant land to the rear, the main school building is set within tightly constrained boundaries at the sides and the front, with access to the rear needing to be retained.

⁴⁴ The primary school catchment area includes the parishes of Uffington, Woolstone, Baulking, Fawler and Kingston Lisle. See

https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/childreducationandfamilies/educationandlearning/schools/catchmentmaps/3251_all.pdf

⁴⁵ Information provided by J-P. Roche, school Governor.

work, share expertise and information, and use technology to communicate more effectively with patients and each other.'

There is a statutory obligation for any new residents to be allocated places at a GP surgery of their choice, while they live in its catchment area. However, adding to an over-subscribed list leads to further degradation of the service. Only further investment in local surgeries will avoid an unsustainable position.

While there are dental practices offering private treatment in the local area, access to NHS dentistry is very limited in our locality and we understand there is no financial incentive for dentists to increase their capacity to treat NHS patients. AHP services are also under severe strain in the Plan area.

7.5 The Natural Environment

The NPPF states (Paragraph 109) that the planning system should contribute to and enhance the natural and local environment. The Local Plan Part 1 contains policies relevant to our area:

- CP44: landscape including protection of trees, hedgerows, woodland, field boundaries, water courses.
- CP45: green infrastructure.
- CP46: conservation and improvement of biodiversity.

The Plan area supports a range of priority habitats, so defined because they are regarded as the most threatened and thereby require conservation action.⁴⁶ There are two wildlife sites within the area, both on the Downs.⁴⁷ An old native black poplar, 'now one of our rarest trees', grows in a paddock south of Woolstone Road.⁴⁸

Several protected animal species are found within the Plan area. These include barn owls, red kites, grass snakes, bats, great-crested newts and water voles. The effect of any development on protected species will have to be fully considered and appropriate mitigation sought.

Unfortunately, in recent years populations of some unprotected species have declined, notably, frogs and hedgehogs. The NP policy on site boundaries (Policy D3) aims to reverse some of these trends.

Uffington parish has earmarked green spaces in NP policy L2. In addition, both villages have significant areas of garden, pasture and grassland (including the churchyards) all of which serve as environments for a wide variety of species. In the open countryside, and excluding the AONB, there is one significant woodland (Fox Cover) and many small spinneys as well as the lake east of Baulking. The corridors connecting these separate elements are important.

⁴⁶ See Characterisation Study of Plan area. Baulking parish contains deciduous woodland and a traditional orchard habitat. Uffington parish also contains deciduous woodlands, a lowland meadow, large areas of lowland calcareous grassland to the north of White Horse Hill.

⁴⁷ Kingston Warren Down; see Oxfordshire Wildlife and Landscape study and Thames Valley Environmental record centre.

⁴⁸ O. Rackham, *The History of the Countryside* (London: J.M. Dent, 1986).

Policy S1 offers support for new green infrastructure provided that it is stocked with native species. Where appropriate this approach, of which the new green spaces form a part, will assist in compensating for the loss of habitat that results from wider development.

Policy S1 – Green infrastructure and wildlife corridors
S1A - 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 - 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.



Figure 22 – Water Vole in Uffington Stream 2018

7.6 Flooding and Drainage

Flooding in the Plan area has had a significant impact in the past and it is the aim, in future, to minimise the likelihood of flooding and drainage overflow problems by all practical means; and particularly to prevent new developments from exacerbating the situation. To ensure that where local areas are known to flood (through residents' observations / evidence), but are not recorded on the Environment Agency flood maps which are often incomplete or out of date, this evidence will be maintained in future by the Parish Council. Reference Document L presents, in map and photographic evidence form, the flooding which has taken place in Uffington village since 1990.⁴⁹ Baulking has no serious flooding issues.

LPP1 policy CP42 provides clear directions aimed at minimising flooding arising from new development. Developers should take account of published material on flood risks when preparing proposals in the neighbourhood area. These include Reference Document L to this neighbourhood plan and information held by the Environment Agency and other statutory bodies.

⁴⁹ [OCC Flood Toolkit states](#) 'Please note the Surface Water Flood Map Layers as defined by the Environment Agency – This information is suitable for identifying which parts of counties or towns are at risk or have the most risk. It is unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk. In addition, there are national assumptions concerning the local drainage network and these might not reflect what is actually in place at any given location'.

Policy 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.

7.7 Traffic, Travel and Mobility within the Villages

7.7.1 Traffic, Travel-to-work and Shops

For several decades, there has been a commercial bus service providing some access to nearby towns. In July 2016 this commercial service was withdrawn. The village has also operated a minibus service for many years, using volunteer drivers, providing regular visits to Wantage and Faringdon and less frequent trips to Swindon; this has always been well used by those without access to a car. An increased service has been operating since the demise of the commercial bus service with other local villages added to scheduled stops.

There has never been a public transport service accessing nearby towns at times suitable for full-time commuting workers. This lack of bus transport has meant that working families in the Plan area have often needed two cars. And those who are not working also need at least one car, unless they rely on taxis, lifts or the minibus to get to local towns.

The nearest A roads are the A417 and the A420, both about four miles from Uffington. The network of lanes connecting the villages to these A roads is quite narrow, single track in places and often poorly surfaced. Any new development in the Plan area will add to the current pressure on the A420 and this problem will get worse as more houses are built in Swindon, Faringdon and Shrivenham. Our policies covering economy and employment, homeworking, numbers and types of new homes are supportive of a strategy which recognises that local traffic density will need to be contained over the coming decades (see Policies EE1-4).

This Plan does not propose any policies to address these concerns about public transport or traffic problems outside the villages as these are the responsibility of the County Council. In a recent application (2016) for 44 houses in Uffington, the County Council objected as it saw the location as highly unsustainable for housing development, largely because of the lack of public transport in the immediate vicinity.⁵⁰ It considered that the development was likely to be extremely car-orientated due to the limited options available to residents who need to commute elsewhere for their employment or education, contrary to CP35. The application was rejected.

Traffic growth remains a serious concern of the community and a significant constraint on development in our area. There may be long-term solutions available beyond the Plan period - such as many more (self-drive) buses, or deliveries using drone technology. Partial

⁵⁰ Planning Application P16/V3185/O (2016).

solutions in the interim might include encouraging car-sharing and extending the minibus service even further.

Safe cycle routes up to access points on the main strategic routes which have regular public transport services (the A420 and the A417) are unlikely to be feasible. However, we recognise that if employment on the Uffington Trading Estate expands (see Policy EE1A), some improvements in cycle safety on the roads leading to the estate will be necessary – for example by means of warning signs and passing places.

7.7.2 Mobility Within the Plan Area

Roadside parking in Uffington village currently restricts traffic flow and reduces visibility. While it is unlikely that the current level of on-road parking can be reduced, our policies will ensure that new development does not add to this by being compliant with OCC’s Residential Road Design Guide.⁵¹ It is possible that, if the primary school is developed longer term to accommodate more pupils, opportunities can be found for all staff parking to be off-road, thereby relieving some of the problems of car parking at the west end of Broad Street.

The settlements in the Plan area are comparatively well served by footpaths linking main housing areas to the amenities. The community is keen to ensure that these links are preserved and extended to include any new housing and the sports field. This will ensure safe transit between areas for pedestrians and cyclists whilst minimising the need to use cars. In developing these links within the settlements, Policy D4 regarding over-engineered highway proposals will be respected.

Policy S3 – Mobility and Safe Movement within Settlements
S3A: 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.

7.8 Amenities

The term ‘amenities’ is used to describe public facilities such as meeting places, shops, pubs, churches, cultural and sports facilities, open spaces and playgrounds. This neighbourhood is currently well served by such amenities. In particular, the village hall in Uffington provides meeting places for clubs, societies and private functions. The church at Baulking is used to provide village hall functions.

Improving physical fitness and reducing obesity is an important Government policy. We are fortunate that our villages and the Plan Area lie in the countryside with easy access to

⁵¹www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/newdevelopments/DesignGuidePublication.pdf

excellent walking, cycling and riding on local roads, the Ridgeway Trail and in the AONB. We also have the Jubilee Field (protected by covenants and LGS designation), for families and annual funfair, and the Uffington Sports Ground (protected by covenants) which offers excellent facilities for organised team games, including football, cricket and tennis. It is important that protection of these assets is continued, in the interests of residents of both villages. Protecting these areas and facilities reinforces the Sport England playing fields policy.⁵²

The aims of the Plan with regard to amenities are:

1. To maintain this high amenity value when accepting further development.
2. To ensure that occupants of new developments have good access to amenities, where necessary via new pedestrian and cycle routes connecting to existing routes.
3. To provide good facilities for increasing numbers of visitors to the area.
4. To alleviate capacity constraints that could arise, irrespective of the size and location of new development, on the use of communal facilities.
5. To ensure communal facilities are readily accessible to people of all ages and abilities.

Consistent with LPP1 Policy CP7 and the Community Infrastructure Levy (CIL) Regulations, the Parish Council/Parish Meeting will give high priority to the amenities aims set out in the Plan in spending funds secured through Section 106 and Section 278 agreements and the CIL.

⁵² See <http://www.sportengland.org/playingfieldspolicy/>

Appendices:

Appendix 1 – Policy Summary.

List of Reference Documents

- A. Community Led Plan.
- B. Characterisation Study.
- C. Housing Needs Assessment.
- D. Landscape Capacity Study.
- E. J. Cooper, 'An investigation into the origins and character of the houses and cottages of the village of Uffington in Oxfordshire' (Certificate in Architectural History Dissertation, Department of Continuing Education, University of Oxford, 1999). (Copy in Uffington museum.)
- F. Consultation Statement.
- G. Equalities Impact Statement.
- H. Local Green Spaces: evidence.
- I. *Deliberate omission*
- J. SEA Screening statement.
- K. Baulking Only Housing Policy Need & Evidence..
- L. Uffington Historic Flooding Information.

POLICY SUMMARY

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.</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	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.
Design	3, 4	D1 Overall Design Quality	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.
		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 61. • Materials and colour palette which follow the Vale

			<p>Design Guide Section E zone 4 and Community Led Plan Section 5 Housing and Design.</p> <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	<p>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.</p>
		D4 Highways & Footpaths	<p>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.</p>
		D5 Utility Supply	<p>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.</p>
		D6 Dark Skies	<p>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.</p>
Economy and Employment	6	EE1A Commercial Development	<p>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.</p>
		EE1B	<p>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.</p>
		EE2A Agricultural Development	<p>The development and diversification of agricultural and other rural land-based businesses in the Plan area will be supported.</p>

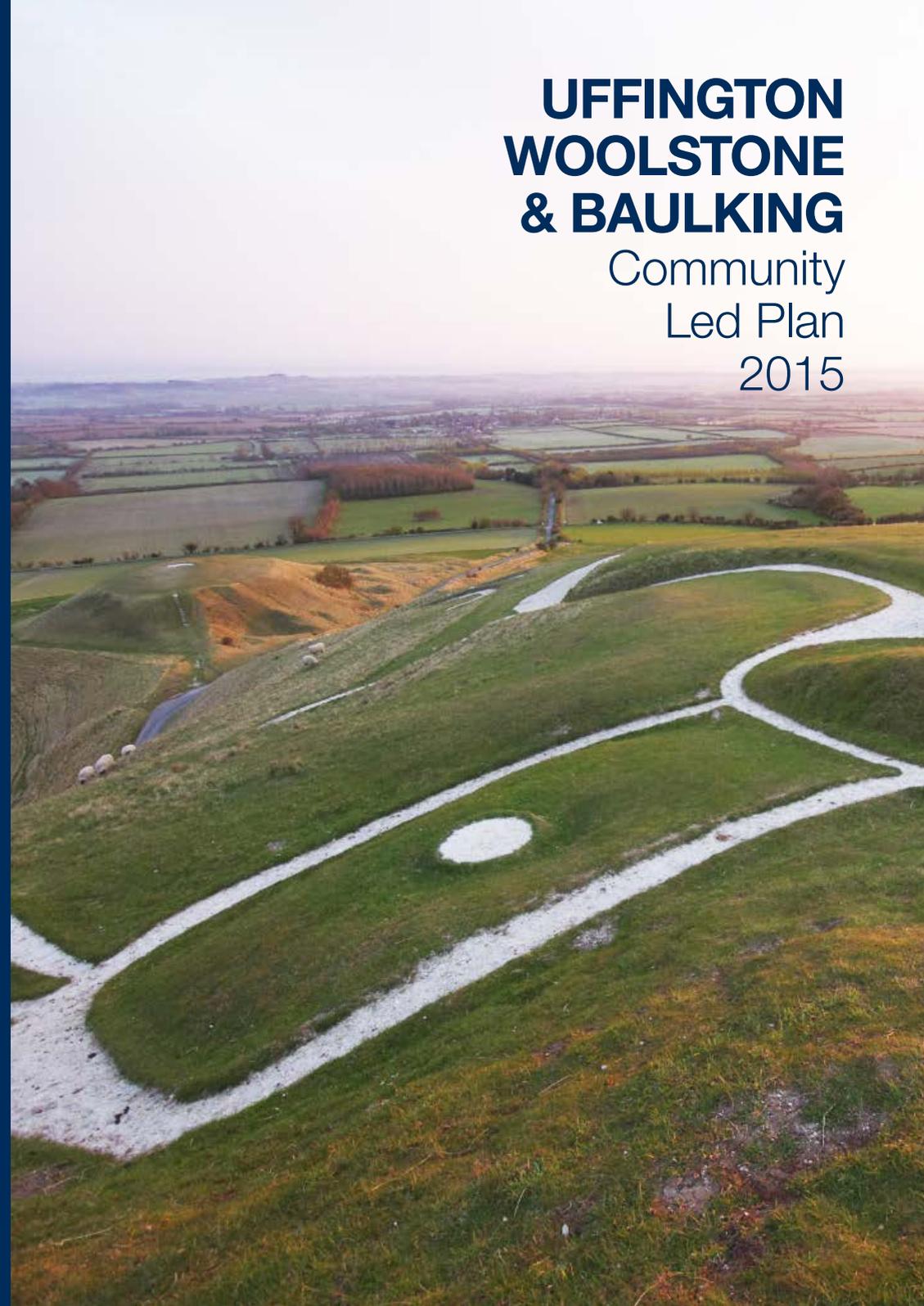
		EE2B Re-use of Buildings	The re-use of uneconomic/former farm buildings for appropriate rural business activities will be supported where it accords with the policies of the Development Plan and the NPPF.
		EE3A Small Shops	Proposals for the development or extension of the village shop, or any other 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.

Categorisations to be used for Policy L1

<p>Low capacity</p>	<p>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.</p>
<p>Medium / Low capacity</p>	<p>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.</p>
<p>Medium capacity</p>	<p>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.</p>
<p>Medium/ High capacity</p>	<p>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.</p>
<p>High capacity</p>	<p>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.</p>

UFFINGTON WOOLSTONE & BAULKING

Community
Led Plan
2015



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- 7. Education
- 8. Pubs, shop and post office
- 9. Village hall, museum and Church
- 10. Communications
- 11. Employment
- 12. Health and Crime
- Appendix 1a: Action plan Table
- Appendix 1b: Action timeline
- Appendix 2: CLP group & contributors
- Maps: Village conservation areas

EXECUTIVE SUMMARY

This community led plan covers the parishes of Uffington, Woolstone and Baulking. It was compiled under the direction of the three parish councils or parish meetings and was led by a steering group of local volunteers. Work on the plan started in 2013 with a village meeting, followed by many months of engagement with locals and visitors to understand what are the important issues for our communities. In late 2014 this formed the basis for a focussed questionnaire, which was issued in early 2015 to all residents of the 3 villages, some 430 households, and had a decent 51% response rate.

The questionnaire, and indeed this plan, was structured into the 12 key themes of Community, Environment and leisure, Housing and character, Roads and traffic, transport, Education, Shop, post office and pubs, Village hall, museum and Church, Communications, Employment and Health and Crime and each member of the steering group took responsibility for designing a section of the questionnaire and its subsequent write up after the results were collated. The detailed questionnaire analysis is available from the Uffington Parish Council on request.

The main purpose of the plan is to provide the three parish councils or parish meetings with clear direction on what it is that we, the villagers, see as important for the future of our villages. By a clear

majority, respondents felt that the three best things about living in Uffington, Woolstone or Baulking are the community, the leisure and environment and the housing and character of the villages. Conversely, by far the most significant disadvantages to living in our villages appear to be the roads and transport network with communication, including both internal village communications and communications infrastructure, such as mobile phone and broadband services, also being obvious problems.

A QUESTIONNAIRE OF 430 HOUSEHOLDS, WITH A 51% RESPONSE RATE

Focussing on the community, local events appear to be popular, with a large majority of respondents attending one within the last 12 months. The White Horse Show is especially important to the villages, both as a very long standing source of charitable support and as a rewarding collective enterprise involving many local individuals. Concern was raised about bringing new villagers into the fold and a 'Welcome Pack' for new residents was seen as an important next step. In addition a large proportion felt that the needs of the elderly are not met by current facilities or

services and would like to see more done to support this section of the community.

In terms of leisure and environment, the three villages are set in an agricultural landscape with the distinctive White Horse Hill being a major visual feature. Questionnaire responses show that villagers value this historic landscape and indeed, the most common reason for coming to live here was quoted as the country way of life. Within the villages themselves, it is the street-scape and conservation areas and trees that people value with a majority supporting more planting of trees. Most people felt no need for any increase in the relatively low current levels of street lighting. However, flooding is a major concern with over 75% of respondents having encountered floods across roads and nearly 20% having experienced some flooding of their property. Most respondents highly value our footpath networks around the villages but do not want more pavements in the villages. A large majority want better loop walks around the parishes, including giving consideration to reopening the old canal towpath.

The final area that people are particularly keen on is the housing and character of the 3 villages. Of the 169 comments made in response to the question about what are the main issues facing your village, over 80% relate to future development. Concerns centre around increased traffic and parking, strain on existing facilities, flooding and drainage, the potential to spoil the character of the villages and the impact on the environment and landscape. Responses to the survey suggest that the preferred types of new housing are sheltered housing for the elderly and affordable housing, plus houses with a range of sizes. Most prefer to see a lower density for future housing than is the norm today, and therefore accept that more sites may need to be identified

for a given number of houses. A large majority made the point that no further development towards White Horse Hill should be accepted because this landscape is highly valued as it connects the villages of Uffington and Woolstone, (and to a lesser extent, Baulking which is set a little further to the north) to the White Horse escarpment and the AONB. Weight was given to ensuring the design of any future housing was done using local materials similar to those used on other older houses in the village. People felt that any development should come with improved facilities for young people, more managed green space and better leisure and sports facilities. While nearly all felt that maintaining a residential feel to the villages was vital, there was significant recognition of a need to provide industrial or work spaces for people who live here. Nearly all respondents wanted the parish councils and parish meetings to draw on these responses in the formation of a Neighbourhood Plan, i.e. to create a formal land-use document that would form part of the Statutory Plan.

CONCERNS INCLUDE DEVELOPMENT, ROADS AND TRANSPORT LINKS, PROTECTING THE AONB AND RELIABILITY OF SERVICES

Our community is very concerned about roads and transport links with the state of the roads in relation to pot holes being a common theme. Speeding and volume of traffic is also a significant concern with a 20mph speed limit along with traffic calming, particularly near the school and museum, and a one way route around Uffington being particularly mentioned. 99% of respondents use a car as their main transport with most people unable to rely on buses as they do not go when

and where they want. Buses to Didcot station for commuting and improving the frequency of the present two local bus services and widening their destinations to Faringdon and Swindon more regularly were mentioned as being useful. People also said they would support the reopening of Uffington Station for access to the rail network.

Finally, communication was cited as a key concern – village websites were seen as needing improvement and a majority want better email links throughout the villages. Nearly 25% of people struggle to use their broadband for daily requirements but the future plans for fibre broadband will help mitigate this. Villagers find mobile phone coverage very poor throughout the parishes.

In summary the community led plan has been a well supported endeavour which captures key strengths and weaknesses of our community, as viewed through the eyes of the residents. It provides clear indications to the Parish Councils and Meetings of how to take the villages forward and should serve as a record to help future decision making, particularly should development and investment in the villages become available. The Parish Council and Meetings need to focus on bringing new villagers into the fold and caring for the elderly, they need to protect our historic landscape and trees and better manage flooding. They need to carefully manage the future development of the villages through completion of a Neighbourhood Plan and should give consideration to the footpath networks to improve access to the environment in which we live. They should focus on traffic management and should engage with local bus services to make them more appealing to residents. Finally they should look at communications access through both internet and mobile phone provision.



1. INTRODUCTION

Community led planning has always been at the heart of rural communities. From the informal versions in bygone generations to the Parish and Community Plans of recent decades, Community Led Plans set out a vision of how a community wants to develop and progress and identifies the actions needed to achieve it.

In 2013, Uffington, Woolstone and Baulking agreed to work together to generate this plan, the last village-wide plan having been formulated in 1974. The CLP Steering Group canvassed views from locals, visitors, tourists, parents, church attendees, pub goers, shop users, walkers and cyclists to name but some of the groups engaged with.

Their responses informed a questionnaire distributed in March 2015 to all 428 households in the three villages. 51% of villagers responded. 74% of respondents were from Uffington, 11% from Woolstone and 15% from Baulking, which broadly reflects the differing sizes of the 3 villages. The respondents' views have been used to form this plan, which sets out villagers opinions, identifies actions needed to satisfy them and can be used to influence our local council and government on what it is that we, the villagers, want for our community. The Uffington Parish Council and the Woolstone and Baulking Parish Meetings have approved this document. Those who have worked on the CLP Steering Group are listed in appendix 2.

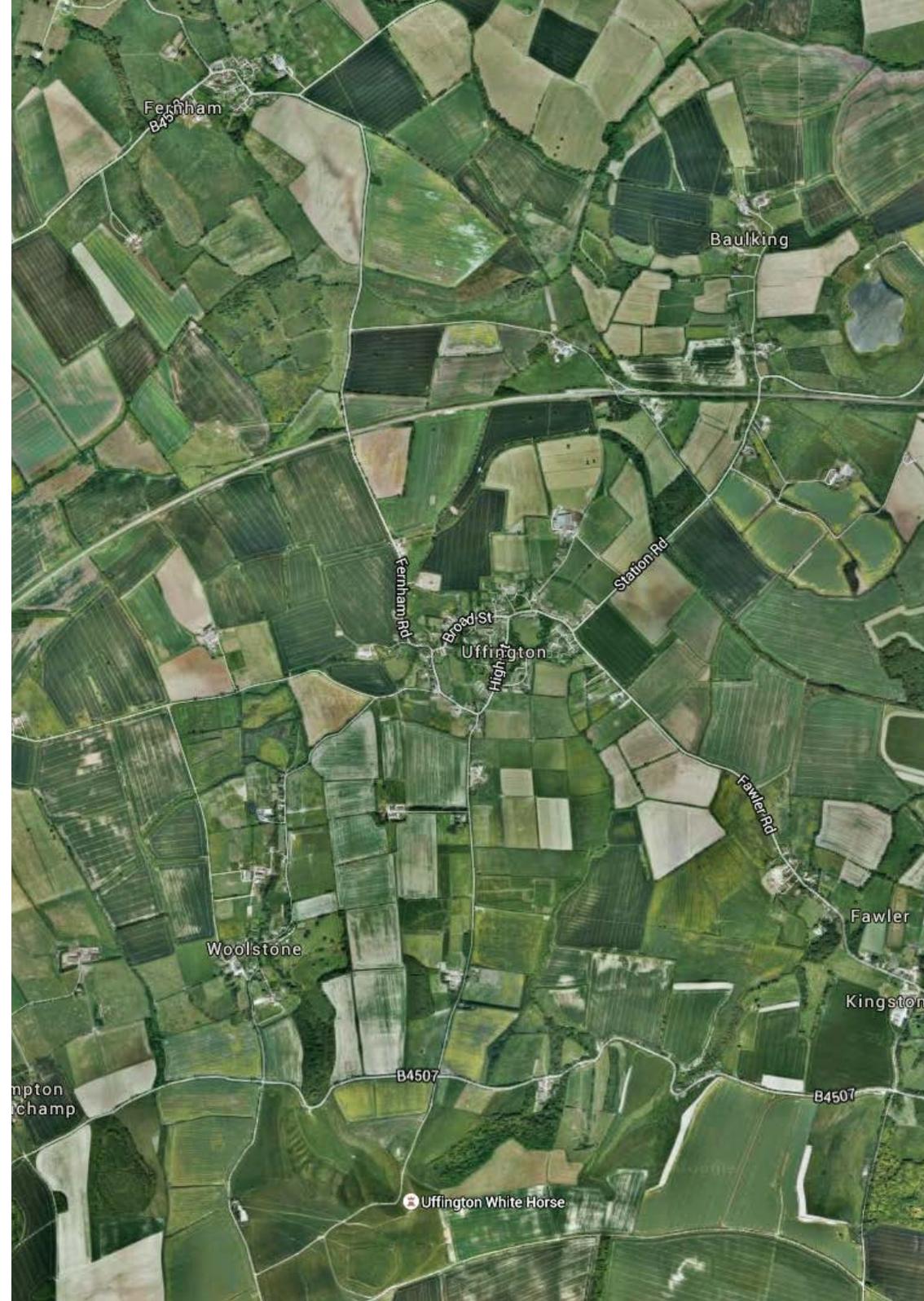
The respondents show a broad spread of demographics with the gender and age distributions much as expected.

Occupations cover a wide spectrum from self-employed, employed, unemployed, retired, student etc. The community has a complete mix of people from those who have recently moved to the village to those who have lived here for many years. This broad mix of respondents suggests that the sample of 51% who completed the questionnaire is likely to be a good representation of the total population.

It is the country way of life that has incentivised over half of respondents to live here, the next biggest driver being work or employment.

By a clear majority, respondents felt that the three best things about living in Uffington, Woolstone or Baulking are the community, the housing and character of the villages and the leisure and environment. Conversely, by far the most significant disadvantage to living in our villages appears to be the roads and transport network with communication, including both internal village communications and communications infrastructure such as mobile phone and broadband services, also being obvious problems.

This plan looks in detail at all these areas and others, explains what respondents have described through the opinions they have shared and sets out actions that could help to improve our villages.





2. BACKGROUND

Uffington, Woolstone and Baulking are villages and civil parishes about 5 miles south east of Faringdon and 6 miles west of Wantage. They were part of Berkshire until the 1974 boundary changes meant they moved into Oxfordshire. Until the 19th century they formed a single parish but now operate as 3 independent parishes.

While the whole area is of archaeological note, the White Horse is worthy of independent comment. One of the United Kingdom's best-known archaeological sites, at 114 m long and dating back to the Bronze Age, it is generally thought to have been a religious totem of some kind, and is probably associated with the adjoining Dragon Hill, a small natural hillock with a flattened top. Above them stands Uffington Castle, an Iron Age hill fort (overlying a Bronze Age predecessor) and a number of associated burial mounds including Waylands Smithy. Passing close to the hill fort, the ancient Ridgeway, possibly Britain's oldest road and trade route and now a well-known long distance walkway passes through the area.

The Romans are probably the earliest recorded occupants of the area despite the

much longer historical connections, and the lands seem to have remained an area of national importance into Saxon times. Indeed, by the time of the Domesday Survey (1086), the Vale of the White Horse had become one of the most populous and prosperous parts of Berkshire, with good arable and pasture lands, woods and a plentiful water supply. From the 1600s the villages have been associated with the Craven estate and it wasn't until the 1960s that most of the estate was finally sold off.

The villages lie in the middle of the Vale of the White Horse, Like many parishes in the Vale, Uffington and Woolstone are long and thin, running north-south, and include both low-lying arable land and grazing upland on the downs. The River Ock and the now disused Wilts and Berks Canal form notable geographic features in the area while Dragon Hill, White Horse Hill, the downs and the gallops further define the local landscape. The railway line, built through the area in 1840 remains a key part of the built environment.

The villages have strong literary connections. Thomas Hughes, author of Tom Brown's Schooldays, was born in

Uffington in 1822 and the village school mentioned in the book still exists, albeit now as a museum. Sir John Betjeman lived in Uffington in the 1930s and his daughter remained here until 2014.

Facilities today include a village shop and post office in Uffington, a school serving all three villages, again in Uffington, a public house in Woolstone, The White Horse, and another in Uffington, The Fox and Hounds, a village hall in Uffington and a church in each village. St Mary's Church in Uffington was built in 1250 and is known as the "Cathedral of the Vale". Large for the size of the village, it was built with a high standard of design and workmanship, being an important outpost of Abingdon Abbey at the time. Woolstone's All Saints Church was built in about 1195 as a dependent chapel of Uffington in a similar way to that of Baulking's Saint Nicholas's Church in the 13th century. They were made into ecclesiastical parishes separate from Uffington in 1846, but are now once again part of the Uffington Benefice, along with Shellingford. Strong and vibrant communities, all 3 villages benefit from regular events, close knit social groups and a rural way of life.

The 2011 census gives a more detailed breakdown for each of the three villages separately, covering not only population data but also equity/prosperity, economy, housing, transport, services etc. These profiles can be seen at

<http://www.oxonrcc.org.uk/Content/Sites/oxonrcc-org-uk/Documents/Uffington.pdf>

[for Woolstone and Baulking replace 'Uffington' as required]

Note that in the following analysis of returned questionnaires, the most significant statistics have been used – whether positive or negative – omitting some which are statistically insignificant.

Within each section of this plan we recommend actions. Some actions can be enacted immediately, others are more strategic with the results felt after a number of years. All actions are repeated at Appendix 1 with an indication of their importance, achievability, timescale and who will carry them out.

In certain sections of the questionnaire respondents were invited to volunteer to support a given activity (e.g. offer to assist in the school).

ACTION 2.1: Transfer lists of volunteers to the relevant organisation.



3. COMMUNITY

A majority of respondents answering the questionnaire felt that the best thing about living in the villages is our 'community'.

Community events are popular, with some 85% of respondents attending events within the last 12 months. The White Horse Show is especially important to the villages, both as a very long standing source of charitable support and as a rewarding collective enterprise involving many local individuals. 73% of respondents contribute in different ways to the show activity.

To encourage new residents to become more involved in the community, a number of "useful tools" were suggested:

A 'Welcome Pack' for new residents (42% of respondents) - a regular meeting place for socialising (26%) - more information regarding 'What's On' (35%). A small number felt assistance to get to events and/or have someone to accompany them would be helpful. However, 32% do not want to get more involved with the community.

Some commented that a 'Meet & Greet' for new residents would be useful and that a more accessible notice board was needed.

ACTION 3.1: Uffington Parish Council and the Parish Meetings of Woolstone and Baulking (PC/PMs) to address communications within villages for new residents including specific consideration of a welcome pack and to consider how to provide better 'what's on' updates to residents, using email and improvements to the village websites as preferred media. New activities which respondents said they would support were:-

Outdoor concert (63%) - Village Picnic (44%) - Barn dance (38%) - Family Sports day (31%) - Charity Jumble sale (27%) - Choir (23%) - Flower arranging (15%) - Bingo (15%) - Bridge (14%). Some other

suggestions were made, with 'Film Club' mentioned several times.

A large proportion (72%) felt that the needs of the elderly are not met by current facilities or services; suggestions for improvement were:-

More frequent buses (76%) and a wider range of destinations (56%) (See section 6) - additional healthcare support at home (44%) - a meeting place or drop-in centre (40%) - more seats/benches around the villages (35%) - more information about local voluntary services (32%) - more activities aimed at older people (23%) - more involvement with schools and youth (20%).

A 'Good Neighbour' scheme was well supported (88%) and people from 28 households are in a position to help.

ACTION 3.2 PC/PMs to appoint a good neighbour coordinator to liaise with the Oxfordshire Community Information Network and to address some of the needs of the elderly.

When operating, the Youth Club was attended regularly by 5 young people with some 14 attending on occasions but there are 36 young people who would like to see it restarted. However, there was a conflict of age ranges with 26% wanting high school age only and 35% wanting 7-14 years age range. A wider range of activities were suggested by 23% and others suggesting it being entirely separate from the church.

10 respondents showed an interest in joining the community garden scheme. Some 16 people were interested in being a parish councillor and 11 people in working for the parish council.

ACTION 3.3 PC/PMs to consider organising or co-ordinating an outdoor concert or village picnic for all three villages.

4. ENVIRONMENT & LEISURE

ENVIRONMENT

The three villages of Uffington, Woolstone and Baulking are some 5 miles from the nearest town and 2 ½ miles from the nearest A-class road. By comparison with many other villages in Oxfordshire they are therefore relatively inaccessible and are served by quite narrow roads. The villages are set in an agricultural landscape but with the distinctive White Horse Hill and the escarpment to the south a major visual feature. This landscape is host to a wide range of wildlife.

As background we quote from the Vale of the White Horse Planning Policy NE9 Local Plan 2011:

The Vale of White Horse's supplementary planning guidance 'Residential Design Guide' (Dec 2009) describes the character of Uffington as falling firstly within the 'Western Clay Vale' and then more specifically within the small Landscape Character Area 'Zone 4: Chalk Villages along the Spring Line'. *"Zone 4 is characterised by small settlements, with Uffington being the largest. The villages have a distinctly rural character comprising informal cottages and farmsteads."*

Policy NE9 of the Vale of White Horse Local Plan 2011 describes this area as being within the 'Lowland Vale'. Paragraph 7.66 of this document states that "... *this area has been celebrated for the contribution it makes to distant views from the higher land. The Lowland vale is also distinctive and valued for its own quality.*"

In this policy particular mention is made of the landscape quality, noting that "... *long views over the patchwork quilt of fields, farms and villages in the Vale are an essential part of the landscape quality of the district. Seen from the Ridgeway, Uffington Castle or Folly Hill the open views of the lowland vale have retained their integrity.*"

Questionnaire responses show that villagers value this historic landscape and we value our role as custodians of this environment which we share with a large number of visitors to the parishes. These visitors bring valuable business to the villages - pubs, shop, horse livery, camp-site, farmer's market and tea room etc. (See also following section on Leisure).

The most frequently given reason respondents gave for coming to live in the villages is the country way of life. The rural environment and peace and quiet is often mentioned in comments. Leisure and environment is one of the top 3 things respondents like about our villages.

Within the villages themselves, it is the street-scape and more intimate views which provide the attraction. It is important to bear in mind that large parts of Uffington, Woolstone and Baulking are designated as conservation areas (see maps) and there are listed buildings in all three villages (Uffington has 33, Woolstone 12, Baulking 12); most are Grade 2, but there are two of Grade 1 status, the churches of St Mary and St Nicholas in Uffington and Baulking respectively. Respondents value the conservation areas (see section 5, Housing & Character) and we consider any building within them needs to be managed with particular care. See Action 5.2.

Climate change is an important issue for people in our villages and 90% of respondents would like to support carbon capture through the planting of more trees in the parishes. Views on the location are varied. More than half suggested the Jubilee Field, but there was also strong support for the allotments (38%) and the community garden (42%) and also private land. Trees natural to our environment were recommended.

ACTION 4.1: PC/PMs to initiate a tree planting scheme which could include a funding mechanism for planting on private land, specifically considering the Jubilee Field, but also including other areas.

Almost two-thirds of respondents (65%) think that no further street lighting is necessary in the villages. The remaining 35% suggested a number of locations for low level lighting, the two most popular being around the Uffington village hall and shop and along the footpath from the High Street to the hall.

The possibility of substantial additional housing was seen by most respondents as likely significantly to spoil the environment, not only directly but through secondary impacts such as traffic, flooding and pressure on village infrastructure. Most of these issues are dealt with elsewhere in this report. Flooding is already a great concern for responders with over 80% often having encountered floods across roads and no less than 17% having

experienced flooding of their property. A surprisingly high number (34%) of respondents said they were personally responsible for some maintenance of streams and the great majority of those felt able to do this without help. 13% would like some help. It is encouraging to see almost 25% of respondents put themselves forward to be part of a standing Village Flood and Field work group, willing to help out with Jubilee Field tidying, ditch clearing etc.

Setting aside new building, the current threat from flooding should be addressed.

ACTION 4.2: PC/PMs to initiate analysis and action plan (with experts) of what further improvements to the ditches and streams can be achieved and what advice given to householders in particular locations.



LEISURE

This section presents features of the CLP relating to leisure. It covers leisure activities of villagers as well as visitors. As we said in the previous section on the environment, the villages are host to large numbers of visitors. Visitors are particularly valuable as they bring in business. We note that over 150,000 visits are made to the White Horse Hill each year, an increasing number of campers use the Britchcombe site and numerous cyclists, horse riders and walkers use our roads and paths.

Our footpaths, most of which were legally established in the 18th century, are highly valued by respondents. 77% use them regularly. 85% approve the idea of creating new loop walks. However most respondents (73%) are satisfied with the number of pavements, if not their condition. It was suggested that cutting back hedges alongside pavements and footpaths would be helpful and stiles should be better maintained. There was also a proposal to make crossing the Jubilee field from Patricks Orchard to the new shop easier in wet weather ('stepping stones' were suggested.) Maps of footpaths would be helpful to visitors.

Dog fouling was not a problem for 68% of respondents but the remainder cited locations where they did come across the problem.

Among responding households 60% use a bicycle in the villages although few saw the need for designated cycle routes. 11% of households included a horse rider and almost half respondents felt additional warning signs at the entrance to villages would help to keep riders safe from traffic. For the same reason there was a suggestion for more bridleways. We consider it most important that the popular leisure activities of walking, cycling and horse riding are not threatened by the growing traffic in and around the villages; (for actions on 'traffic' see section 6).

ACTION 4.3: PC/PMs to initiate action to create new loop walks and bridleways around the parish, specifically considering working with local land owners and government to look at reopening the tow path of the Wilts & Berks Canal, and to arrange for maps of footpaths to be more accessible.

Uffington is lucky to have a high quality sports field with well-maintained football, cricket and tennis facilities. Around 30% of responding households had club members while among the responding households there were 58 young people who participated in some sports within the villages. The play area next to the shop is well supported although a number of suggestions for improvements were offered.

ACTION 4.4: PC to consider suggested changes and additions to play area, focussing specifically on provision of more adventurous equipment for older children, ensuring a robust maintenance plan is in place, and also to consider provision of football goals at the Jubilee Field.

There are a large number of other well supported groups within the villages which focus on other leisure activities ranging from Amateur dramatics to the Gardening club. Four respondents offered to organise various classes for adults.

Respondents were asked what they believe attracted visitors to the three parishes. As well as the White Horse Hill and its historic features and views, the attractiveness of the villages themselves were cited, particularly the older parts at the heart of the conservation areas. Many respondents thought visitors would like more places to stay and more places to eat. 43% said public toilets would be helpful.

ACTION 4.5: PC and /or Village Hall committee to consider opening toilets to the public.



5. HOUSING & CHARACTER

Section 4 above describes the broader environment of the three villages and their landscapes, including listed buildings and conservation areas. This environment naturally forms the backdrop to many housing considerations.

Conservation area status reflects the local council's (VWHDC) commitment to preserving and, if possible, enhancing the character and appearance of these rural villages, whose historical ambience and environmental quality make an important contribution to the Vale of White Horse, showing varied types and ages of development. The character and appearance of these conservation areas are particularly vulnerable to the impact of development. Where unsuitable development is visible from public roads and footpaths, it damages the visual amenity of the conservation areas and seriously detracts from the setting of listed buildings. The effect of conservation area status and the presence of listed buildings have to be taken into account in discussing the Housing and Character of Uffington, Woolstone and Baulking. See Action 5.2.

Of the 169 comments made in response to the question (Q5) on what are the main issues facing (your) village, 139 (over 82%) relate to housing and possible future development. In the view of respondents from all three villages, this is the most important question about the future of their village. Responses indicate that any development needs to be properly planned and managed.

In more detail the following consequences associated with additional housing are quoted as the principal concerns:-

Increased traffic and parking (79%) - strain on existing facilities (e.g. school) (77%) - flooding and drainage (77%) - poor design that may spoil the character of the

villages (75%) - impact on environment and landscape (68%).

So a very large proportion of respondents are concerned about future expansion of their village, particularly as regards the sustainability of existing resources and the impact on the historic landscape.

In the event of future development (and noting the potential for a Neighbourhood Plan) there are variations on the preferred options for the siting of new houses. 47% prefer infill between existing houses; 33% believe that new houses should be outside the conservation areas (particularly the Uffington Conservation Area). 23% prefer greenfield sites bordering the villages, and 21% believe new housing should be in large gardens. 13% would prefer greenfield sites within the villages.

There are a number of opinions on how this should be managed. 60% believe in small scale infill; 51% would prefer multiple smaller developments of 1-5 houses, and 12% would prefer larger single developments of 20 or more houses. 12% are of the opinion that their village should resist any development and have no new housing. This is consistent with the analysis in the previous paragraph. Accepting that some development is possible, the majority of respondents would prefer this to be in small packets around the villages. A much smaller minority are in favour of larger scale developments and the same proportion of respondents (12%) would resist all development.

Should there be some development, the preferred types of new housing to be provided are:-

49% would like to see sheltered housing for the elderly; 48% would like to see affordable housing for rent / shared ownership; 47% prefer houses with 1 / 2 bedrooms and 43% want houses with 3 or more bedrooms.





Opinions are therefore more or less evenly divided on the size of homes to be provided. The next two questions are closely related. A large majority (79%) would support a small development of affordable homes for people with a local connection to the village; 21% were opposed to this. Similarly, 47% are in favour of future developments including up to 40% (or the local policy minimum) of affordable houses.

A combination of responses to questions about maintaining the integrity of the landscape from White Horse Hill to the south of the villages show that 89% of respondents are strongly opposed to development in this area. 60% think that no further development should be accepted to the south of Uffington or Woolstone. Put slightly differently, 29% think development only as far as the current southern extremity of Uffington is acceptable.

Thus, continuation of the current, historic (sometimes described as “iconic”) landscape between the villages and White Horse Hill is thought to be extremely important by a very large majority of respondents.

In the event of new housing being approved, residents’ preferences for new facilities, should they become available, are:-

facilities for young people (52%) - green space (39%) - leisure / sports facilities (34%).

We note that of course new housing will actually destroy green spaces. But we also note that within a Neighbourhood Plan, Local Green Space allocations can be made.

Getting into more detail on the design of any future housing permitted in the villages, a very large majority (90%) were in favour of utilisation of local materials similar to those used on other houses in the village – i.e. a mix of chalk stone, red brick and timber cladding. 5% think that modern building techniques should be favoured over

maintaining character, and to 5% this was not an important issue.

Opinions are more evenly divided on the importance of the density or spacing of any housing permitted in the villages. 46% think that any developments should be of similar density to other recent developments such as Waylands, Craven Common and Patricks Orchard – this is less than modern building techniques would deliver and may mean that additional sites would need to be identified. 37% think that the density of any developments should be no higher than the average for the historic areas of the villages, including the conservation area in Uffington – making it highly probable that more sites would need to be identified. However, 20% think that any development should maximise the number of houses on identified sites to make best use of the space available and minimise the number of sites to be identified.

This is important as it shows that the majority of respondents would prefer to see a lower density (on two scales, above) for future housing than is the norm today, and therefore accept that more sites may need to be identified for a given number of houses.

Over 90% of respondents believe it important to maintain the three current conservation areas with 52% saying that these conservation areas should be reviewed to include other historic properties within the villages. See Action 5.2.

A high proportion (74%) thinks it is important for local businesses to be afforded the opportunity to use business premises within the villages; 26% are not concerned about this. Possibly contradicting this response, an overwhelming majority (93%) think it is important to maintain the villages as residential settings.

There are a number of views as to whether a small amount of development to provide industrial premises should be permitted,

and where these might be located, as follows: 48% thought that the provision of industrial premises was not important, and would damage the residential setting of the villages. 22% thought that this was important and should utilise land outside the three conservation areas. 11% thought this was important and should utilise green field sites bordering the villages.

A very small number of respondents (1% in both cases) are of the opinion that industrial premises should be provided in large gardens or green field sites within the villages; these views may be discounted. The majority view is clearly that industrial premises should not be provided within the villages.

What the above findings fail to address is that there is already a small business park in existence close to the railway bridge on the Baulking – Fernham road. This happens to be in the parish of Baulking but it is close to Uffington and Baulking and provides a site for further business premises, in easy reach of the residents of both villages, to improve employment prospects. Greater usage of this existing location would satisfy all three of the above findings.

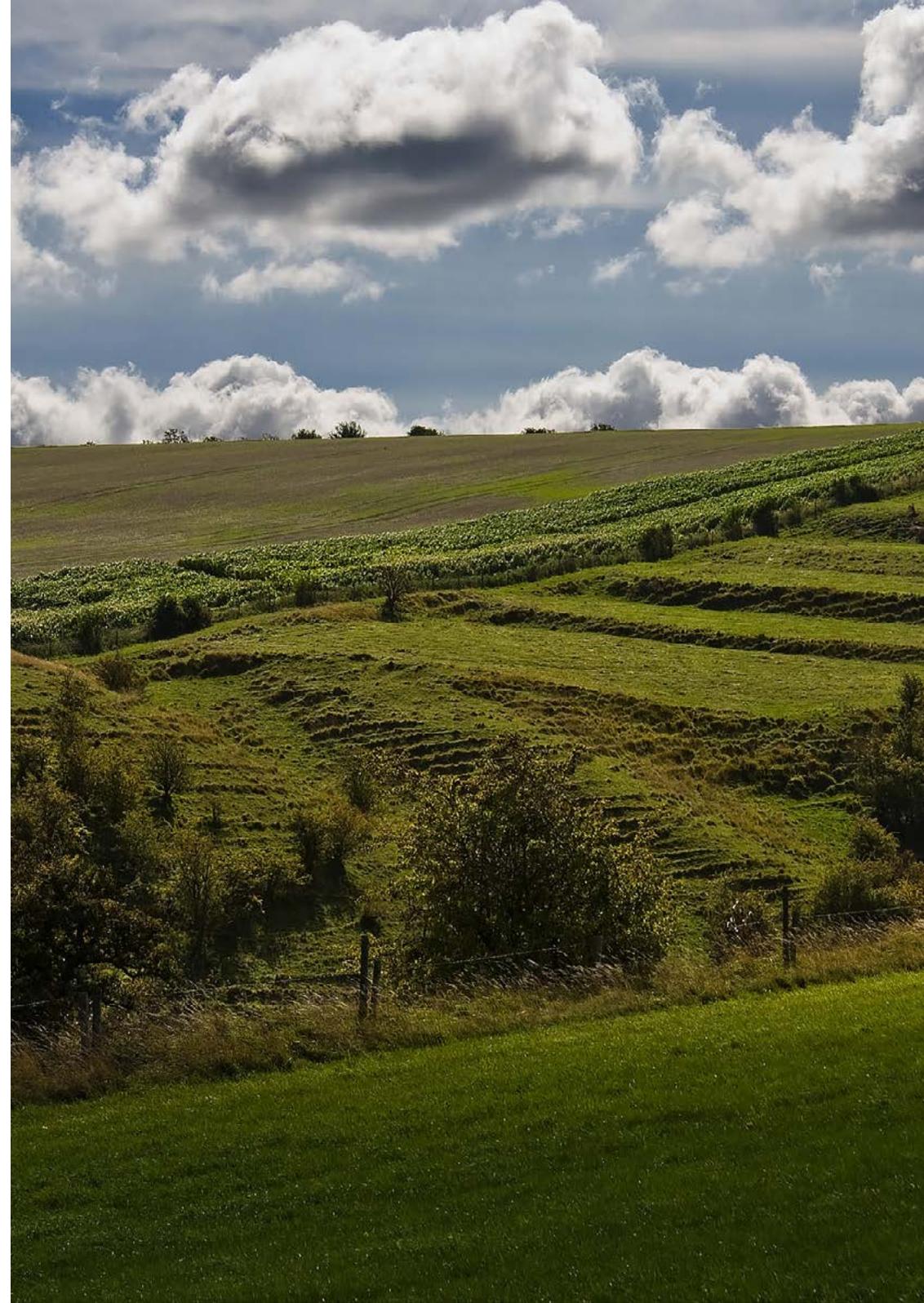
ACTION 5.1 PC/PMs to encourage new business operations at the station site, pressing the appropriate authorities accordingly, and to investigate how the parishes could create better facilities for local businesses. (This action might be subsumed within the Neighbourhood Plan – see Action 5.2 below).

It is apparent from the above and particularly the 169 responses to Q5 (which asked for comment on the main issues facing the villages), that, as in many communities, housing is the most important issue for residents of Uffington, Woolstone and Baulking. The Community Led Plan questionnaire gives a useful picture of people's fears and preferences regarding new housing. It carries relatively little weight in law, although it could be a

material consideration in the determination of planning applications where the material issues can be supported by evidence. However, if the values and opinions expressed in the CLP become enshrined in a Neighbourhood Plan, which is a legal document, they can then be used in a more formal way to help determine planning policy for the three villages. The great majority of respondents to the questionnaire support progression to a Neighbourhood Plan. As this has already received agreement in principle from Uffington Parish Council and the Parish Meetings of Baulking and Woolstone, work should now go ahead on this as quickly as possible.

ACTION 5.2 PC/PMs to initiate a Neighbourhood plan to address future housing development in the three villages; to consider the Local Plan and Conservation Area policies as well as design guidance to determine what additional local policies are needed on the location, size and appearance of new buildings and extensions within Conservation Areas giving attention to the impact on the character of the villages; to review the current Conservation Areas to ensure that all appropriate areas and buildings are included and that there is an up-to-date appraisal supporting each conservation area; the Neighbourhood Plan also to include other appropriate themes such as infrastructure, transport, economy, heritage, green spaces etc.

Our three villages currently lack mains gas and most homes use oil or Liquefied Petroleum Gas (LPG) as their principal fuel source. Piping gas to houses in the villages would be an expensive exercise and views on having mains gas are divided. A majority of householders (53%) are content to stay with existing arrangements. However around 10% would be interested in having gas at present prices, and a further third would like it if the price were lower or they qualified for a fuel poverty grant.



6. ROADS AND TRAFFIC, TRANSPORT

There is a strong consensus (84%) among respondents that roads and transport is the thing that they would most like to change. The majority of the respondents have very similar concerns at the more detailed level.

ROADS AND TRAFFIC

The state of the roads in relation to pot holes was a common theme, with all roads approaching Uffington from Woolstone, Baulking and Fawler suffering from extensive potholes. Although the reporting system works well and the holes are regularly patched, it is only a short term solution as they regularly recur. Proper resurfacing, as has been done on part of Claypits Road and along Baulking Green, demonstrate a more satisfactory and longer lasting solution.

ACTION 6.1: PC/PMs to work with local government to address pot hole issues, specifically reviewing the Fawler Road area through Fawler, but also considering all roads in the parishes.

Speeding, within and approaching the villages, was an issue for a high percentage of the respondents. A suggestion (from

a number of replies) for a 20 mph speed limit within Uffington village has been made along with traffic calming devices in certain areas of the village. The road by the Uffington School and the Church came in for particular mention with large vehicles having difficulty with parked cars. A one way route around the village was mentioned as a possible solution.

An approach to the Highways department for a speed reduction along Baulking Lane from the A417 was also mentioned. At present it is set at the national speed limit of 60mph, whereas the A417 and the A420 are 50mph for much of their length in the locality.

ACTION 6.2: PC/PMs to consider speed restriction on all roads within the parishes, specifically considering 20mph zones and speed chicanes as preventative measures.



TRANSPORT

The great majority of the respondents (99%) say that they travel either by car or van. This is for both work and pleasure. Very few people make use of the public bus and fewer still are using the community bus. The main reasons given in the comments for not using the public bus were that it did not go where people wanted to go and did not go at times that were acceptable or practical.

It was commented that for the bus services to be of use in this rural community buses need to leave and return at times that were practicable for people to get to work, i.e. leaving around 06.30 and returning around 18.30.

Buses to Didcot station for commuting to either London, Reading or to Swindon were put forward as a possible solution. The frequency of the present two local bus services, the daily 67 bus to Faringdon/Wantage and the X47 Saturday bus to Swindon are said to be useless as

a means of commuting, or for much else. Consequently the services are underutilised, thereby being at risk of being cut. A much more regular service connecting to Shrivenham/Watchfield would give a link to the frequent buses to Oxford and Swindon.

The reopening of Wantage Road Rail Station would be a great benefit to many residents who work away from Uffington. A request stop at Uffington Station also was mentioned as being useful.

ACTION 6.3: PC/PMs to work with local government and bus companies to improve both frequency and range of destinations that services cover, specifically considering Oxford as a destination and provision of evening services. Longer term PC/PMs to undertake an analysis of potential transport needs of residents over the next 15 years and explore communal solutions to fulfilling these needs.



7. EDUCATION

At the present there are approximately 120 pupils (including pre-school) attending Uffington C of E Primary School. Some of these pupils are drawn from outside the catchment area. 96% of those people who responded to the questionnaire thought that it was important that all the children from Uffington, Woolstone and Baulking should be able to attend the school if they wished.

There was concern that places were not limited to children living in the catchment area so that some younger siblings did not have a guaranteed place at the school.

The results of the questionnaire show that there are concerns about the future of the school. These are mainly as a result of the recent planning applications which would obviously increase the need for more places. More places could be created by extending the school and by adding classrooms.

Parking in the area of the school is a problem as there is very limited on-site parking and it is located on a narrow stretch of Broad Street, close to a sharp bend, (see section 6).

The school has a useful means of communication with its weekly email, outside notice board and school website. About 58% of respondents attend one or more of the fundraising events run by the P.T.A. This provides significant funds to support the school by buying equipment etc. 22% of respondents felt they had skills and interests that could be useful and that they were willing to share with the school.

It is obvious that the school in its historic setting is highly valued by the residents of all the villages. They would like its future to be assured, since it plays an important role in village life and is the reason that many people choose to live here.

ACTION 7.1: PC/PMs to work with school governors to make a phased plan for addressing the parking issues and extending the school so that it can take more children when necessary due to planned future development.

8. PUBS, SHOP AND POST OFFICE

PUBS

The response from Uffington and Baulking residents were made in relation to the Fox and Hounds and those from Woolstone residents regarding pubs were made in relation to the White Horse Inn.

The majority of respondents (56%) felt that it was 'very important' to have a pub in their village; and another 31% felt it was 'quite important'. Given this level of support, actual usage recorded by respondents is relatively modest. 15% attend at least once a week, 36% once or twice a month, and 49% attend rarely or never.

The most important aspects of the pub were recorded by 77% as the welcome and ambiance and a range of freshly cooked food. 48% saw a range of beers & real ale as important and 42% wanted a beer garden. 34% rated the bar service as important.

To encourage more visits, the following changes were suggested: cheaper food & drink (49%), a regular quiz night (29%) and a loyalty scheme for locals (Fox & Hounds) (27%).

ACTION 8.1 CLP to pass responses (tick boxes and comments) to the pubs.

SHOP AND POST OFFICE

66% of respondents visited the shop at least twice a week, while the remainder visited once a week or less often. The most likely purchases made by respondents were bread or milk (80%), newspapers/magazines (63%), last minute cooking ingredients (62%), sweets/biscuits (29%) and prescription collection (29%).

The most popular improvements proposed for the shop are bakery (77%), click & collect service for parcels (56%), sewing/mending service (43%) and Cafe/hot drinks service (36%). A number of suggestions for improving the shop were also made in comments.

A majority of respondents would support the Parish Council spending more on benches & picnic tables around the shop or village playground.

ACTION 8.2 CLP to pass responses (tick boxes and comments) to the shop.



9. VILLAGE HALL, MUSEUM & CHURCH

THOMAS HUGHES MEMORIAL HALL

The Uffington Village Hall has been used by 54% of respondents with 77% of those who have not used the Hall saying that they have no use or need for it. Based on limited responses there is a view that the THMH is worthy of Uffington. It is worth noting that there was support for new activities which could take place in the THMH (eg Film Society/Club, Pilates) but these would require somebody to organise them. Sadly 95% of respondents were not interested in joining the Management Committee.

ACTION 9.1: Advise the THMH Management Committee of the responses and, as with other community activities, try to identify new initiatives and people to run them.

TOM BROWN'S SCHOOL MUSEUM

It is clear that most respondents think that the Museum is an important part of the village (96%) and have visited (80%). There was support for more activities and events and for better communication about events and opening hours. One comment asked for refreshments to be on sale, for lavatories and disabled access but these would be difficult to provide.

ACTION 9.2: Advise the Museum curator of these observations.



CHURCH

There are four Church of England parishes in the Benefice of Uffington – St Mary's in Uffington, St Nicholas in Baulking, All Saints in Woolstone and St Faith's in Shellingford, the latter being outside the area covered by the CLP. There is also a Strict Baptist Chapel in Uffington. (Note that it was not possible to distinguish between responses from different parishes)

Questionnaire replies indicate that respondents see the Church buildings as historic monuments (86%) and providing focal points within the communities they serve (65%). Similar percentages value the Churches as places of worship (43%), for quiet contemplation (49%) and for the bells (47%). Baptisms, weddings and funerals were also valued by between 41% and 53%. The Churches were valued for the link to Uffington Church of England Primary School (39%), as venues for concerts and plays (42%) and teas in the summer (24%).

Interestingly 66% of respondents were satisfied with the current forms of worship although 34 respondents asked for multi faith services/gatherings as well as some individuals suggesting more obscure practices. There was some support for more Benefice services and for creative ideas which would attract young families.

ACTION 9.3: The churches to consider multi-faith services and wider diversity in use of the churches to better encourage congregation membership.

Overall the Questionnaire confirms that the Churches have a special place at the heart of our communities but this is not borne out by attendance except on special occasions, nor is it easy to find volunteers to help run the Churches.

ACTION 9.4: Advise the PCC of results. (Note that by the time this Report is circulated a new Vicar will have taken up his post. His arrival will undoubtedly prompt a review of the pattern of services within the Benefice).

MESSY CHURCH

7% of respondents said that their young children attended Messy Church which is run in the THMH. Perhaps significantly 2 out of 11 respondents expressed a preference for any day other than Friday.

ACTION 9.4: Advise Messy Church organiser of the responses.





10. COMMUNICATIONS

Respondents appear to make good use of the communication channels available locally. 81% said that they read “What’s on in and around Faringdon” (yellow paper) and 76% read The Courier. Uffington village shop noticeboard and notice boards / posters on telegraph poles are also well utilised, scoring 71% and 63% respectively. It should be noted that there were several comments pressing for the village shop noticeboard to be relocated to a more convenient place.

The village websites **www.uffington.net** and **www.woolstonevillage.co.uk** were not seen as such useful sources of information, scoring 30% and 3% respectively.

56% of respondents would like to be on a residents email distribution list, but 44% would not. When asked if there is a need for better communication in the parish, 52% said no, with 48% answering yes. See Action 3.1

‘Better Broadband for Oxfordshire’ is a £25m project to bring fibre broadband to over 90 per cent of homes and businesses in the county by the end of 2015 (minimum speed 24MB/s). The Uffington exchange is in the plan and, according to the betterbroadbandoxfordshire.org.uk website, planning and survey work is currently underway. Residents can register online for updates, but registrations will not affect the order of the upgrades.

20% of respondents feel that the current broadband provision is too poor to meet their needs. Nevertheless, broadband is successfully used by many in the parish for domestic purposes including home shopping, education and information, work and leisure.

Respondents said that they do suffer from landline telephone disruption to services, but on the whole disturbances were reported as rare (77%). Villagers are less happy with the mobile phone coverage that they receive in their homes: a total of 58% answered that it is fairly poor or very poor.

ACTION 10.1 PC/PMs to liaise with BT Open Reach and local government to drive through as soon as possible the broadband improvements expected and to seek improvements in mobile phone reception by liaison with mobile phone providers.

11. EMPLOYMENT

The majority of respondents aged 18+ are either working, full or part time, or retired. Of those who work, responses show a fairly even split between those who work at home; very locally (Faringdon or Wantage); locally (Swindon / Oxford / Witney / Abingdon etc.) or travel further afield, for example to London or Reading.

When asked what three things would help residents to work at home or more locally, there were clear winners. In order of priority, these were: a more reliable mobile phone service; more reliable broadband and faster broadband. (See section 10 above).

Respondents welcomed the idea of creating an Uffington, Woolstone and Baulking Business & Services Directory. 95% responded that they would use it and 23% said that they had a business or service to list in it.

ACTION 11.1 PC/PMs to co-ordinate a better and more comprehensive business services directory, stand alone from the current provision through the Courier and the village website.

12. HEALTH & CRIME

Safety in the villages was generally felt to be good with 85% of respondents feeling safe at all times. Only 4 people felt unsafe at home, 8 walking by day and 28 by night. 51 respondents (27%) declared an interest in participating in a Neighbourhood Watch scheme and submitted their names. 33 people (18%) are signed up to Thames Valley Police alert and 32% intend to do so. 50% are not interested.

115 respondents were aware of access to First Responders in the villages via a 999 call whereas 97 were not aware. 15 people volunteered to become first responders and left their names on a separate volunteer sign up sheet.

177 respondents (87%) were aware that prescriptions ordered from the local medical practices could be collected from Uffington Post Office Stores.

ACTION 12.1 PC/PMs to set up a working group to liaise with local NHS to consider how better to provide healthcare support for elderly at home.



APPENDIX 1A: ACTION PLAN TABLE

The actions formed from the questionnaire analysis are highlighted in the body of the text and summarised in this appendix. The actions have all been assessed for importance based on the degree of majority opinion as per the results, complexity as considered by the CLP Steering Group and cost as estimated by the Steering Group. These scores have all been multiplied to create an overall score to facilitate Parish Council (PC) and Parish Meeting (PM) prioritisation (higher score means higher priority). This leads to a clear 14 stage plan, the stages of which do not necessarily have to be managed in series, the tasks largely being discrete and lending themselves to parallel activity.

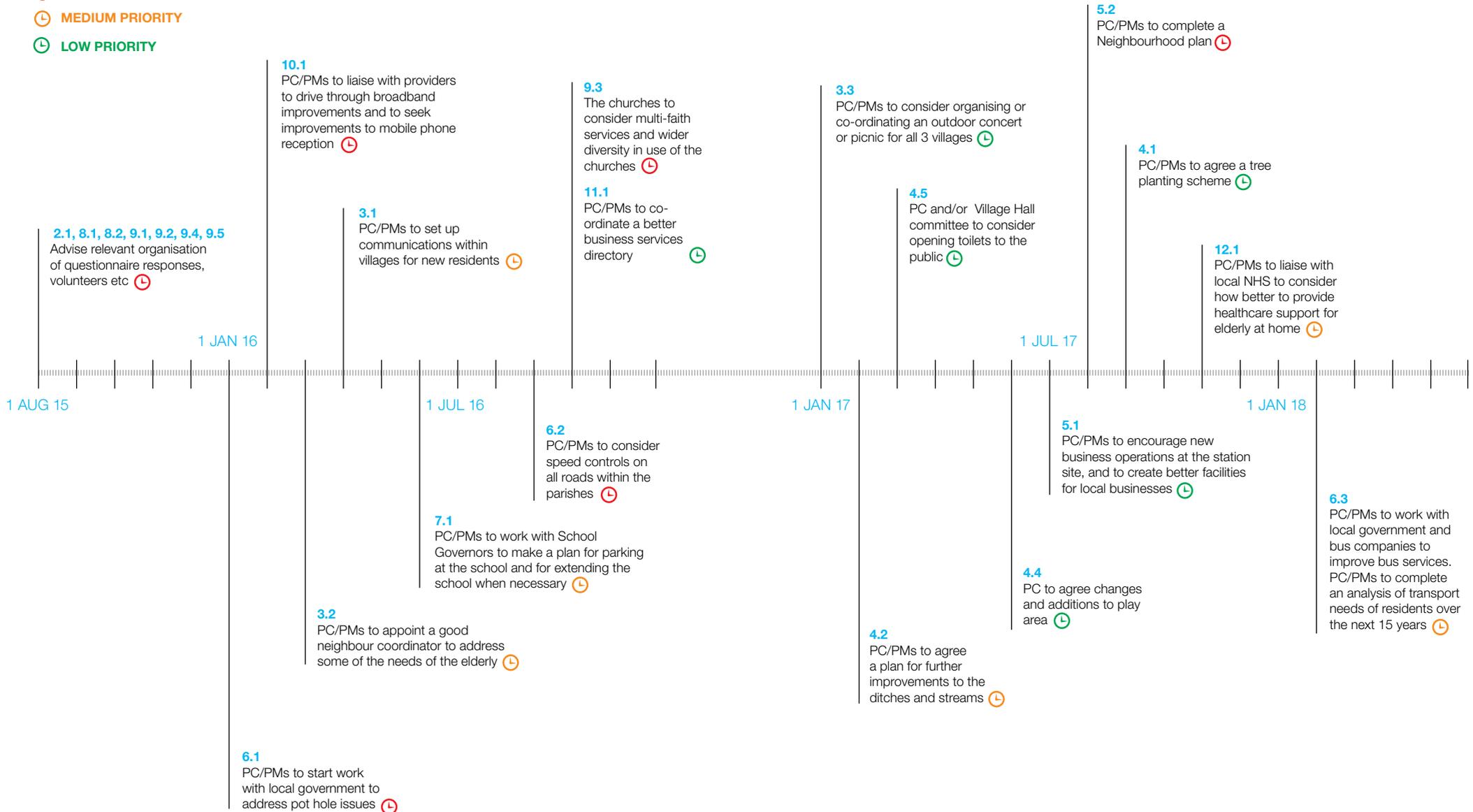
		IMPORTANCE	COMPLEXITY	COST	OVERALL SCORE	RELATIVE PRIORITY
2.1	Transfer lists of volunteers to the relevant organisation	5	5	5	125	1st
3.1	PC/PMs to address communications within villages for new residents including specific consideration of a welcome pack and to consider how to provide better 'what's on' updates to residents, using email and improvements to the village websites as preferred media.	5	3	3	45	6th
3.2	PC/PMs to appoint a good neighbour coordinator to liaise with the Oxfordshire Community Information Network and to address some of the needs of the elderly.	2	2	5	20	10th
3.3	PC/PMs to consider organising or co-ordinating an outdoor concert or village picnic for all 3 villages	2	2	2	6	13th
4.1	PC/PMs to initiate a tree planting scheme which could include a funding mechanism for planting on private land, specifically considering the Jubilee Field, but also including other areas.	2	3	2	12	12th
4.2	PC/PMs to initiate analysis and action plan (with experts) of what further improvements to the ditches and streams can be achieved and what advice given to householders in particular locations.	5	2	2	20	10th
4.3	PC/PMs to initiate action to create new loop walks and bridleways around the parish, specifically considering working with local land owners and government to look at reopening the tow path of the Wilts & Berks Canal, and to arrange for maps of footpaths to be more accessible.	3	3	5	45	6th
4.4	PC to consider suggested changes and additions to play area focussing specifically on provision of more adventurous equipment for older children, ensuring a robust maintenance plan is in place. Also to consider provision of football goals at the Jubilee Field.	4	3	1	12	12th
4.5	PC and /or Village Hall committee to consider opening toilets to the public.	1	2	1	2	14th

5.1	PC/PMs to encourage new business operations at the station site, pressing the appropriate authorities accordingly, and to investigate how the parishes could create better facilities for local businesses.	2	2	2	6	13th
5.2	PC/PMs to initiate a Neighbourhood plan to address future housing development in the three villages; to consider the Local Plan and Conservation Area policies as well as design guidance to determine what additional local policies are needed on the location, size and appearance of new buildings and extensions within Conservation Areas giving attention to the impact on the character of the villages; to review the current Conservation Areas to ensure that all appropriate areas and buildings are included and that there is an up-to-date appraisal supporting each conservation area; the Neighbourhood Plan also to include other appropriate themes such as infrastructure, transport, economy, heritage, green spaces etc.	5	3	5**	75	2nd
6.1	PC/PMs to work with local government to address pot hole issues, specifically reviewing the Fawler Road area through Fawler, but also considering all roads in the parishes.	4	4	4	64	3rd
6.2	PC/PMs to consider speed restriction on all roads within the parishes, specifically considering 20mph zones and speed chicanes as preventative measures.	4	4	3	48	5th
6.3	PC/PMs to work with local government and bus companies to improve both frequency and range of destinations that services cover, specifically considering Oxford as a destination and provision of evening services. Longer term PC/PMs to undertake an analysis of potential transport needs of residents over the next 15 years and explore communal solutions to fulfilling these needs.	5	2	4	40	7th
7.1	PC/PMs to work with school governors to make a phased plan for addressing the parking issues and extending the school so that it can take more children when necessary due to planned future development.	4	2	4	32	8th
8.1	CLP to pass responses (tick boxes and comments) to the pubs.	5	5	5	125	1st
8.2	CLP to pass responses (tick boxes and comments) to the shop.	5	5	5	125	1st
9.1	Advise the THMH Management Committee of the responses and, as with other community activities, try to identify new initiatives and people to run them.	5	5	5	125	1st
9.2	Advise the Museum curator of these observations	5	5	5	125	1st
9.3	The churches to consider multi-faith services and wider diversity in use of the churches to better encourage congregation membership	2	5	5	50	4th
9.4	Advise the PCC of results. (Note that by the time this Report is circulated a new Vicar will have taken up his post. His arrival will undoubtedly prompt a review of the pattern of services within the Benefice.)	5	5	5	125	1st
9.5	Advise Messy Church organiser of the responses.	5	5	5	125	1st
10.1	PC/PMs to liaise with BT Open Reach and local government to drive through as soon as possible the broadband improvements expected and to seek improvements in mobile phone reception by liaison with mobile phone providers	5	2	5	50	4th
11.1	PC/PMs to co-ordinate a better and more comprehensive business services directory, stand alone from the current provision through the Courier and the village website	2	3	3	18	11th
12.1	PC/PMs to set up a working group to liaise with local NHS to consider how better to provide healthcare support for elderly at home	3	2	4	24	9th

APPENDIX 1B: ACTION PLAN TIMELINE

This diagram indicates the target date for each action based on the Steering Group's analysis of responses to the CLP questionnaire. These dates may have to change in the light of new factors and particularly the response of local government and others. The Parish Council will report on progress from time to time.

- 🕒 **HIGH PRIORITY**
- 🕒 **MEDIUM PRIORITY**
- 🕒 **LOW PRIORITY**



APPENDIX 2: CLP GROUP & CONTRIBUTORS

The members of the Steering Group which prepared this report for approval by the Uffington Parish Council and the Parish Meetings of Woolstone and Baulking were: Robert Hart (chair), Michael Lord (treasurer), Anthony Parsons (secretary), Ray Avenall, Anna Bendall, Pam Coulson, Hilary Deakin, Simon Jenkins, Mike Oldnall, Maxine Parsons, Jude Reynolds, Tory Russ, and Mike Thomas.

We are very grateful to others who helped in the earlier stages: Natasha Camplin, Evelyne Godfrey, Trudy Hansen, John Haxworth, Janet Kirk, Clive Shanley and Mary Wiltshire. We also thank others who helped from time to time and particularly those who assisted in distributing and collecting the questionnaires. And of course we thank all those residents who took the trouble to complete the questionnaires across the three parishes – without their conscientious efforts no worthwhile conclusions could have been reached.

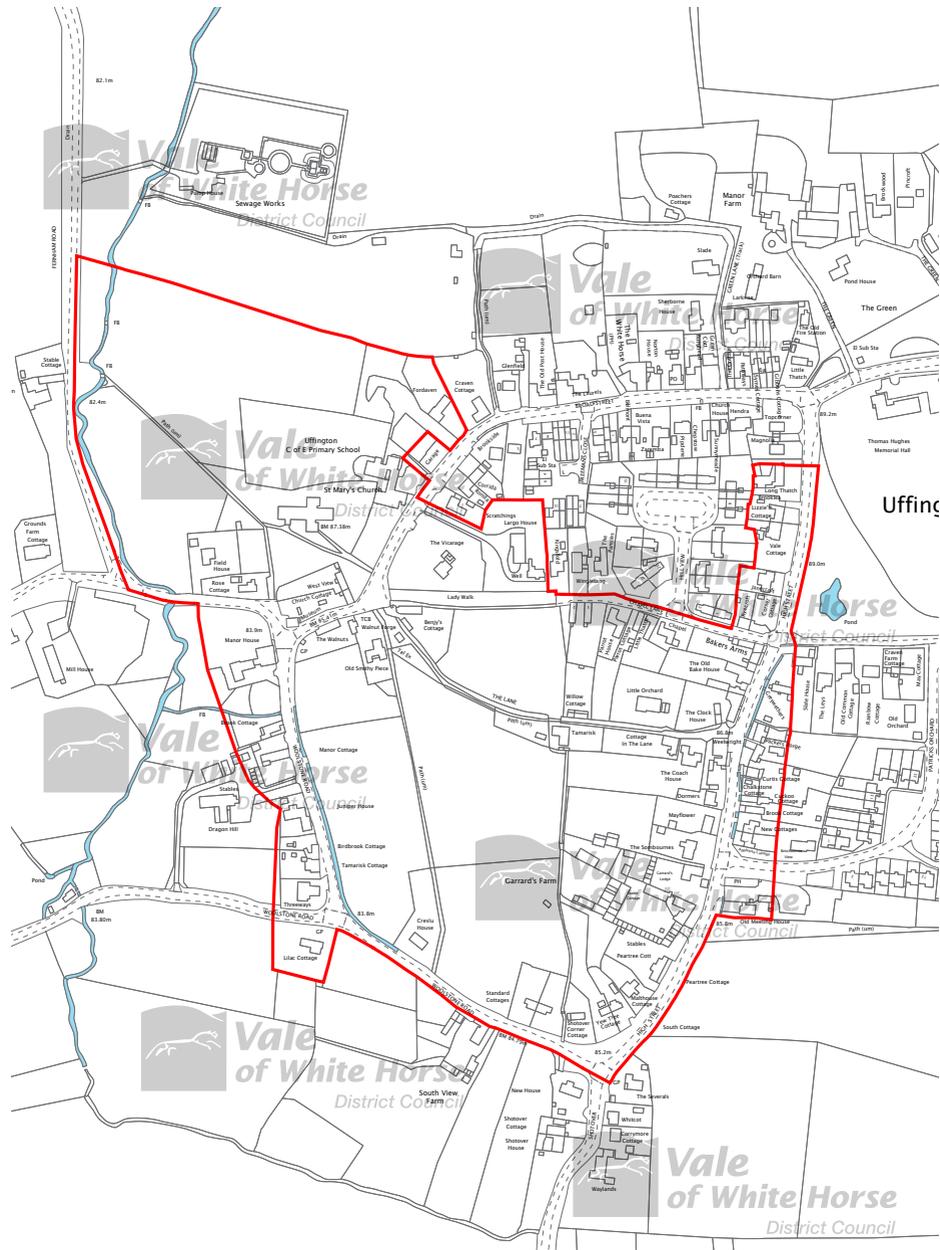
We were helped at various stages with valuable advice and analysis from colleagues from our local councils: particularly Andreea Anastasiu (OCC), Fiona Mullins (ORCC), Anne Richardson (VWHDC)

We are grateful to Mike Oldnall and Muriel Lindo for the use of their photographs and to Google for the satellite view.

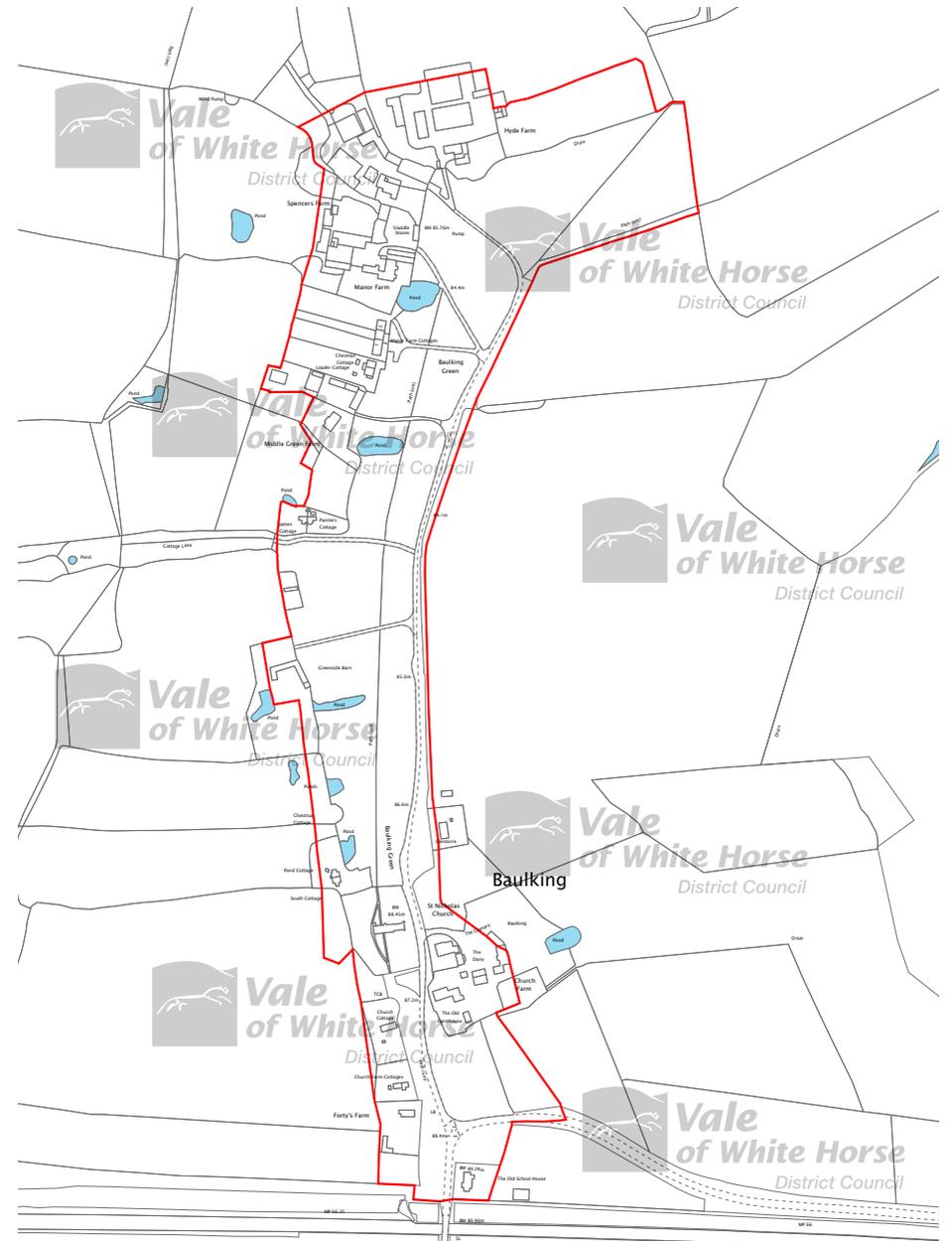
Funding for this project was generously provided by Oxfordshire County Council, Oxfordshire Rural Community Council, Uffington Parish Council and the Trustees of the White Horse Show Trust.

MAPS: CONSERVATION AREAS

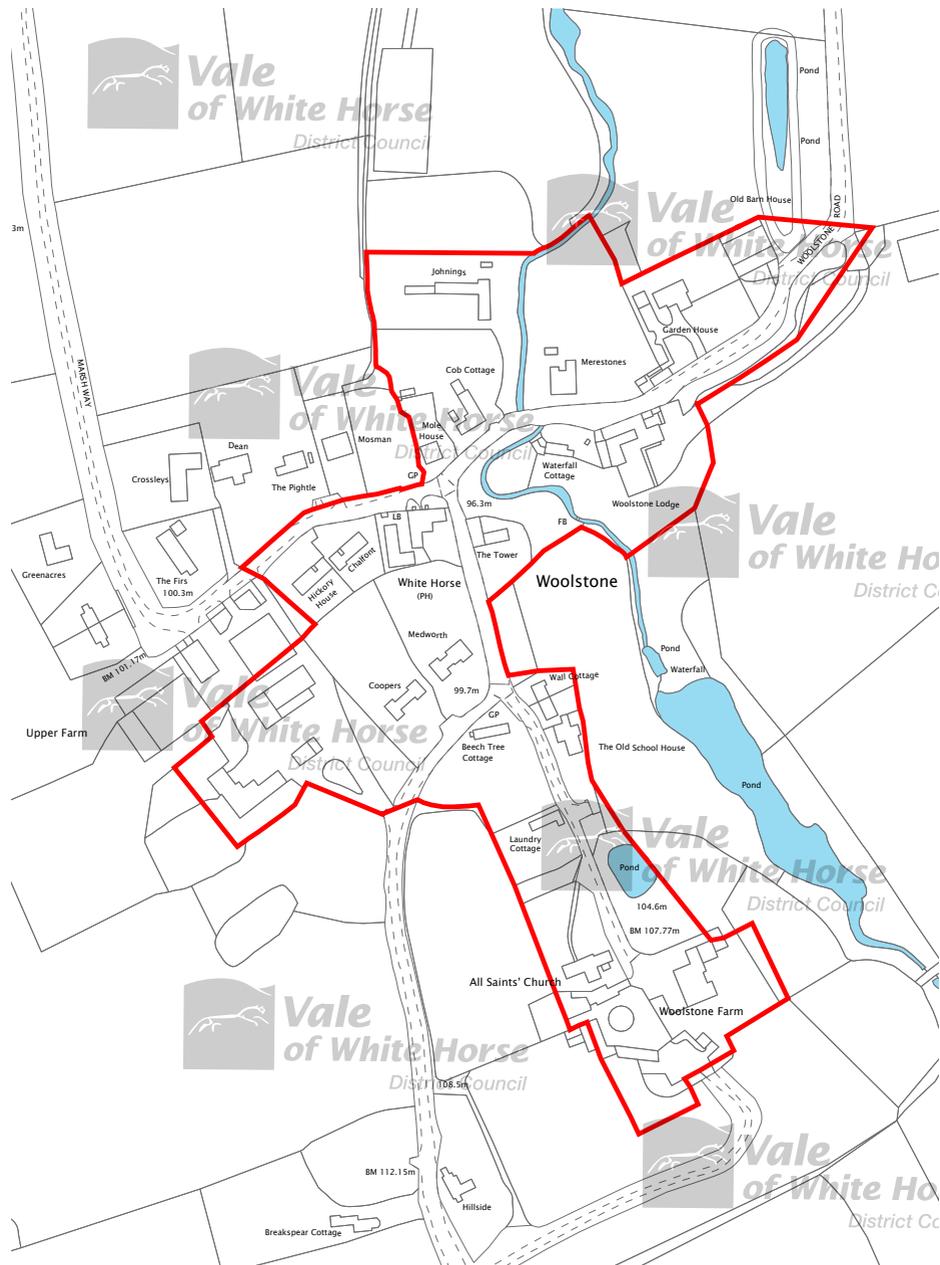
UFFINGTON CONSERVATION AREA



BAULKING CONSERVATION AREA



WOOLSTONE CONSERVATION AREA



DESIGNED BY

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UFFINGTON, WOOLSTONE & BAULKING
NEIGHBOURHOOD PLAN

Characterisation Study

February 2016

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1 BACKGROUND AND SCOPE

CONTEXT

- 1.1 Following confirmation by the Vale of White Horse District Council of the approval of the Uffington, Woolstone and Baulking Neighbourhood Plan area designation on 25th February 2015, the Neighbourhood Plan Steering Group embarked on a data gathering exercise to inform the early stages of the Neighbourhood Plan process and to identify gaps in information where they exist.
- 1.2 This report is the culmination of that initial exercise, and it seeks to characterise the Uffington, Woolstone and Baulking Neighbourhood Plan area. The report has been prepared by Bluestone Planning on behalf of the Steering Group.

PURPOSE

- 1.3 Whilst not a statutory part of the neighbourhood planning process, it is good practice to seek to understand the key characteristics of the Plan area.
- 1.4 Once those defining characteristics have been identified, the data will form part of the evidence base upon which Neighbourhood Plan objectives and, ultimately, policies will be developed. This report sits alongside, and should be read with, the recently completed Uffington, Woolstone and Baulking Community Led Plan 2015, which also forms part of the evidence base.

SCOPE

- 1.5 The following sections of this report consider the physical, social, community, economic, environmental, historic, built, recreational, leisure, transport and traffic characteristics of the three parishes within the Neighbourhood Plan area.

SOURCES

- 1.6 A range of documentary evidence has been reviewed as part of this exercise and key documents / sources are identified in the relevant sections of the report.
- 1.7 The Office for National Statistics (ONS) Neighbourhood Statistics Unit includes Compton Beauchamp civil parish within Woolstone civil parish for the purposes of 2011 Census data. As it has not been possible to disaggregate the data for Woolstone Parish only from the combined parishes' data, the data in some sections

of this report, particularly sections 3 and 4, includes figures for Compton Beauchamp parish as well as Woolstone parish.

- 1.8 The ONS Geography team has explained this anomaly in an email dated 5th January 2016:

“Output Areas (OAs) were created and they are the lowest level of geography at which census estimates are produced. OAs contain approximately equal numbers of population/households, and are intended as geographies that allow reporting of statistics across time on a consistent geographical base. To prevent statistical disclosure when releasing estimates at OA level, each OA was designed to have a minimum population (100 persons) and number of households (40 households) within it. They were also designed to try to group together households with similar characteristics (using Census variables)

In 2001, some parishes were below the minimum thresholds required to publish Census estimates. The concept of increasing the area of a parish with a small population until it is above a minimum population threshold was devised and this meant some parishes were merged with either another parish, or with other parishes, or with part of another parish, or with a non-parished area if no parish is contiguous within the Local Authority. These were known as CAS parishes. CAS and Key Statistics tables for the 2001 Census were produced for all parishes and communities that were above the CAS thresholds (minimum population of 100 persons and 40 households). CAS and Key Statistics tables are then produced for the combined amalgamated area.

There were 1217 parishes with fewer than 100 residents or 40 households in the 2001 Census and these have been merged with other parishes to protect data confidentiality. Compton Beauchamp CP was one of these and was merged with Woolstone CP to create a 2001 CAS parish. The Neighbourhood Statistics website uses CAS parish boundaries. This is why it shows the parish of Compton Beauchamp CP merged with Woolstone CP.”

- 1.9 Upon seeking further clarification the ONS GIS and Mapping Unit explained in an email dated 3rd February 2016:

“In your local terms, the problem with providing statistics for Woolstone alone, once combined statistics have already been provided for Woolstone and Compton

Beauchamp as a pair, is that one simply needs to subtract the Woolstone statistics from those for the combined pair to obtain the statistics for Compton Beauchamp. This means that if ONS provided the separate statistics for Woolstone, those for the sub-threshold parish Compton Beauchamp could be deduced. This is called 'disclosure by differencing' and ONS has a legal duty, in order to prevent individuals being identified, to ensure that this is prevented..... Under the present constraints, there is no prospect of more detailed data being released.”

- 1.10 ONS has supplied population and household head count data by postcode for Woolstone parish but beyond that there is no parish-specific data available for Woolstone. As a consequence, where the data presented in this report includes Compton Beauchamp data, this is explicitly stated.

ACKNOWLEDGEMENTS

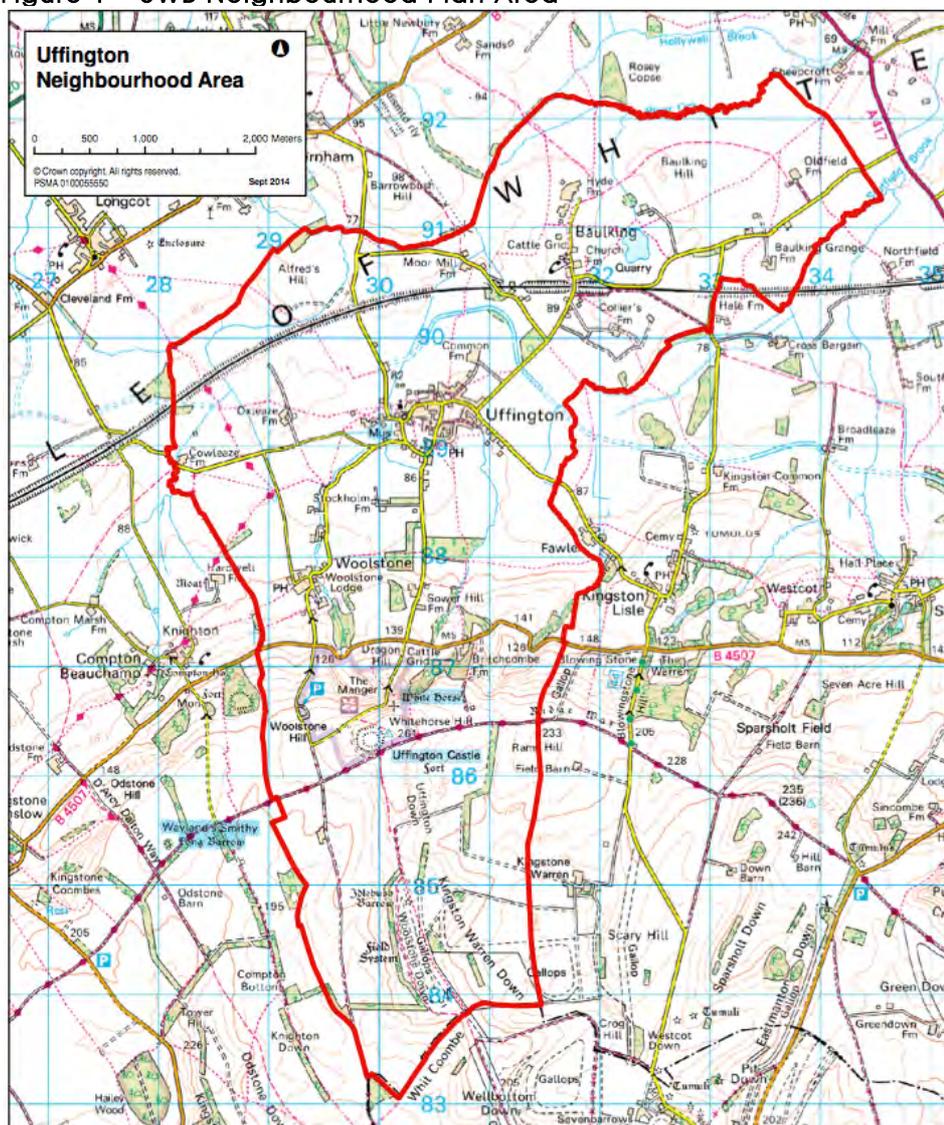
- 1.11 The authors are grateful to Mr Neil Wells for his input to the geology aspects of Section 2 of this report.

2 THE LOCALITY

GEOGRAPHY

2.1 The Neighbourhood Plan area encompasses approximately 26km² or 2600 hectares of land across three parishes: Uffington, Woolstone and Baulking (see figure 1). The three parishes are centred on the Vale of White Horse, a topographical area that is the valley of the River Ock, and which is defined by the scarp slope of the Berkshire Downs to the south and the North Vale Corallian ridge to the north. The Corallian ridge separates the rivers Ock and Thames.

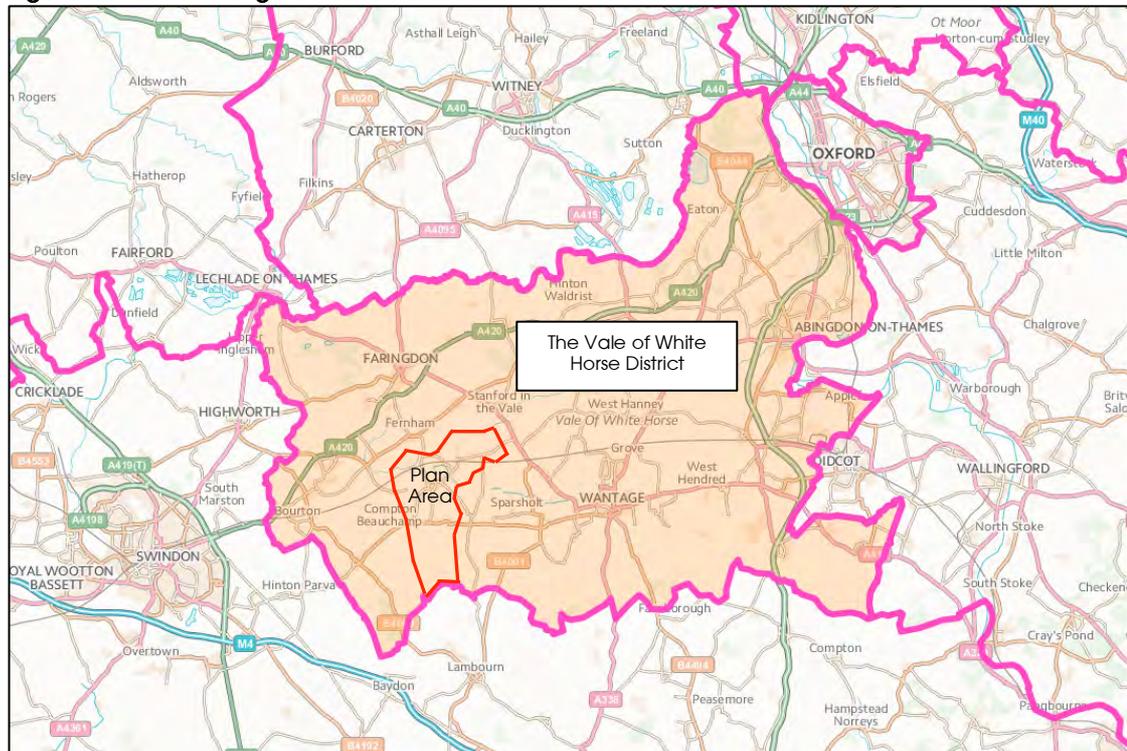
Figure 1 – UWB Neighbourhood Plan Area



(Source: Reproduced from UWB Neighbourhood Plan Area Application. © Crown copyright 2015 OS Licence No 100051806)

2.2 Today the area known as the Vale of White Horse is located within the administrative area of the District Council of the same name, in Oxfordshire.

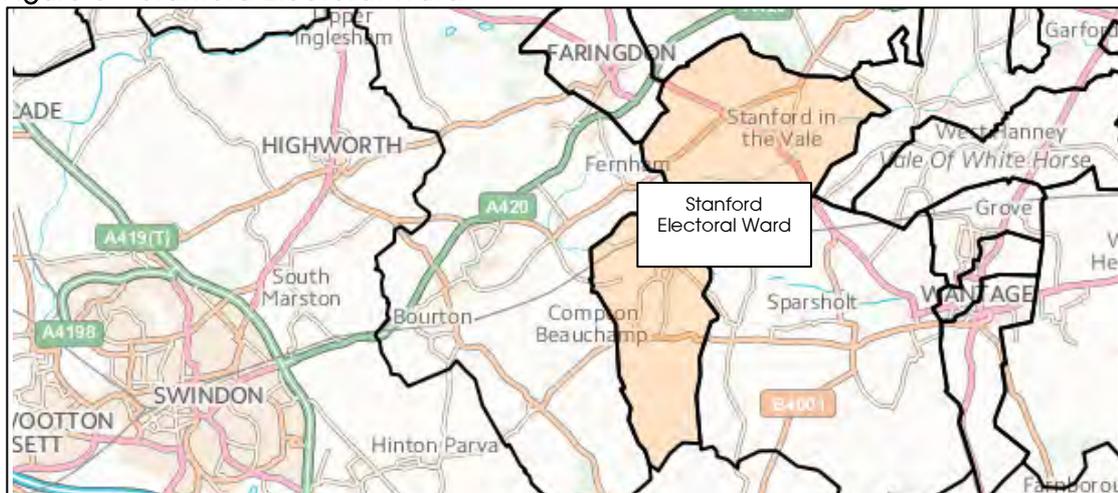
Figure 2 – UWB Neighbourhood Plan Area in Context



(Source: Ordnance Survey Election Maps. Licence: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)

2.3 The parishes are located in the southern part of the Western Vale (figure 2), an area that formed part of the county of Berkshire until the 1974 boundary changes when the area was incorporated into Oxfordshire. Uffington Civil Parish is administered by a Parish Council whilst Woolstone and Baulking are administered by Parish Meetings. The three parishes form part of the Stanford electoral ward within the Vale of White Horse District's administrative area, as depicted in Figure 3.

Figure 3 – Stanford Electoral Ward

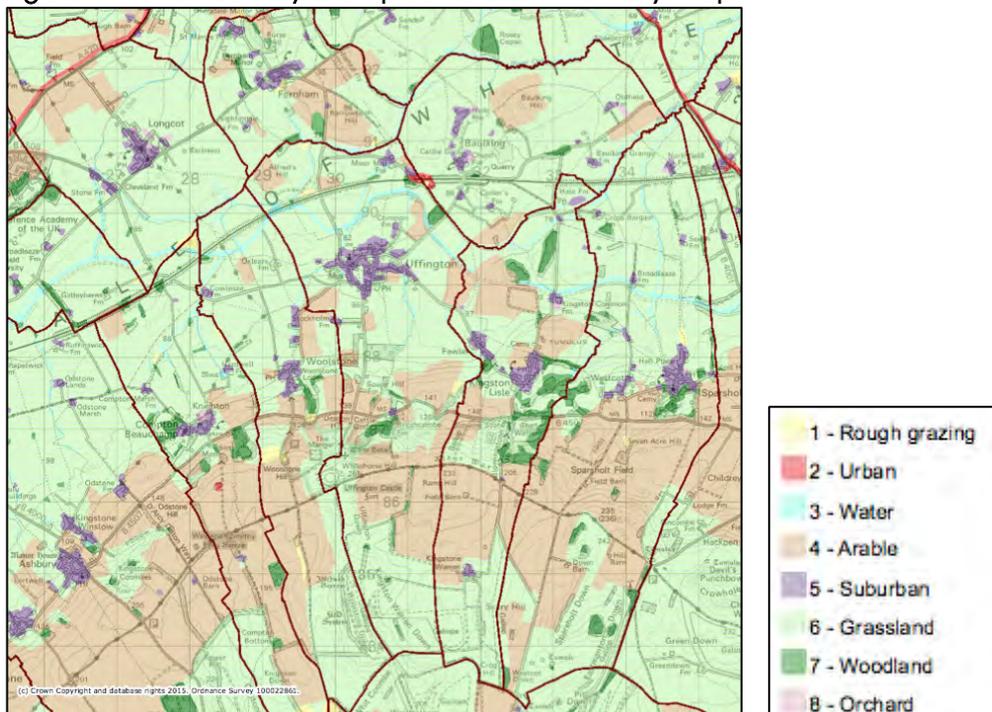


(Source: Ordnance Survey Election Maps. Licence: <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>)

LAND USE

2.4 The land uses in the Neighbourhood Plan Area vary from the base of the Vale to the top of the Berkshire Downs. However the area is largely rural in nature and characterised by large spaces between settlements. The 1933 Dudley Stamp Land Use Inventory classified the various land uses as depicted in Figure 4 below:

Figure 4 – 1933 Dudley Stamp Land Use Inventory Map



(Source: The Land Utilisation Survey of Britain, 1933-1949, mapping copyright Audrey N. Clark; www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

- 2.5 From a review of recent aerial photography, the most significant changes to have taken place since 1933 are increases to the areas of arable land under cultivation, increased wooded areas, reduced grassland and increased suburban areas within the three parishes. There is now also a large water body on the site of the former Fuller's Earth pit at Baulking.
- 2.6 More recent land use change from the Neighbourhood Statistics Unit (Land Use Statistics (Generalised Land Use Database) 2005) reveal the following land uses:
- ▣ Domestic Buildings: 0.18%
 - ▣ Non-domestic Buildings: 0.12%
 - ▣ Roads: 0.79%
 - ▣ Paths: 0.02%
 - ▣ Rail: 0.3%
 - ▣ Domestic Gardens: 0.82%
 - ▣ Greenspace: 97.3%
 - ▣ Water: 0.24%
 - ▣ Other Land Uses: 0.27%

WATER RESOURCES

- 2.7 The Neighbourhood Plan Area divides into two main catchments: the Kennet and Pang river catchment and the Vale of White Horse river catchment. The former drains water south from the highest contours along the ridge of the Berkshire Downs escarpment, whilst the latter drains northwards into the Vale of White Horse.
- 2.8 The two main river sub-catchments within the Neighbourhood Plan Area are the Ock (within the Vale of White Horse catchment) and the Lambourn (within the Kennet and Pang catchment). The Neighbourhood Plan Area entirely drains into one or other of these two sub-catchments.
- 2.9 Annex B to the 2009 Thames River Basin Management Plan¹ describes the quality and status of each of the sub-catchment watercourses.
- 2.10 The river Lambourn is described (p. 237-8) as having a 'moderate' ecological status, and a 'good' chemical status, with the status for both expected to rise to 'good' by 2015.

¹ Environment Agency (2009) *Thames River Basin Management Plan*, [Online]. Available: <https://www.gov.uk/government/publications/thames-river-basin-management-plan> [28/12/15].

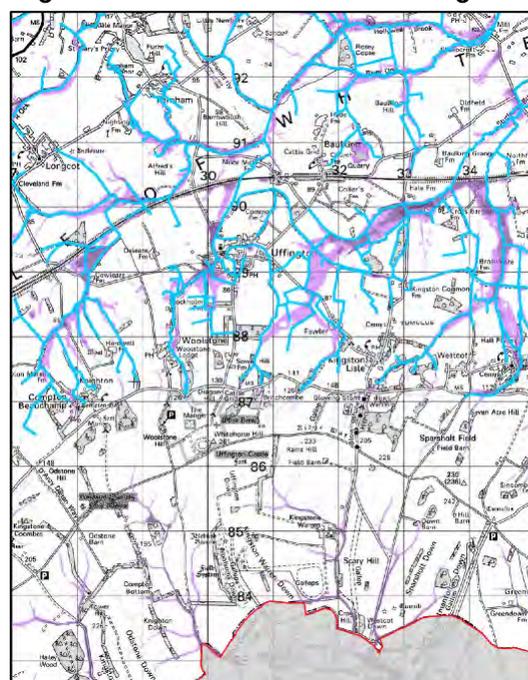
2.11 The river Ock is described (p. 787-8) as having a ‘moderate’ ecological status (the chemical status is not identified as requiring assessment), with the status expected to rise to ‘good’ by 2027.

2.12 The watercourses forming the boundaries of, and running through, the Neighbourhood Plan Area are prone to flooding in various locations. The 2013 South Oxfordshire and Vale of White Horse District Council Strategic Flood Risk Assessment (SFRA) report² provides further details (see figures 5 and 6 below). Additional up to date information is also available on the Environment Agency’s flood mapping website: <http://tinyurl.com/EA-Flood-Maps>.

Figure 5 – Flood Zones



Figure 6 – Surface Water Flooding

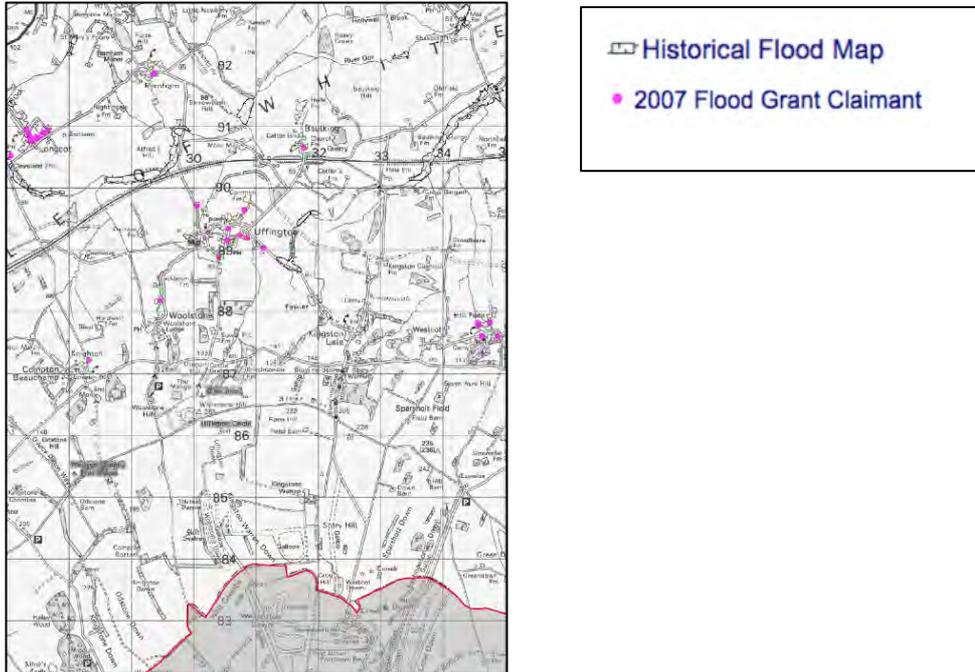


(Source: Extracts from VOWH & SODC Strategic Flood Risk Assessment Maps 2.2 and 5.2; © Crown copyright and database rights 2015 OS Licence No 100051806)

2.13 There is also evidence of historical flooding in the area as depicted on map 8A.2 of the SFRA (N.B. this does not appear to depict all of the properties flooded in recent years. The May 1993 floods were potentially more significant than those in 2007 as far as the Neighbourhood Plan Area is concerned):

² VOWHDC & SODC (2013) *Strategic Flood Risk Assessment*, [Online]. Available: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2029/evidence-base/strategi> [28/12/15]

Figure 7 – Historical Flooding

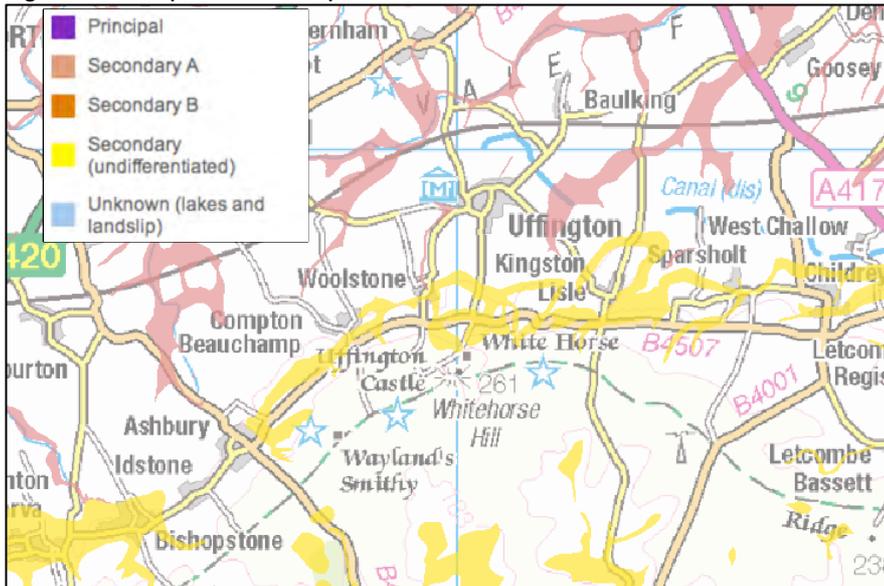


(Source: VOWH & SODC Strategic Flood Risk Assessment Map 8A.2 © Crown copyright and database rights 2015 OS Licence No 100051806)

2.14 There are no Groundwater Protection Zones (GPZs) underlying the Neighbourhood Plan Area according to the EA mapping resource for GPZs: <http://tinyurl.com/Groundwater-Zones>.

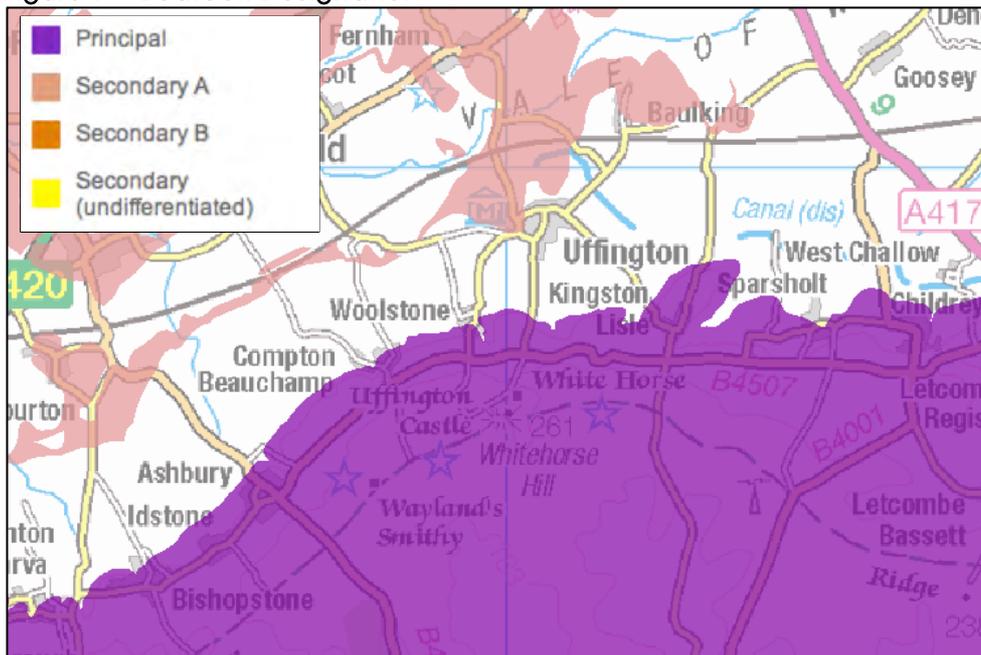
2.15 However, the Neighbourhood Plan Area is underlain by aquifers:

Figure 8 – Superficial Deposits



(Source: Environment Agency Aquifer Mapping – ‘What’s in your backyard?’ © Crown copyright and database rights 2015 OS Licence No 100051806)

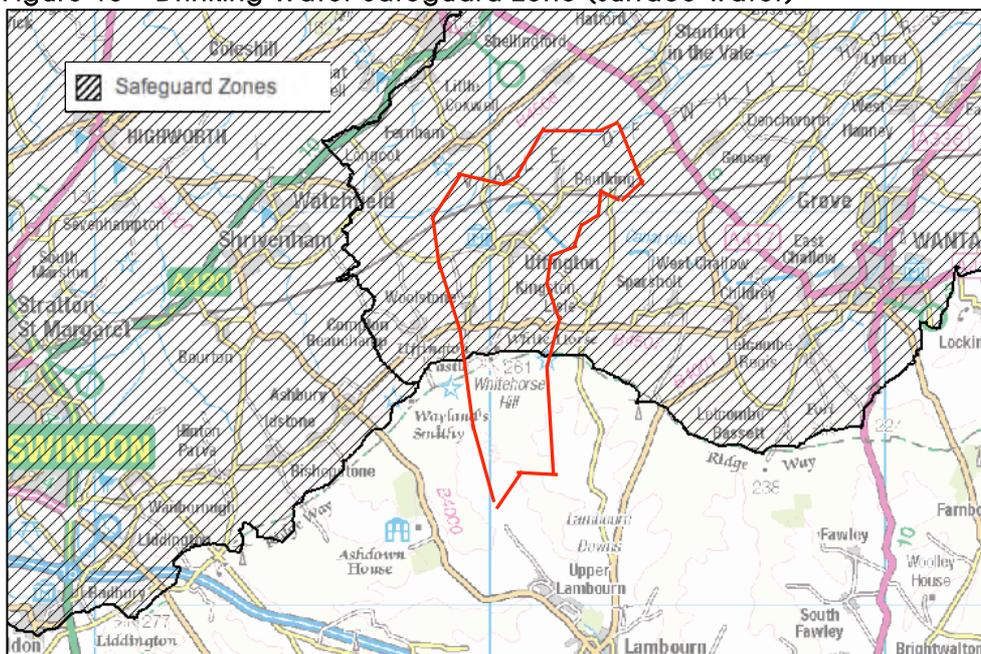
Figure 9 – Bedrock Designation



(Source: Environment Agency Aquifer Mapping – ‘What’s in your backyard?’ © Crown copyright and database rights 2015 OS Licence No 100051806)

2.16 The northern part of the Neighbourhood Plan Area also lies within a Drinking Water Safeguard Zone:

Figure 10 – Drinking Water Safeguard Zone (surface water)



(Source: Environment Agency Aquifer Mapping – ‘What’s in your backyard?’ © Crown copyright and database rights 2015 OS Licence No 100051806)

2.17 These zones are areas where the land use causes pollution of the water. Action is targeted in these zones to address pollution so that extra treatment of water can be avoided.

GEOLOGY / MINERALS / WASTE

2.18 The geology of the Neighbourhood Plan Area is shown on the Geological Survey of England and Wales 1 inch to 1 mile (1:63,360) Abingdon Sheet 253 (Drift), Published in 1971 by the British Geological Survey. Much of the Neighbourhood Plan Area is underlain by Upper Cretaceous strata, which dip gently to the south east. The Chalk Group, which forms Berkshire Downs, is the most obvious geological unit and comprises the Lower Chalk, at the foot of the Downs, passing through the Middle Chalk, to exposures of the Upper Chalk at Whitehorse Hill and other prominent topographic high features on the Downs.

Figure 11 – Geological Survey Map Extract



- h5 – Chalk
- h4 – Upper Greensand
- h3 – Gault Clay
- h2 – Lower Greensand
- g12 – Kimmeridge Clay

(Source: Extract from Geological Survey of England and Wales 1 inch to 1 mile (1:63,360) geological map series, New Series; Abingdon Sheet 253 (Drift). © Crown copyright and database rights 1971 Ordnance Survey 100021290.

- 2.19 To the north of the foot of the Chalk Downs is a narrow band of Upper Greensand, the approximate boundary of which runs along the line of the B4507 Wantage to Ashbury road. The Upper Greensand gives way to the Gault Clay just to the south of Woolstone and forms the dominant underlying geology in the Clay Vale in which much of the Neighbourhood Plan area lies.
- 2.20 The Gault Clay is a heavy, blue grey clay and is known to have severe shrink-swell problems due to its mineralogical composition³. The characteristics of the Gault Clay has implications for built development; if foundations are too shallow, seasonal moisture variations that give rise to shrinking and swelling may result in damage to the foundations. For the Gault Clay, seasonal moisture content variations can extend to depths of 5-6m where trees, shrubs or hedges are present. Removal of such vegetation can result in significant ground heave as moisture contents increase.
- 2.21 The Gault Clay underlies Woolstone, some of Baulking and most of Uffington. In the western part of Uffington along an approximate line from the Primary School to the junction of Woolstone Road and Claypit Lane, the underlying geology comprises the Lower Greensand. The Lower Greensand also underlies part of Baulking, from a line approximately 50m north of St. Nicholas Church.
- 2.22 Some older Upper Jurassic strata, mainly comprising the Kimmeridge Clay, is present in the very northern and northwestern parts of the Neighbourhood Plan Area. The Kimmeridge Clay is a dark brown mudstone often silty or sandy; the Kimmeridge Clay does not have a significant shrink-swell problem that could adversely affect development.
- 2.23 Locally, superficial deposits of alluvium are recognised along the line of rivers and associated floodplains. At the foot of the Chalk escarpment, there are accumulations of coombe and head deposits. These are the result of erosion of the chalk slopes above, mainly due to periglacial action at the end of the last ice age.
- 2.24 There are few geological deposits of economic interest in the Neighbourhood Plan Area. Around Baulking and Fernham, there are nationally important deposits of Fuller's Earth (a highly absorptive clay and used to manufacture products where this property is desirable) but these are now unlikely to yield any significant future extraction.

³ FORSTER, A and others. (1994) *Engineering geology of British rocks and soils; Gault Clay*. British Geological Survey Technical Report WN/94/31.

- 2.25 The Oxfordshire Minerals and Waste Local Plan Part 1 Core Strategy Submission Document (August 2015)⁴ notes that whilst there are chalk resources in the County, most of it is located within the North Wessex Downs and Chilterns AONBs, “...in line with policy M4, it is unlikely that working of chalk for aggregate use would be acceptable within these areas” (para 4.56).
- 2.26 In relation to Fuller’s Earth, the document states: “Fuller’s earth is no longer worked but is a nationally scarce mineral. It is therefore proposed to safeguard what are currently considered to be the economically viable areas of these resources” (para 4.62). Draft policy M8 goes on to confirm that Fuller’s Earth resources in the Baulking-Fernham area will be safeguarded in the Part 2 Minerals & Waste Local Plan document when it is eventually published.
- 2.27 Local aggregate resources are identified in the vicinity of Faringdon (sand) and south of Faringdon (crushed rock). They do not affect the Neighbourhood Plan Area although as noted above, similar resources appear to exist beneath the Neighbourhood Plan Area.
- 2.28 Waste resource facilities are no longer found in the Neighbourhood Plan Area. The Environment Agency has one record of disused clay pits at Uffington (in the vicinity of the station). The site is recorded as having been filled with inert waste and is now regarded as a historic landfill.

SOILS

- 2.29 The soils found in the Neighbourhood Plan Area are equally as diverse as the underlying geology. In the northern part of the Neighbourhood Plan Area the Soilscales website (<http://www.landis.org.uk/soilscales/>) confirms that the main soil type is a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soil.
- 2.30 To the south of Baulking there is a narrow section of loamy and clayey floodplain soils with naturally high groundwater. To the south of Uffington, rising up the scarp slope, the soils are characterised as being freely draining lime-rich loamy soils, which adjoin an area of freely draining slightly acid loamy soils just to the south. The main soil type over the Berkshire Downs is shallow lime-rich soil over chalk or limestone,

⁴ Oxfordshire County Council (2015) *Oxfordshire Minerals and Waste Local Plan Core Strategy Proposed Submission Document* [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy> [28/12/15]

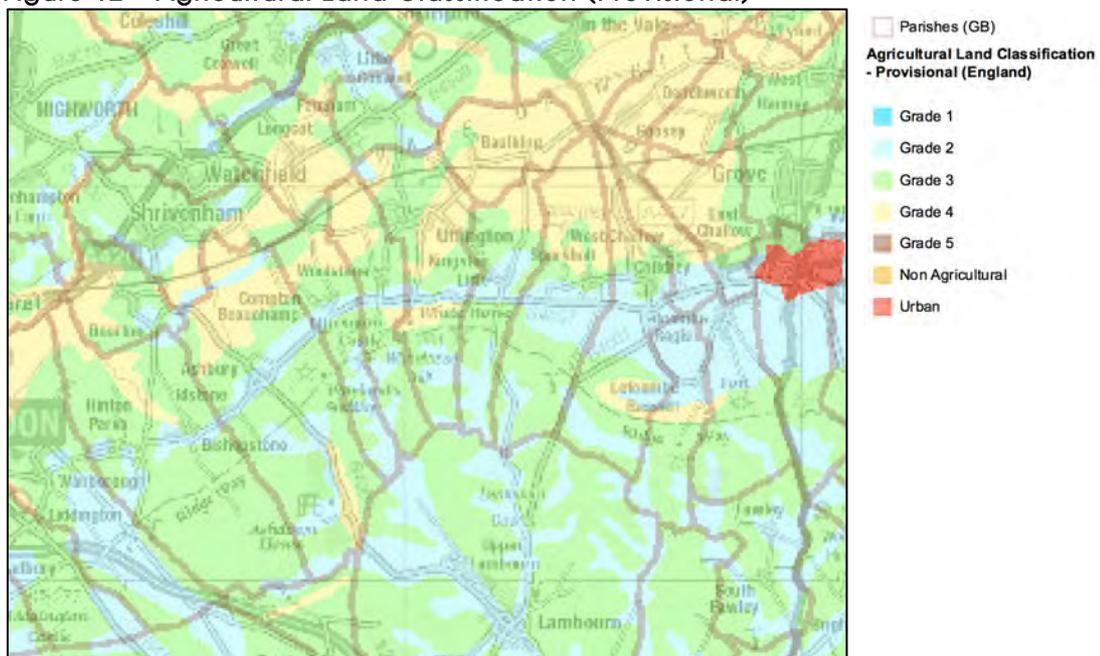
divided in the far south of the Neighbourhood Plan Area by a narrow valley feature containing freely draining lime-rich loamy soils.

AGRICULTURAL LAND

2.31 Pages 93 to 94 of the Vale of White Horse Core Strategy Scoping Report (Sept 2012)⁵ states:

2.32 *“The Vale is predominantly rural with a significant part of its land under cultivation for farming. The quality of the farmland ranges from Grade 4 up to Grade 2 in a number of locations. The NPPF states that planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. The Agricultural Census from DEFRA indicates that in 2007 there were 565 holdings covering 47,162 ha in the Vale. Of these 399 holdings or 10,477 ha is permanent grass. There are then 137 holdings covering 11,984 ha which produce wheat, 74 holdings covering 3,496 ha producing oilseed rape and 50 holdings covering 1,753 ha producing spring barley. Agriculture in the Vale is therefore very varied. In terms of employment only 1,069 residents gave their employment in the 2001 Census as being in the agriculture, hunting and forestry category which amounted to 1.8% of the resident workforce.”* ((p.93-4) Vale of White Horse Core Strategy Scoping Report (Sept 2012)).

Figure 12 – Agricultural Land Classification (Provisional)



2.33

(Source: Agricultural Land Classification Provisional England Mapping, www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

⁵ VOWHDC (2012) Core Strategy SA Scoping Report, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/SA%20Scoping%20Report%20FINAL.pdf> [07/01/16]

2.34 The provisional grading of agricultural land in the Neighbourhood Plan Area shows (Figure 12) largely grade 4 land at Baulking with a small pocket of grade 3 land; mixed grades 3 and 4 in Uffington with two areas of grade 2 in the Vale and on top of the Berkshire Downs; and mixed grades 3 and 4 in Woolstone with two areas of grade 2, again in the Vale and on top of the Berkshire Downs.

CLIMATE

2.35 The Met Office records⁶ provide data for average weather conditions at Brize Norton, the nearest climate station to the Neighbourhood Plan Area. The data is an average of the individual years' data for the period 1981 to 2010.

2.36 The average annual maximum temperature is 14.2 degrees centigrade, and the average annual minimum temperature 6.2 degrees centigrade (ranging from an average of 22.2 degrees in July to 1.1 degrees in February).

2.37 There is an average of 48.3 days of air frost per year. This is to be contrasted with the total number of sunshine hours on average across the year of 1632.

2.38 Average annual rainfall is 685 mm. There are 119 days of rainfall where more than or at least 1mm rain falls.

2.39 Annual average windspeeds measured at 10m above ground level is 6.9 knots.

INFORMATION GAPS

2.40 Data for this aspect of the characterisation of the Neighbourhood Plan Area is good. No gaps have been identified.

ISSUES FOR NEIGHBOURHOOD PLAN

2.41 The quality of both sub-surface and surface water resources are critically important and key to ensuring that drinking water and watercourse status can be maintained at a high level.

2.42 The Neighbourhood Plan Area contains potentially significant mineral resources and, although they are not yet safeguarded in the emerging Minerals and Waste Core

⁶ Met Office (2015) *Average Records for Brize Norton*, [Online]. Available: <http://www.metoffice.gov.uk/public/weather/climate/gcnvtxstj> [8/12/15]

Strategy, it appears they may become safeguarded. This will need to be reflected in the emerging Neighbourhood Plan.

- 2.43 The presence of the Gault Clay present challenges for construction and may affect development and building costs due to the need for more substantial foundations. Removal (or planting) of vegetation has the potential to induce significant ground heave (swelling) or shrinkage, which can disrupt levels and damage structures. The locations for construction and the effects of the local geology on development will be of consideration in the emerging Neighbourhood Plan.

3 SOCIAL & COMMUNITY CHARACTERISTICS

POPULATION

3.1 The population of the three parishes was recorded in the 2011 Census as being:

- ▣ Uffington – 783 persons (48% male; 52% female) - up from 714 in 2001
- ▣ Woolstone (including Compton Beauchamp) – 210 persons (52% male; 48% female) - up from 188 in 2001
- ▣ Woolstone (based upon postcode data supplied by ONS) – 139 persons (54% male; 46% female)
- ▣ Baulking – 107 persons (51% male; 49% female) - down from 109 in 2001
- ▣ TOTAL - 1100 persons (1011 in 2001)
- ▣ Vale of White Horse District – 120,988 persons (49.6% male; 50.4% female)

(Source: ONS Population Density Dataset, 2011 (QS102EW))

3.2 The ONS 2014 mid year estimates (published June 2015 and which do not go lower than District level) estimate the Vale's population to be 124,852 or an increase of just over 3% in the four years since the 2011 census.

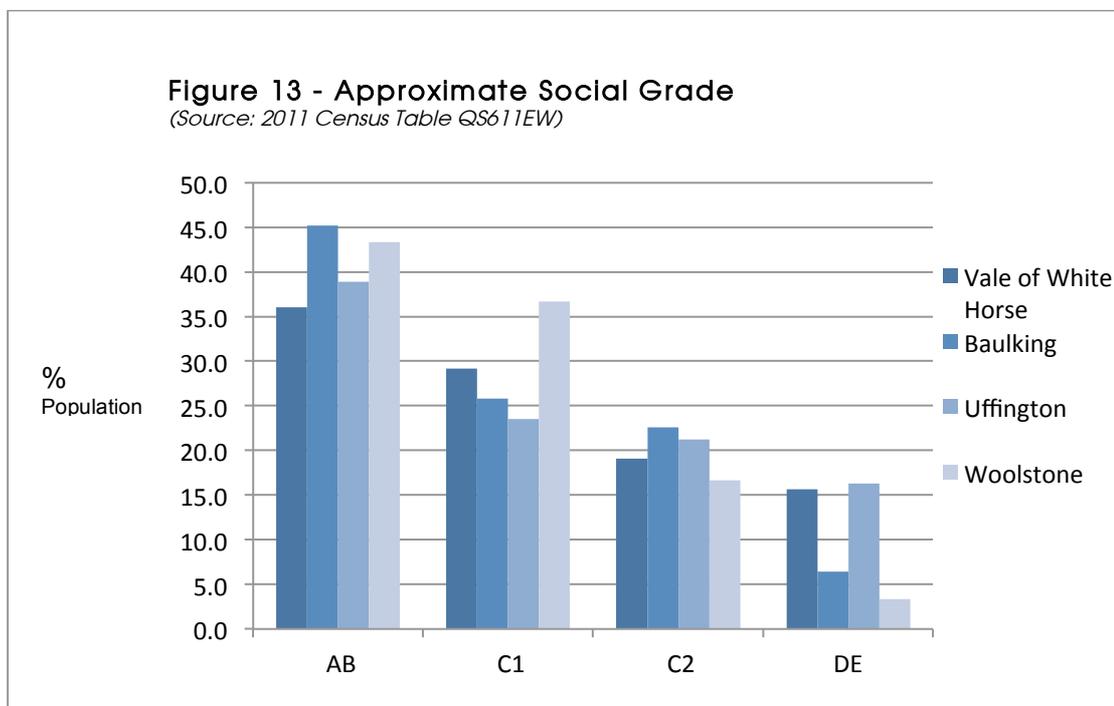
3.3 Pro rata, it could be assumed that the population for the three parishes has therefore increased by a similar amount - in this case 3% would equate to 31 people on average. Clearly where housing developments have taken place they would need to be factored in to any future assessments. In that respect the most recent notable scheme is the proposal for 36 dwellings on Uffington Common permitted in May 2015 and currently under construction.

3.4 The age structure of the parish populations is revealing in the differences between them. The percentage of residents within various age brackets is reproduced in the table below (including figures for Compton Beauchamp):

Age Bracket	Baulking	Uffington	Woolstone	S. East	England
0-9	6.5%	13%	12.9%	11.8%	11.9%
10-19	15%	11.4%	12.9%	12.1%	12.1%
20-29	15%	7.8%	5.3%	12.3%	13.7%
30-44	10.3%	19%	17.1%	20.4%	20.6%
45-59	26.2%	21.7%	26.7%	19.9%	19.4%
60-74	26.2%	20.8%	19%	15%	14.6%
75-84	0.9%	4.2%	3.8%	5.8%	5.5%
85-89	0%	1.3%	1.9%	1.6%	1.5%
90+	0%	0.8%	0.5%	0.9%	0.8%
Median Age	48	No data	45	40	39

(Source: 2011 Census Neighbourhood Statistics Table KS102EW, Age Structure)

- 3.5 This reveals that within the Neighbourhood Plan Area age profiles differ, significantly in some cases. For example Baulking has only half the proportion of children below the age of 10 years old compared to the other two parishes and indeed the Region and England more generally.
- 3.6 In contrast Baulking has between two and three times the proportion of young adults aged between 20 and 29 compared to the other two parishes, and a higher quantum than the Region and England.
- 3.7 Those aged 45-74 tend to be more likely to live in Woolstone and Baulking than in Uffington. Indeed in those first two parishes the proportions are significantly higher than the equivalent England and South East figures.
- 3.8 Across the Neighbourhood Plan Area, those persons in the age bracket 75-84 are represented by lower percentages than the England and Regional equivalent figures.
- 3.9 Approximate social grade within the Neighbourhood Plan Area is derived from ONS data table QS611EW which is part of the 2011 census.



- 3.10 The grading is taken from the occupation of the head of the household and is categorised as follows:

- ▣ AB - upper middle / middle class, higher / intermediate managerial, administrative or professional
- ▣ C1 - lower middle class, supervisory or clerical and junior managerial, administrative or professional
- ▣ C2 - skilled working class, skilled manual workers
- ▣ D - working class, semi-skilled and unskilled manual workers
- ▣ E - non-working, casual or lowest grade workers, pensioners, and others who depend on the welfare state for their income

3.11 The key characteristics of the Neighbourhood Plan Area are a higher than average proportion of AB households compared to the wider Vale of White Horse District. This may reflect the higher cost of property as well as the status of the area as a 'desirable' location to move to.

3.12 Woolstone has a higher proportion of C1 households than the rest of the Neighbourhood Plan Area and indeed the District more generally.

3.13 Uffington closely reflects the proportion of DE households in the District, whereas the equivalent figures for Baulking and Woolstone are well below the District level. This may reflect the lack of suitable housing in those parishes for these social grades.

HOUSING

3.14 The Neighbourhood Plan Area (including figures for Compton Beauchamp) contains 447 dwellings according to the 2011 census, and they break down as follows:

Council Tax Band	Baulking	Uffington	Woolstone	SE Region	England
A	0	9	0	324,966	5,701,030
B	2	14	0	613,843	4,494,194
C	6	121	15	952,893	4,992,524
D	4	24	8	740,275	3,513,171
E	9	33	18	487,403	2,166,533
F	4	69	16	294,448	1,144,117
G	10	49	27	235,384	805,748
H	1	4	4	33,542	130,183
TOTAL	36	323	88	3,682,754	22,947,500

(Source: 2011 Census Neighbourhood Statistics)

3.15 Banding is based on the open market capital value of the relevant property on the 1 April 1991. In the Vale of White Horse District the bands divide as follows:

- A - up to and including £40,000
- B - £40,001 - £52,000
- C - £52,001 - £68,000
- D - £68,001 - £88,000
- E - £88,001 - £120,000
- F - £120,001 - £160,000
- G - £160,001 - £320,000
- H - more than £320,000

3.16 The banding points to a higher proportion of the most expensive properties (band H) in the Neighbourhood Plan Area compared to the figures for the South East and England.

3.17 The tenure of the different households in the Neighbourhood Plan Area (including figures for Compton Beauchamp) is as follows:

Table 3 – Household Tenure (numbers)

Tenure	Baulking	Uffington	Woolstone	SE Region	England
Owned outright	13	110	26	1,156,081	6,745,584
Owned with mortgage	13	102	23	1,248,436	7,229,440
Shared ownership	1	7	0	39,280	173,760
Social rented	2	51	1	487,473	3,903,550
Private rented	10	37	20	578,592	3,715,924
Rent free	2	8	10	45,601	295,110
Totals	41	315	80	3,555,463	22,063,368

(Source: 2011 Census Neighbourhood Statistics Table QS405EW)

Table 4 – Household Tenure (percentage)

Tenure	Baulking	Uffington	Woolstone	SE Region	England
Owned outright	31.7	34.9	32.5	32.5	30.6
Owned with mortgage	31.7	32.4	28.8	35.1	32.8
Shared ownership	2.4	2.2	0.0	1.1	0.8
Social rented	4.9	16.2	1.3	13.7	17.7
Private rented	24.4	11.7	25.0	16.3	16.8
Rent free	4.9	2.5	12.5	1.3	1.3
Totals	100	100	100	100	100

(Source: 2011 Census Neighbourhood Statistics Table QS405EW)

3.18 The data reveals a number of interesting points; shared ownership levels are slightly higher in Uffington compared to levels in the South East or England. Social rented households in Uffington significantly exceed levels in the other parts of the Neighbourhood Plan Area.

3.19 There are also high levels of private rented properties in parts of the Neighbourhood Plan Area and the proportion of households living rent-free is significantly higher in the Neighbourhood Plan Area than in the Region or England. This may reflect accommodation being provided in service or dependent relatives living with their families in ancillary accommodation.

3.20 The number of people residing in the Neighbourhood Plan Area with second homes elsewhere in the UK or outside the UK is as follows:

- Second address elsewhere in the UK - 33 people
- Second address outside the UK - 23 people

(Source: 2011 Census Neighbourhood Statistics Table QS106EW)

3.21 Sale prices in the SN7 postcode (which includes the three parishes within the Neighbourhood Plan Area) have been reviewed on the <http://www.Home.co.uk> website. The data covering the period October 2014 to October 2015 reveals that over that period, average prices have risen for detached properties (by 5% from £432,429 to £456,000), fallen for semi-detached properties (by 4% from £271,111 to £260,645), risen for terraced properties (by 13% from £229,795 to £260,000), risen for flats (by 21% from £110,000 to £133,463), but that they have fallen overall by 3% from £291,665 to £281,832. These figures are not statistically significant though, since they are based on between 10 and 27 transactions per month over the relevant period.

3.22 Affordability is a key consideration. The Oxfordshire Rural Community Council Community Housing Survey Report for Uffington (June 2013)⁷ considered average terraced property sold prices in the period March 2012 to March 2013 in the SN7 postcode against median gross annual pay for those living in the Vale of White Horse District (£26,356) and calculated a multiple of 8.6 times annual earnings to purchase a terraced property in the SN7 area.

3.23 31% of all respondents to the Survey felt that Uffington needed affordable and supported housing (p.12).

3.24 The Uffington, Woolstone and Baulking Community Led Plan (CLP) 2015⁸ surveyed respondents on various issues including the need for affordable housing and of those

⁷ ORCC (2013) *Housing Survey Report for Uffington*, [Online]. Available: <https://docs.google.com/file/d/0BwtmTIVIG-beYUdCbHU1dEVKWIU/edit?pref=2&pli=1> [18/11/15].

⁸ Uffington PC, Woolstone and Baulking Parish Meetings (2015) *Uffington, Woolstone and Baulking Community Led Plan*

who responded to the survey (55% of those invited to do so) 49% wanted to see sheltered housing; 48% wanted to see affordable housing for rent / shared ownership; and 79% supported a small development of affordable housing for people with a local connection to the village (see pages 14 and 17 of the CLP).

- 3.25 The Oxfordshire Strategic Housing Market Assessment (SHMA) Final Report (April 2014)⁹ examined the market and affordable housing need in Oxfordshire and the constituent districts. It confirmed that whilst mean income in the Vale of White Horse District was second highest in the county (£48,558), the estimated number of newly arising households in housing need per annum was 523. This was in addition to an existing backlog of approximately 28 units.
- 3.26 In contrast, the supply of affordable housing units per annum in the Vale was found to be only 278 indicating a significant shortfall every year, by in the region of 273 units.
- 3.27 The Study went on to conclude that only 20.7% of households in the Vale could afford 80%+ market rents (second best of all the Districts in Oxfordshire), 17.7% could afford a figure between social rents and 80% market rents (second worst), and 61.6% could only afford social rents or less (second worst, and much higher than the County average of 54.3%).
- 3.28 Finally, the Study concluded that in order to meet affordable needs in full the Vale would need to provide an additional 683 dwellings per year over the period 2011-31.
- 3.29 In order to meet overall housing need (market and affordable) the Study concluded that the Vale would need to make provision for 1028 additional dwellings to be built in the Vale each year over the same period.
- 3.30 The Vale's Local Plan examination paper Meeting the Objectively Assessed Need for Housing – October 2014¹⁰ refers to the Strategic Housing Land Availability Assessment (SHLAA) capacity for Uffington – the number of dwellings that could be delivered on sites at Uffington – as being 61 dwellings in the first five years and a further 568 dwellings in total over the subsequent 10 years.

⁹ GL Hearn (2014) *Oxfordshire Strategic Housing Market Assessment Final Report*, [Online]. Available: <http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=FolderView&ID=494515745&CODE=46C31E02E18844EED37B16ED0A8C778C&NAME=07+HOU+-+Housing&REF=Local%20Plan%202031%20Part%201%20Examination%20Library> [20/11/15].

¹⁰ VOWHDC (2014) *Meeting the Objectively Assessed Need for Housing*, [Online]. Available: http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=494523668&CODE=45AFDB61F9EB22CF432A9895C9876C26 [15/12/15].

- 3.31 In accordance with the Oxfordshire SHMA, the draft Vale of White Horse Local Plan 2031 Part 1 (under examination at the time of writing) identifies a need to deliver 20,560 dwellings over the period 2011-31 (1028 per year, as recommended by the SHMA). That requirement is to be partially addressed by allocating sites for 1,650 dwellings in the western Vale (which includes the Neighbourhood Plan Area) and leaving up to 1900 dwellings across the District to come forward as either Part 2 Local Plan allocations, Neighbourhood Plan allocations or as windfall development sites.
- 3.32 Draft Core Policy 20 of the emerging Local Plan explains this in further detail, indicating that 656 dwellings will need to come forward through the above mechanisms (although the table in the policy indicates the figure to be only up to 396 dwellings).

HEALTH

- 3.33 The health of the Neighbourhood Plan Area is generally better than the average for the Region or England. For example, the percentage of individuals in the Neighbourhood Plan Area (including figures for Compton Beauchamp) reporting that their health is 'bad' is only 2.4% compared to the Regional figure of 3.4% and the England figure of 4.2% (see tables 5 and 6).

Health Status	Baulking	Uffington	Woolstone	SE Region	England
Very Good	54	380	129	4,232,707	25,005,712
Good	36	288	59	2,989,920	18,141,457
Fair	12	89	15	1,037,592	6,954,092
Bad	2	20	4	291,456	2,250,446
Very Bad	3	6	3	83,075	660,749
Totals	107	783	210	8,634,750	53,012,456

(Source: 2011 Census Neighbourhood Statistics Table QS302EW)

Health Status (%)	Baulking	Uffington	Woolstone	SE Region	England
Very Good	50.5	48.5	61.4	49.0	47.2
Good	33.6	36.8	28.1	34.6	34.2
Fair	11.2	11.4	7.1	12.0	13.1
Bad	1.9	2.6	1.9	3.4	4.2
Very Bad	2.8	0.8	1.4	1.0	1.2
Totals	100.0	100.0	100.0	100.0	100.0

(Source: 2011 Census Neighbourhood Statistics Table QS302EW)

- 3.34 The availability of health services in the locality is reasonably good for a rural area. Data held on the NHS website (<http://www.nhs.uk/service-search>) provides details of the nearest facilities as well as general information about each facility.
- 3.35 The data indicates that there are 29 GP practices within 10 miles of Uffington. The nearest is White Horse Medical Centre (3.6 miles) which also contains a dispensary that provides deliveries to Uffington village store.
- 3.36 There are 35 pharmacies within 10 miles of Uffington. The nearest is in Shrivenham (4 miles). Prescriptions from Elm Tree Surgery in Shrivenham may be collected from Uffington Post Office.
- 3.37 The nearest accident and emergency services are located at the Great Western Hospital Swindon (8.3 miles) and the John Radcliffe Hospital Oxford (18.6 miles). First responders are based in the area, including Uffington and Faringdon.
- 3.38 The nearest hospitals for general treatment (including maternity units) are Wantage Community Hospital (6.3 miles) and the Great Western Hospital (8.3 miles).
- 3.39 There are 21 dental practices within 10 miles of Uffington; the nearest is Gloucester House in Faringdon (4.2 miles). Of those 21 practices, 9 are recorded as accepting new adult patients that are exempt from paying for care.

DEPRIVATION

- 3.40 The Neighbourhood Area statistics produced by the Office for National Statistics assess households by deprivation 'dimensions'. Whilst these are not the full multiple deprivation indices, they are nevertheless useful as general indicators. The indicators are:
- ▣ Employment
 - ▣ Education
 - ▣ Health and disability
 - ▣ Housing
- 3.41 Table QS119EW (from the 2011 Census) records these four dimensions of deprivation (including figures for Compton Beauchamp):

Deprivation	Baulking	Uffington	Woolstone	SE Region	England
Not deprived in any dimension	24	183	58	1,695,912	9,385,648
Deprived in 1 dimensions	11	78	14	1,145,825	7,204,181
Deprived in 2 dimensions	5	46	7	569,744	4,223,982
Deprived in 3 dimensions	1	6	0	129,939	1,133,622
Deprived in 4 dimensions	0	2	1	14,043	115,935
Totals	41	315	80	3,555,463	22,063,368

(Source: 2011 Census Neighbourhood Statistics Table QS119EW)

Deprivation (%)	Baulking	Uffington	Woolstone	SE Region	England
Not deprived in any dimension	58.5	58.1	72.5	47.7	42.5
Deprived in 1 dimensions	26.8	24.8	17.5	32.2	32.7
Deprived in 2 dimensions	12.2	14.6	8.8	16.0	19.1
Deprived in 3 dimensions	2.4	1.9	0.0	3.7	5.1
Deprived in 4 dimensions	0.0	0.6	1.3	0.4	0.5
Totals	100.0	100.0	100.0	100.0	100.0

(Source: 2011 Census Neighbourhood Statistics Table QS119EW)

3.42 This data shows that the Neighbourhood Plan Area (including figures for Compton Beauchamp) has a significantly higher proportion of households not deprived in any of the four dimensions when compared with the England and SE Regional figures.

3.43 In all of the first three dimensions the Neighbourhood Plan Area has a lower percentage of households in deprivation compared to the Region and England as a whole. However parts of the Neighbourhood Plan Area (Uffington and Woolstone) are highlighted as having a slightly higher percentage of households in four dimensions of deprivation compared to the Regional and England figures, albeit this relates to three households within the Neighbourhood Plan Area out of a total of 436.

EDUCATION

3.44 The 2011 Census data reveals the following statistics in relation to educational attainment within the Neighbourhood Plan Area (including figures for Compton Beauchamp):

Table 9 – Qualifications Gained (numbers)

Educational Attainment	Baulking	Uffington	Woolstone	SE Region	England
No qualifications	9	110	15	1,333,955	9,656,810
1-4 O-levels/CSE/GCSEs (any grades), Entry Level, Foundation, Diploma	33	217	59	2,471,595	14,476,106
NVQ Lvl 1, Foundation GNVQ, Basic Skills	5	40	10	492,083	3,549,205
5+ O-levels (passes)/CSE (Grade 1)/GCSE, Diploma, Welsh Baccalaureate, Int. Diploma	49	308	96	2,727,031	14,770,857
NVQ Lvl2, intermediate GNVQ, City & Guilds Craft, BTEC first/general diploma, RSA diploma	6	79	21	984,776	6,471,092
Apprenticeship	4	35	8	455,870	2,723,419
2+ A-lvls/VCEs, 4+ As Lvl Higher School Diploma, Welsh Baccalaureate Advanced Diploma	32	186	63	1,501,322	7,989,853
NVQ Lvl3, Advanced GNVQ, City & Guilds ONC, OND, BTEC National, RSA Advanced Diploma	6	62	16	741,971	4,701,028
Degree, Higher Degree	31	158	52	1,305,654	7,472,181
NVQ Lvl4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	6	23	8	317,850	1,878,697
Professional Qualifications	24	124	42	1,119,717	6,072,830
Other Vocational / Work related Qualifications	23	117	24	1,258,611	7,315,650
Foreign Qualifications	5	21	10	429,796	2,776,829
Residents aged 16 and over	91	631	165	6,992,666	42,989,620

(Source: 2011 Census Neighbourhood Statistics Table QS502EW)

Table 10 – Qualifications Gained (percentages)

Educational Attainment	Baulking	Uffington	Woolstone	SE Region	England
No qualifications	10	17	9	19	22
1-4 O-levels/CSE/GCSEs (any grades), Entry Level, Foundation, Diploma	36	34	36	35	34
NVQ Lvl 1, Foundation GNVQ, Basic Skills	5	6	6	7	8
5+ O-levels (passes)/CSE (Grade 1)/GCSE, Diploma, Welsh Baccalaureate, Int. Diploma	54	49	58	39	34
NVQ Lvl2, intermediate GNVQ, City & Guilds Craft, BTEC first/general diploma, RSA diploma	7	13	13	14	15
Apprenticeship	4	6	5	7	6
2+ A-lvls/VCEs, 4+ As Lvl Higher School Diploma, Welsh Baccalaureate Advanced Diploma	35	29	38	21	19
NVQ Lvl3, Advanced GNVQ, City & Guilds ONC, OND, BTEC National, RSA Advanced Diploma	7	10	10	11	11
Degree, Higher Degree	34	25	32	19	17
NVQ Lvl4-5, HNC, HND, RSA Higher Diploma, BTEC Higher Level	7	4	5	5	4
Professional Qualifications	26	20	25	16	14
Other Vocational / Work related Qualifications	25	19	15	18	17
Foreign Qualifications	5	3	6	6	6
Residents aged 16 and over	91	631	165	6,992,666	42,989,620

(N.B. numbers do not sum to 100% as respondents were able to indicate more than one answer.)

(Source: 2011 Census Neighbourhood Statistics Table QS502EW)

- 3.45 The percentage of those surveyed achieving a degree or higher degree, or professional qualifications, is above that for the Region and England. Those with no qualifications are slightly below the regional and national averages.
- 3.46 The Neighbourhood Plan Area contains one school - Uffington Church of England Primary School. The school provides education for pupils aged 4 to 11, with numbers on roll (as recorded in the 2015-2019 Pupil Place Plan for Oxfordshire¹¹) of 100 in January 2015, and a capacity of 105 at May 2015. The latest Inspection Report from Ofsted (conducted in 2012) records the roll as being 87 pupils, and the 2014 Pupil Place Plan records the numbers on roll as being 90, both indicating that the school has grown significantly in the last three years. The 2015-19 Pupil Place Plan remarks in respect of Uffington School *“Feasibility study to be conducted into increasing admission number to 20, which would be facilitated by acquiring additional site area.”*
- 3.47 The 2015 Pupil Place Plan has made an assumption (based in part on past rates of growth) that 43 dwellings will be built in the Craven ward (including Uffington) in the period 2011 to 2020. This, it notes, is exclusive of ‘live’ planning applications for dwellings at Uffington at the time of writing the Place Plan (some of which have now been permitted, adding at least a further 36 dwellings, or 79 in total).
- 3.48 The assumptions do not, however, allow for additional non-strategic Local Plan Part 2 allocation sites or Neighbourhood Plan housing allocations, or significant windfalls, or indeed any additional allocations required to help meet Oxford City’s unmet housing need, suggesting that the capacity of the Uffington school is likely to have to grow in the near future. Other local primary schools are at or close to capacity and so are likely to face similar demands for additional capacity over the same period.
- 3.49 The 2012 Ofsted inspection report¹² rated Uffington C of E School as ‘Good’ in all areas of assessment, giving it a Grade 2. An assessment of Good / Grade 2 means that *“These are very positive features of a school. A school that is good is serving its pupils well.”*

¹¹ Oxfordshire County Council (July 2015) *2015-2019 Pupil Place Plan*, [Online]. Available: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/childreducationandfamilies/educationandlearning/schools/ourworkwithschools/pupilplaceplan/pupilplaceplans_complete.pdf [28/12/15].

¹² Ofsted (2012) *Uffington Church of England Primary School Inspection report*, [Online]. Available: <http://reports.ofsted.gov.uk/inspection-reports/find-inspection-report/provider/ELS/123170> [28/12/15].

- 3.50 Younger children in the Neighbourhood Plan Area tend to go to school in Uffington or one of the primary schools in the surrounding villages (e.g. Longcot, Childrey, Shellingford, Stanford in the Vale etc).
- 3.51 These primary schools feed into the King Alfred's Secondary School (part of the Vale Academy Trust) and Faringdon Community College (part of the Faringdon Academy of Schools). Uffington C of E Primary is not part of the Faringdon Partnership of Schools but it is recognised as a feeder school to the Community College.
- 3.52 Higher education may be accessed locally at Oxford University, Oxford Brookes University (in Oxford and Swindon) and Cranfield (at Shrivenham).
- 3.53 White Horse Pre-School is also located on the same site as Uffington Church of England Primary School.

RELIGION

- 3.54 The diversity of different religions followed within the Neighbourhood Plan Area (including figures for Compton Beauchamp) is limited, but not significantly different to the South East Region and England figures:

- ▣ Christian – 66.2%
- ▣ Buddhist – 0.09%
- ▣ Hindu – 0%
- ▣ Jewish – 0.55%
- ▣ Muslim – 1%
- ▣ Sikh – 0.09%
- ▣ Other religions – 0.27%
- ▣ No religion – 25.6%
- ▣ Not stated – 6.3%

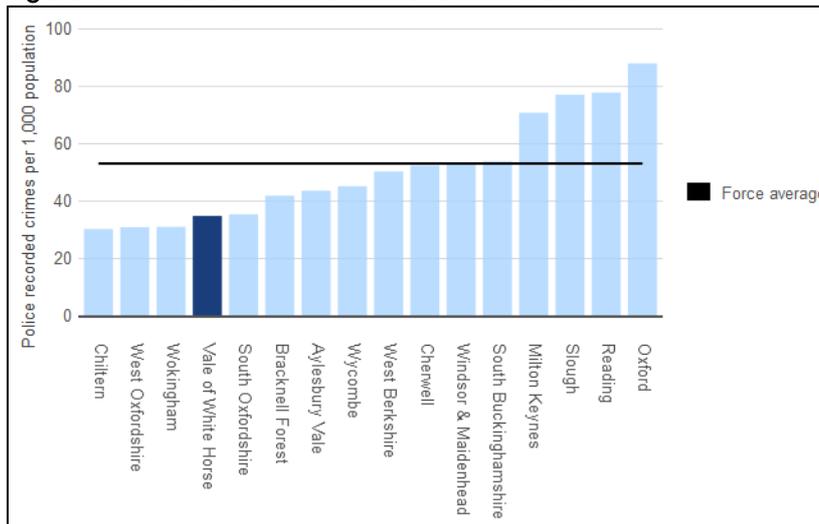
(Source: 2011 Census Neighbourhood Statistics Table QS208EW)

- 3.55 This reflects the rural nature of the area and the limited influence of the larger conurbations in the surrounding areas on the Neighbourhood Plan Area.
- 3.56 The Neighbourhood Plan Area contains three churches: St Mary's Uffington, All Saints, Woolstone and St Nicholas Baulking. All churches form part of the Uffington Benefice and there are regular Sunday services at all three churches (as well as Shellingford which also forms part of the benefice). Uffington also contains a Strict Baptist Chapel on Chapel Lane.

CRIME

3.57 The latest data for the year ending June 2015 confirms that the crime rate in Vale of White Horse was lower than average for the Thames Valley force area¹³:

Figure 14 – Vale of White Horse Crime Rate



3.58 This again appears to reflect the predominantly rural nature of the District. The data for the Faringdon Neighbourhood Policing Area (within which the Neighbourhood Plan Area is located) for the year to November 2015 reveals the following crimes:

Crime type	Total	Percentage
Anti-social behaviour	167	19.56%
Bicycle theft	5	0.59%
Burglary	95	11.12%
Criminal damage and arson	104	12.18%
Drugs	35	4.10%
Other crime	16	1.87%
Other theft	176	20.61%
Possession of weapons	5	0.59%
Public order	17	1.99%
Robbery	1	0.12%
Shoplifting	27	3.16%
Theft from the person	6	0.70%
Vehicle crime	92	10.77%
Violence and sexual offences	108	12.65%
Totals	854	100.01%

(Source: Neighbourhood Policing Data - <https://www.police.uk/thames-valley/N378/crime/>)

¹³ Police.UK (2015) *Crime in Vale of White Horse Compared With Crime in Other Similar Areas*, [Online]. Available: https://www.police.uk/thames-valley/N375/performance/compare-your-area/#force_comparison [28/12/15].

3.59 Of the 854 crimes in the Faringdon neighbourhood policing area, approximately 60 (7% of the total) were recorded in the Neighbourhood Plan Area¹⁴.

COMMUNITY FACILITIES

3.60 The Vale of White Horse publication 'Town and Village Facilities Study (Update February 2014)¹⁵ assesses the range of facilities in each of the Vale's villages. For the NP are the assessment records the following scores:

- Baulking – 3 (for having a church, proximity to employment, and proximity to a bus service)
- Uffington – 14 (for having a school, a post office / store, a church, a public house, a village hall, a mobile library, a bus service, proximity to employment, open recreation / sports and equipped play facilities)
- Woolstone – 4 (for having a church, proximity to employment, a mobile library and a public house)

3.61 Although not specifically scored, Uffington also has a museum – Tom Brown's School Museum and village allotments. The area is also served by the UBW Community minibus, which provides local services to Faringdon and Wantage, as well as regular trips to Witney and Swindon.

3.62 There is a monthly farmer's market held at the Thomas Hughes Memorial Hall in Uffington. Finally there are various clubs and music lessons run from Uffington Church of England Primary School for children.

3.63 These facilities are well used by residents within the Neighbourhood Plan Area as well as visitors from outside. There is a strong relationship between Baulking, Woolstone and Uffington. The two smaller villages use the latter, and other local service centres, for access to day to day facilities.

CLUBS

3.64 There are various clubs and activities available to residents in the Neighbourhood Plan Area. Uffington has a wider range including various sports and exercise clubs / classes, Messy Church, an afternoon club, an amateur dramatics group, bell-ringing, Brownies / Cubs / Scouts, a gardening club, a baby and toddler group, a Benefice 200 club, a twinning association (Uffington), a W.I. group, a community garden

¹⁴ Police.UK (2015) *Crime Map for Faringdon Neighbourhood Policing Area*, [Online]. Available: <https://www.police.uk/thames-valley/N378/crime/> [28/12/15].

¹⁵ VOWHDC (2014) *Town and Village Facilities Study (Update February 2014)*, [Online]. Available: http://www.whitehorsedc.gov.uk/sites/default/files/Town%20and%20Village%20Facilities%20Study%20Feb%202014%20Update_0.pdf [16/12/15].

association and the White Horse Show is held annually, organised by local volunteers. The show often attracts in excess of 10,000 visitors over two days.

COMMUNICATIONS

- 3.65 The villages within the Neighbourhood Plan Area are served by telephone services. Uffington is already served by faster potential broadband connection speeds whilst Baulking is expected to be upgraded by June 2017. Woolstone is expected to be fully upgraded by June 2017 although parts of the village are stated as having already been upgraded (see Better Broadband For Oxfordshire Website: <http://public.tableau.com/views/OxonCoverage/Viewcoverageinyourarea?:showVizHost=me=no>)
- 3.66 Local magazines and information guides (the Advertiser / What's On In and Around Faringdon etc) are distributed in the area as well as a quarterly village publication in Uffington known as the Courier, and the Woolstone Directory. There are also two village websites: www.uffington.net and www.woolstonevillage.co.uk which carry some information.

INFORMATION GAPS

- 3.67 Some of the data includes figures for Compton Beauchamp. Ideally this data should be disaggregated into separate figures for Woolstone and Compton Beauchamp parishes but at the time of writing ONS advise that, other than for population and household head count data is not possible and will not be for the foreseeable future. If it does become available in the future the relevant tables could be revisited to assess the effects of the change in data.

ISSUES FOR NEIGHBOURHOOD PLAN

- 3.68 There are several issues that may be relevant to the emerging Neighbourhood Plan including:
- ▣ A slightly lower proportion of children living in parts of the Plan Area, suggesting a risk of an ageing population emerging later in the Plan period
 - ▣ A lack of affordable housing – in terms of actual numbers and general affordability
 - ▣ The presence of higher than average pockets of deprivation in part of the Neighbourhood Plan Area
 - ▣ School capacity in the future once housing development has taken place

4 BUSINESS AND THE ECONOMY

OXFORDSHIRE OVERVIEW

- 4.1 The overarching economic objective of Oxfordshire County Council (OCC) in their Corporate Plan 2014/15-2017/18 (updated for 2015/16)¹⁶ is to deliver “A *Thriving Economy – with small businesses starting, existing small businesses growing, and large businesses choosing to locate here, creating good jobs for local people. A strong economy makes everything else possible.*”
- 4.2 The local economy is described as follows:
- “The vibrancy of Oxfordshire’s economy is inextricably linked to the activities of its two universities, its teaching hospital and research trust – which is one of the largest in the UK – and the concentration of science and research activity in the south of the county. Oxfordshire’s bio-technology sector has grown 14 per cent since 20083, while the space technology cluster located at Harwell is growing rapidly and includes the European Space Agency and the International Space Innovation Centre. Along with the neighbouring counties of Berkshire and Buckinghamshire, Oxfordshire forms part of one of the highest concentrations of high-tech employment in Europe.”* (p.8)
- 4.3 The most recent UK Competitive Index, produced in 2013¹⁷, ranked the Oxfordshire Local Enterprise Partnership (LEP) Area for Oxfordshire 6th out of 39 LEP areas.
- 4.4 The Oxfordshire Labour Market Information Summary (2012-2022) was published on 17 December 2015¹⁸. It predicts (page 3) that the number of jobs in the Oxfordshire LEP area will rise by around 17,000 over the next decade (2012-2022), i.e. at 0.4 per cent per annum (the UK average annual growth rate is expected to be 0.6 per cent).
- 4.5 It goes on to review the economic position of Oxfordshire in relation to the UK. It notes that the LEP area has a stronger representation of employment in higher skilled occupations, compared with the UK as a whole (48% as compared to the UK average of 43%).

¹⁶ OCC (2015) *Corporate Plan 2014/15-2017/18 (updated for 2015/16)*, [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/corporate-plan> [06/01/16].

¹⁷ Centre for International Competitiveness (2013) *UK Competitive Index*, [Online]. Available: <http://www.cforic.org/downloads.php> [06/01/16].

¹⁸ UK Commission for Employment & Skills (2015) *Oxfordshire LMI Summary*, [Online]. Available: <http://insight.oxfordshire.gov.uk/cms/oxfordshire-labour-market-information-summary-2012-2022> [06/01/16].

- 4.6 In contrast, it confirms that the proportion of employment in the three lowest-skilled occupations is slightly lower than the UK average (21% compared to the UK average of 25%).
- 4.7 The proportion of people employed in administrative, skilled trades and caring/leisure roles is 31% compared to the UK figure of 32%.
- 4.8 The 2012 publication *The Economic Impact of Tourism on Oxfordshire Estimates for 2011*¹⁹ suggests that direct turnover derived from tourism trip expenditure in the County in 2011 was £1,407,094,000 and of that, £169,168,000 was generated in the Vale of White Horse. White Horse Hill itself is a major attraction within the Neighbourhood Plan Area, and whilst it attracts in the region of 150,000 visitors a year, many others use the area for recreational horse riding, cycling and walking.
- 4.9 The tourism industry was estimated to employ 21,471 people as full time equivalent employees in Oxfordshire, and 2,420 in the Vale in 2011.

VALE OF WHITE HORSE OVERVIEW

- 4.10 The Vale of White Horse Employment Land Review 2013 Update²⁰ considers the availability of existing employment land within the Vale of White Horse District.
- 4.11 It specifically highlights the role that Milton Park, Harwell, Abingdon Business and Science Parks, Shrivenham Trading Estate and Faringdon play in supplying office and R&D space (Use Class B1) to the businesses in the Vale.
- 4.12 Milton Park, Radley Road Industrial Estate, Thames View Industrial Estate, White Horse Business Park (Stanford-in-the-Vale) and Park Road Faringdon are highlighted as important resources for Use Class B2 (general industrial) employment space.
- 4.13 Milton Park and the Vale of White Horse Business Park are specifically highlighted for their role in providing land for warehousing and distribution (Use Class B8).
- 4.14 Current business counts in the Vale of White Horse District have been produced by Nomis for the year 2015 (in their Workforce Report for the Vale of White Horse District 2015²¹). The data reveals a healthy local economy:

¹⁹ Tourism South East (2012) *The Economic Impact of Tourism on Oxfordshire Estimates for 2011*, [Online]. Available: <http://tinyurl.com/zvq77dv> [06/01/16].

²⁰ URS (2013) *Vale of White Horse Employment Land Review 2013 Update*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/Employment%20Land%20Review%202013%20Update.pdf> [15/12/15].

Table 12 – Business Counts in the Vale				
UK Business Counts (2015)	VOWHDC (Numbers)	VOWHDC (%)	South East (Numbers)	South East (%)
Enterprises				
Micro (0 To 9)	4,860	88.5	337,385	89.4
Small (10 To 49)	505	9.2	32,885	8.7
Medium (50 To 249)	90	1.6	5,725	1.5
Large (250+)	35	0.6	1,450	0.4
Total	5,490	-	377,445	-
Local Units				
Micro (0 To 9)	5,320	83.7	372,205	84.8
Small (10 To 49)	830	13.1	54,185	12.3
Medium (50 To 249)	180	2.8	10,915	2.5
Large (250+)	25	0.4	1,585	0.4
Total	6,355	-	438,890	-

(Source: Inter Departmental Business Register (ONS))

Note: An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

4.15 The March 2013 Retail and Town Centre Study²² produced by Nathaniel Lichfield & Partners on behalf of the Vale of White Horse identifies the quantum of existing retail floorspace in the Vale:

- Convenience goods retail sales floorspace - 15,809 sq.m net (NB. excludes comparison sales floorspace within food stores - 4,702 sq.m net)
- Comparison goods retail floorspace - 46,339 sq.m net

4.16 It recommends that large villages “.....could also assist in accommodating [retail] growth particularly top-up food shopping and day to day comparison goods. Opportunities for small convenience stores (100 to 200 sq.m net) could be considered” (p. 35).

4.17 Hotel accommodation is quantified in the South Oxfordshire & Vale of White Horse Hotel Needs Assessment – Final Report July 2014²³ at Table 4 (p.10):

²¹ NOMIS (2015) *Labour Market Statistics*, [Online]. Available: <https://www.nomisweb.co.uk/reports/lmp/la/1946157326/report.aspx> [15/12/15].

²² Nathaniel Lichfield & Partners (2013) *Retail and Town Centre Study*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/VOWH%20Retail%20and%20Town%20Centre%20Study%202013.pdf> (accessed 18/12/15)

Standard	Hotels	Rooms	% of Rooms
5 star	0	0	0
4 star	1	15	1.9
Boutique	1	18	2.3
3 star	10	396	50.7
2 star	0	0	0
Budget/ Limited Service	2	162	20.7
Ungraded	2	173	22.2
Serviced Apartments	2	17	2.2
Total Hotels	18	781	100.0

(Source: South Oxfordshire & Vale of White Horse Hotel Needs Assessment 2014)

- 4.18 The report goes on to note that in addition to the above, the “Vale of White Horse has 15 pubs that offer accommodation, with a total of 97 letting bedrooms” (p.12).
- 4.19 Data from Nomis has put earnings in the District by workplace in 2015 at the following levels:

	VOWHDC (£)	South East (£)	Great Britain (£)
Gross Weekly Pay			
Full-Time Workers	617.5	552.1	529.0
Male Full-Time Workers	654.8	600.0	569.9
Female Full-Time Workers	546.3	484.7	471.5
Hourly Pay - Excluding Overtime			
Full-Time Workers	16.11	14.06	13.32
Male Full-Time Workers	16.72	14.85	13.91
Female Full-Time Workers	13.87	12.82	12.56

(Source: ONS annual survey of hours and earnings - workplace analysis)

Note: Median earnings in pounds for employees working in the area.

- 4.20 This shows a healthy local economy with average gross weekly pay being just under 12% higher than the rate for the South East Region, and just under 17% higher than the Great Britain average
- 4.21 Within the Vale there are a number of business and economic support groups that underpin the local economy particularly for start-ups, rural business and innovative enterprises.
- 4.22 LEADER funding is European funding targeted at farmers, foresters, community enterprises and rural-based businesses, with typically 40% project costs available for

²³ Hotel Solutions (2014) South Oxfordshire & Vale of White Horse Hotel Needs Assessment – Final Report, [Online]. Available: <http://www.southoxon.gov.uk/sites/default/files/Hotel%20needs%20assessment-2014.pdf> [18/12/15].

commercial projects up to £50,000. North Wessex Downs LEADER and Oxfordshire LEADER programmes both provide funding in the Neighbourhood Plan Area.

- 4.23 Vale4Business operates across the Vale providing information to businesses about accessing funding, improving broadband connectivity, improving skills and promoting apprenticeships.
- 4.24 Spark Vale provides expert support for free to entrepreneurs in the Vale of White Horse district who are either thinking about, or are in, business.
- 4.25 Oxfordshire Business Support (a service offered by the Oxfordshire Local Enterprise Partnership) provides guidance to business owners about funding, grants, growing businesses and networking.

NEIGHBOURHOOD PLAN AREA

- 4.26 The businesses located within the Neighbourhood Plan area are limited and purpose-built premises are primarily located at Uffington Trading Estate where there are a small number of units, ranging from 40sq.m. to approximately 550sq.m. in area.
- 4.27 Other local businesses with premises include the two public houses (The Fox & Hounds and the White Horse), the post office and store in Uffington, bed & breakfast facilities in Uffington, a campsite at Britchcombe Farm, the various commercial farms within the area, Sower Hill Stables, Vale Game and Baulking Grange riding stables in Baulking, two stable yards (including one training for competitive events) in Woolstone, as well as a host of small businesses based from residential / ancillary facilities within the Neighbourhood Plan Area (eg Waymark Residential, Atelier Builders, Ridgeway Plumbing, D & G Garden Services, Matilda's Catering, Maid for Mothers, Wellandscape, Parrott Books, Uffington Potters to name but a few).
- 4.28 The local Uffington village website contains a services directory which is used by residents. It contains contact details for a range of local businesses including those listed above: <http://www.uffington.net/shops-services/>.
- 4.29 The Neighbourhood Statistics unit at the ONS has produced 2011 Census-derived data that portrays the key characteristics of the local economy and workforce.
- 4.30 The percentages of managerial, administrative and professional occupations are significantly higher (particularly the highest level occupations) in the Neighbourhood Plan Area than in the Region or England (see table 15 below).

4.31 The same is true of small account employers and own-account workers.

4.32 Long term unemployed and full time students form a smaller proportion of the overall number of residents compared to the same categories in the wider Region and England.

Table 15 – Socio Economic Classification (Occupation) percentages (including figures for Compton Beauchamp)

Occupation	Baulking	Uffington	Woolstone	SE Region	England
1. Higher Managerial, Administrative and Professional Occupations	17.8	17.2	21.1	12.6	10.4
2. Lower Managerial, Administrative and Professional Occupations	28.9	26.6	27.0	23.4	20.9
3. Intermediate Occupations	15.6	10.0	11.2	13.6	12.8
4. Small Employers and Own Account Workers	15.6	12.0	19.1	10.2	9.4
5. Lower Supervisory and Technical Occupations	4.4	5.3	2.0	6.5	6.9
6. Semi-Routine Occupations	13.3	9.3	8.6	12.7	14.0
7. Routine Occupations	1.1	9.6	5.9	8.9	11.0
L14.1 Never Worked	0.0	2.6	1.3	2.4	3.9
L14.2 Long-Term Unemployed	0.0	0.9	0.0	1.3	1.7
L15 Full-Time Students	3.3	6.5	3.9	8.3	9.0
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: NS-SeC, 2011 Census (KS611EW))

4.33 Employment in the working age population (16-74) within the Neighbourhood Plan Area is detailed below in table 16. The average level of employment in the Neighbourhood Plan Area ranges from 63.3% to 72.2% (65.2% in the South East Region; 62.1% in England).

4.34 Economic inactivity in the Neighbourhood Plan Area accounts for between 25.5% and 31.5% of all working age residents (28% in the Region and 30.1% in England). Unemployment is generally lower in the Neighbourhood Plan Area than in the Region or England.

4.35 Self-employed numbers are higher in the Neighbourhood Plan Area than within the Region or England more generally.

Table 16 – Economic Activity (percentage) (including figures for Compton Beauchamp)					
Work Status	Baulking	Uffington	Woolstone	SE Region	England
Economically Active; Employee; Part-Time	14.4	13.6	13.8	13.8	13.7
Economically Active; Employee; Full-Time	42.2	35.9	35.5	40.4	38.6
Economically Active; Self-Employed	15.6	14.1	18.4	11.0	9.8
Economically Active; Unemployed	0.0	2.2	0.0	3.4	4.4
Economically Active; Full-Time Student	2.2	2.7	1.3	3.3	3.4
Economically Inactive; Retired	17.8	17.4	15.1	13.7	13.7
Economically Inactive; Student (Including Full-Time Students)	1.1	3.8	3.3	5.2	5.8
Economically Inactive; Looking After Home or Family	3.3	5.2	8.6	4.4	4.4
Economically Inactive; Long-Term Sick or Disabled	2.2	3.4	3.3	2.9	4.0
Economically Inactive; Other	1.1	1.7	0.7	1.8	2.2
Unemployed; Age 16 to 24	0.0	0.9	0.0	0.9	1.2
Unemployed; Age 50 to 74	0.0	0.5	0.0	0.7	0.8
Unemployed; Never Worked	0.0	0.3	0.0	0.4	0.7
Long-Term Unemployed	0.0	0.9	0.0	1.3	1.7
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: Economic Activity, 2011 Census (KS601EW))

- 4.36 Turning to the industry that those in work are employed in within the Neighbourhood Plan Area, the Census data reveals that (see table 17 below), as might be expected in a rural area, a significantly higher proportion of the working age population is employed in agriculture, forestry and fishing compared to the figures for the South East Region and England.
- 4.37 The same is true of those working age people employed in professional, scientific, technical activities and education.

4.38 Lower than average representation in the Neighbourhood Plan Area is observed in the wholesale and retail trade, repair of motor vehicles and motor cycles, finance and insurance activities and human health / social work activities.

Table 17 – Employment by Industry (percentage) (including figures for Compton Beauchamp)					
Industry (%)	Baulking	Uffington	Woolstone	SE Region	England
A Agriculture, Forestry and Fishing	7.6	2.1	9.5	0.7	0.8
B Mining and Quarrying	0.0	0.3	0.0	0.1	0.2
C Manufacturing	7.6	6.0	6.7	7.2	8.8
D Electricity, Gas, Steam and Air Conditioning Supply	0.0	0.3	1.0	0.6	0.6
E Water Supply; Sewerage, Waste Management and Remediation Activities	1.5	0.8	0.0	0.7	0.7
F Construction	9.1	8.1	1.0	8.0	7.7
G Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	4.5	12.3	7.6	15.6	15.9
H Transport and Storage	0.0	3.1	1.0	5.2	5.0
I Accommodation and Food Service Activities	0.0	5.0	5.7	5.0	5.6
J Information and Communication	7.6	7.9	9.5	5.5	4.1
K Financial and Insurance Activities	1.5	3.7	3.8	4.5	4.4
L Real Estate Activities	0.0	1.8	7.6	1.4	1.5
M Professional, Scientific and Technical Activities	12.1	12.3	12.4	7.5	6.7
N Administrative and Support Service Activities	4.5	4.2	2.9	5.2	4.9
O Public Administration and Defence; Compulsory Social Security	10.6	5.0	2.9	6.0	5.9
P Education	16.7	12.9	10.5	10.1	9.9
Q Human Health and Social Work Activities	10.6	8.1	9.5	11.6	12.4
R, S, T, U Other	6.1	6.0	8.6	5.1	5.0
All Usual Residents Aged 16 to 74 in Employment (actual numbers)	66.0	381.0	105.0	4,260,723.0	25,162,721.0

(Source: Industry, 2011 Census (KS605EW) Percentages)

- 4.39 Overall the local economy and the economic profile of the majority of the residents of the Neighbourhood Plan Area appears to be buoyant but with limited purpose-built premises to attract local employers to the area. The businesses that are located in the Neighbourhood Plan Area tend to be rural in nature or do not need to be located in a larger built up area.

INFORMATION GAPS

- 4.40 Data on actual business premises within the Neighbourhood Plan Area was patchy and would benefit from further investigation.

ISSUES FOR NEIGHBOURHOOD PLAN

- 4.41 The key issue to arise from this section of the characterisation report is the lack of suitable premises for employment in the Neighbourhood Plan Area. The Neighbourhood Plan may be able to address this through land use based policies.

5 NATURAL ENVIRONMENT

5.1 This section of the report describes the natural resources in the area of the Neighbourhood Plan and its surroundings.

HABITATS

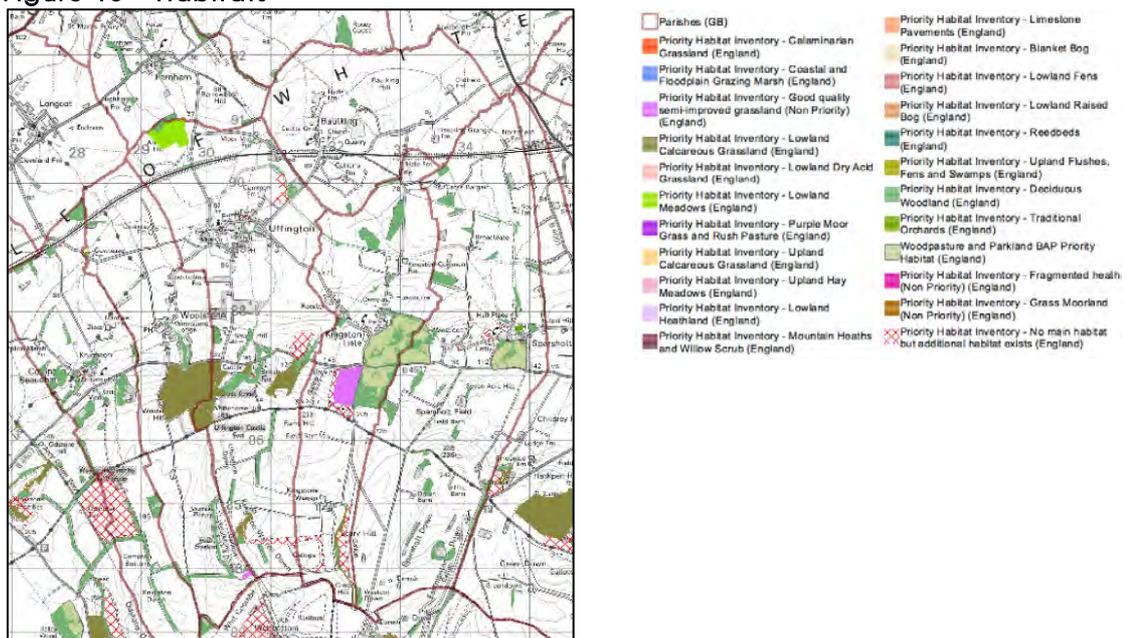
5.2 A range of habitats may be found across the Neighbourhood Plan Area. In particular those that are critical include UK Biodiversity Action Plan (BAP) ‘priority habitats’. These are regarded as being the most threatened and requiring conservation action.

5.3 Baulking parish contains pockets of deciduous woodland priority habitat, two pockets of land with no main habitat designation but which are of interest, and a traditional orchard priority habitat.

5.4 Uffington parish contains a variety of priority habitats including a number of designated deciduous woodlands, a lowland meadow, large areas of lowland calcareous grassland to the north of White Horse Hill and pockets of land with no main habitat designation but which are of interest.

5.5 Woolstone parish contains a small area of good quality semi-improved grassland, large areas of lowland calcareous grassland to the north of White Horse Hill and a number of designated deciduous woodlands.

Figure 15 – Habitats

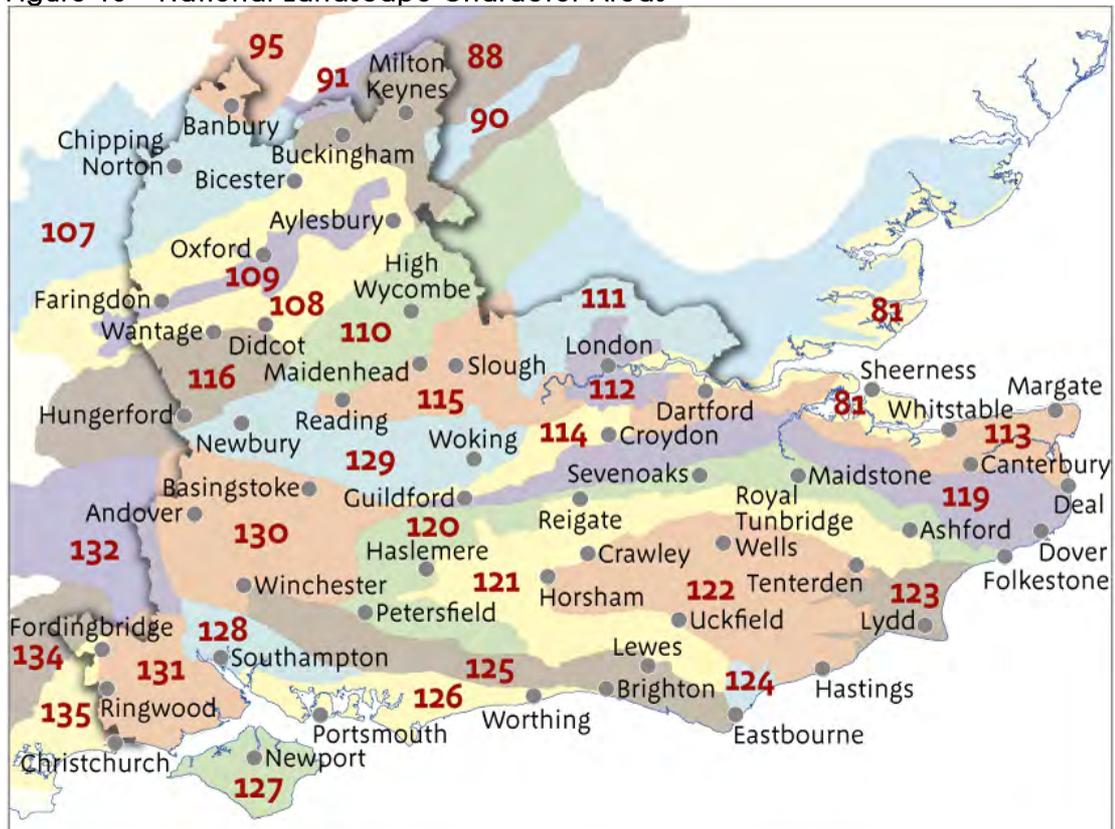


(Source: Priority Habitat Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

LANDSCAPE CHARACTER

- 5.6 The Neighbourhood Plan Area falls across two National Landscape Character Areas²⁴: The Upper Thames Clay Vale (area 108) and the Berkshire and Marlborough Downs (area 116).

Figure 16 – National Landscape Character Areas



(Source: Natural England - <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>)

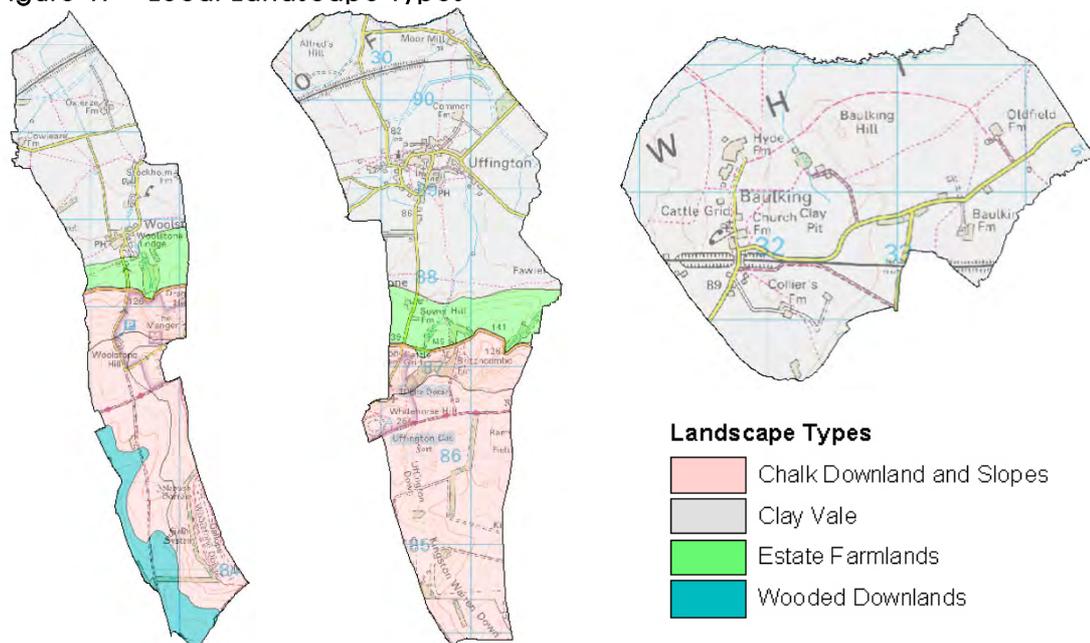
- 5.7 The Natural England Character Area Profile for area 108 states that the area is characterised by “*The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays.....There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places.*”
- 5.8 The profile for area 116 states that the area is characterised by “*Vast arable fields stretch across the sparsely settled, rolling Chalk hills of the Berkshire and*

²⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles#ncas-in-south-east-england-and-london>

Marlborough Downs National Character Area (NCA). There are extensive views from the escarpment in particular, punctuated by landmarks including chalk-cut horse figures, beech clumps and ancient monuments. Historic routeways, including the Ridgeway National Trail, provide public access across this landscape.”

- 5.9 At a regional level there are two Regional Joint Character Areas affecting the Neighbourhood Plan Area – the Vale of White Horse and the Berkshire and Marlborough Downs. The boundaries of these broadly follow the boundaries of the national character areas.
- 5.10 Locally there are a variety of different landscape types within the Neighbourhood Plan Area. Further description of the local strategy for managing these landscapes is in the VOWH publication: Planning Advisory Notes: Adopted 20th July 2006 – the key Note is the Landscape Strategy.

Figure 17 – Local Landscape Types



(Source: Oxfordshire Wildlife & Landscape Study:
<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Districts/Oxfordshire+Districts+-+Parishes/Vale+of+White+Horse+Parishes/> © Crown copyright and database rights 2015 OS Licence No 100051806)

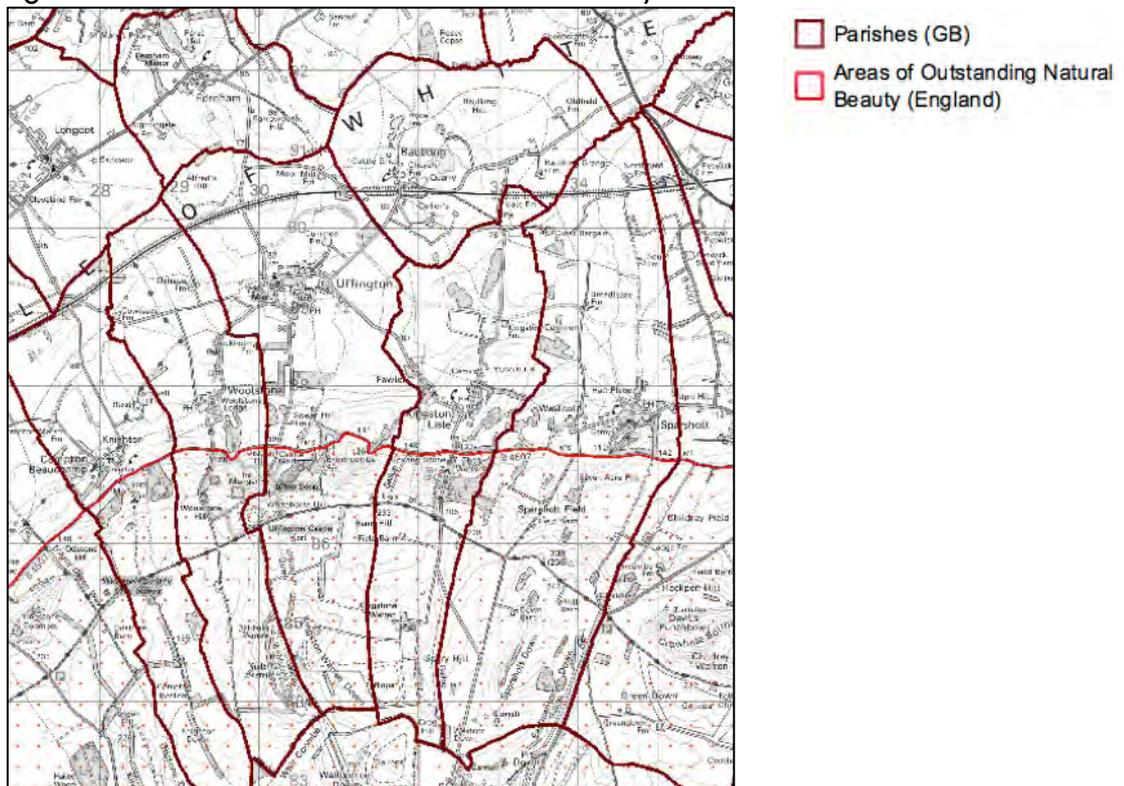
NORTH WESSEX DOWNS AONB

- 5.11 The Area of Outstanding Natural Beauty (AONB) boundary bisects the Neighbourhood Plan Area roughly half way between the northern and southern boundary of the area.
- 5.12 The AONB covers 1730 sq km. It was designated in 1972 and is the third largest

AONB in the country. That part of the AONB within the Neighbourhood Plan Area is approximately 8.1 sq.km. or 810 hectares in area. This is approximately 31% of the total land area within the Neighbourhood Plan Area.

- 5.13 AONBs are nationally important designated landscapes where “*Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty*” (para. 115 of the National Planning Policy Framework).

Figure 18 – North Wessex Downs AONB Boundary



(Source: AONB Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

- 5.14 The 2014-2019 North Wessex Downs AONB Management Plan²⁵ describes the northern part of the AONB as forming what is referred to as the ‘Downs Plain and Scarp’ (referred to in earlier documents as the ‘Liddington to Letcombe Open Scarp’) where the landscape is characterised by arable fields, lack of surface water and limited built development. The scarp slope, intersected by springs, creates a boundary feature that weaves across the countryside, in some places wooded and in others open. It contains significant areas of remnant chalk grassland (see

²⁵ North Wessex Downs AONB Board (2014) *AONB Management Plan 2014-19*, [Online]. Available: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html> [18/12/15].

Management Plan p.22).

- 5.15 The area of landscape immediately to the south of the scarp is known as 'Open Downland' (previously known as the 'Lambourn Downs' in earlier documents).
- 5.16 The Management Plan describes this area as open, smoothly rounded downland with dry valleys intersecting the downs and with steep scarps and again a lack of surface water. Vegetation is very limited although occasional Beech woods may be seen high up on the slopes as well as long shelter belts, often orientated north / south.

This is a remote, tranquil landscape of panoramic views where the sky forms a key part of the landscape, including the effect of cloud shadows on the ground and the wind creating swells through the crops, the Plan advises. The dominant land use is of vast sweeping arable fields with small remnant patches of chalk grassland on steeper slopes. Settlement is extremely sparse and limited to scattered farmsteads and racing stables.

NATURE RESERVES

- 5.17 There is a range of natural areas within or near the Neighbourhood Plan Area. These include internationally, nationally and locally important designated areas.
- 5.18 At the international level are the Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites and Biosphere reserves. Only two protected locations are within five kilometres of the Neighbourhood Plan Area: The River Lambourn SAC and the Hackpen Hill SAC.
- 5.19 The River Lambourn SAC lies 3.9km south east of the nearest point of the Neighbourhood Plan Area and 9.0km to nearest edge of Uffington.
- 5.20 Paragraph 3.2.5 of the West Berkshire Core Strategy Habitat Regulations Assessment (July 2010) concludes by saying that:

"The overall outcome of the Appropriate Assessment on the River Lambourn SAC is that, provided the Core Strategy is implemented effectively, there is no adverse effect on the integrity of the Natura 2000 site from this plan."

- 5.21 This conclusion was reached in light of the consideration of 'in combination' effects from development in adjoining areas including the Vale of White Horse District's

emerging Local Plan.

5.22 Hackpen Hill SAC lies 3.5km to nearest point of the Neighbourhood Plan Area and 5.5km to nearest edge of Uffington.

5.23 Paragraph 6.6 of the February 2015 URS Habitat Regulations Assessment of the Vale's Submission Local Plan Part 1 reviewed the impact of the additional development planned for the Vale on the SAC. It states:

"Issues of recreational pressure and air quality have been considered in relation to impacts of the Additional Consultation document on the Hackpen Hill SAC. It is possible to conclude that likely significant effects will not arise from air quality issues on the Hackpen Hill SAC as a result of development within the Vale of White Horse District under the Additional Consultation document policy amendments. There is however a small risk of increased recreational pressure on Hackpen Hill SAC which may trigger the need for enhanced access management to the site. The local authority should be prepared to contribute to any enhanced access management that might be identified by Natural England in future as stemming from increased local population. The Council has advised that this issue can be addressed through the Infrastructure Delivery Plan (IDP) and the Community Infrastructure Levy (CIL).

5.24 Section 2.4 of the West Berkshire Core Strategy Habitat Regulations Assessment (July 2010) commented, in relation to the impact of development in West Berkshire on the Hackpen Hill SAC, that *"There is expected to be minimal disturbance from increased population due to remoteness of the site from settlements [in West Berkshire]."*

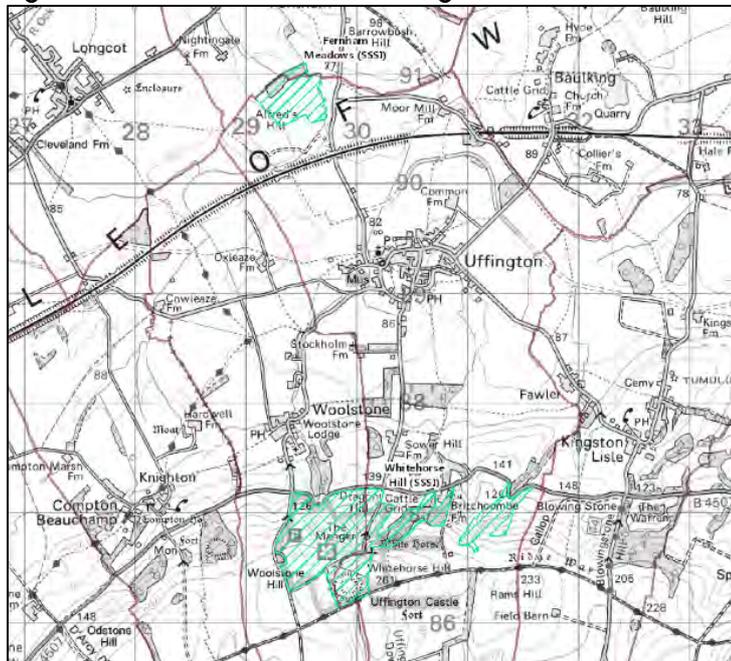
5.25 Salisbury Plain SAC/SPA lies over 30km from the nearest part of the Neighbourhood Plan Area and 36km from the nearest part of Uffington.

5.26 The nearest nationally protected areas are Chimney Meadows National Nature Reserve, 7.8km away from the nearest part of the Neighbourhood Plan Area, and two Sites of Special Scientific Interest (SSSIs) which are located within the Neighbourhood Plan Area:

- Fernham Meadows (22.45ha: 2.93ha of unfavourable habitat that is recovering, and 18.45ha of favourable habitat)
- White Horse Hill (99.31ha: 75.14ha of unfavourable habitat that is recovering and 24.17ha of favourable habitat)

- 5.27 They are protected for the range of rare and uncommon fauna and flora found on the sites.

Figure 19 – National Nature Designations



 Sites of Special Scientific Interest (England)

(Source: SSSI Mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)

- 5.28 Below the nationally protected level of sites there are locally important sites, known variously as Local Nature Reserves and County Wildlife Sites. The Oxfordshire Wildlife and Landscape Study and Thames Valley Environmental Records Centre both provide details of local wildlife sites in the Vale of White Horse. There are two in the Neighbourhood Plan Area:

- 38C03 – Kingstone Warren Down (north)
- 38B01 - Kingstone Warren Down (south)

- 5.29 They are described as supporting chalk grassland with a variety of wildflowers, butterflies, Skylarks and the Brown Hare.

- 5.30 There are no Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) sites within the Neighbourhood Plan Area.

- 5.31 Other locations are known locally for their nature conservation interest including Uffington Gorse (a Woodland Trust site) also known as Fox Covert, as well as the route of the former canal to the north of Uffington village.

- 5.32 Whilst not designated as protected reserves, these latter two locations, and other sites, may contain protected species.

INFORMATION GAPS

- 5.33 Data for this aspect of the characterisation of the Neighbourhood Plan Area is good. No gaps have been identified.

ISSUES FOR NEIGHBOURHOOD PLAN

- 5.34 There are several areas or locations within or close to the Neighbourhood Plan Area which are of great landscape or ecological importance, including the North Wessex Downs AONB, the SSSIs and the nearby SACs.
- 5.35 Further consideration will need to be given to the effect of development in the Neighbourhood Plan Area on these designated areas and the means by which impacts associated with development can be mitigated.

6 HERITAGE & LOCAL BUILT CHARACTER

- 6.1 The historic environment within and close to the Neighbourhood Plan Area is rich and diverse, reflecting the length of time over which the area has been settled.
- 6.2 A heritage assets is defined by the NPPF as being a “...*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*”.
- 6.3 The national heritage list is maintained by Historic England and records statutorily protected heritage assets. Within the Neighbourhood Plan Area there are a number of different assets as described in the following paragraphs.

LISTED BUILDINGS

- 6.4 Within the three villages comprising the Neighbourhood Plan Area the heritage list documents the following listed buildings:
- ▣ Baulking - 12 Grade II and one Grade I listed buildings
 - ▣ Woolstone - 13 Grade II and one Grade II* listed buildings
 - ▣ Uffington - 33 Grade II and one Grade I listed buildings

- 6.5 The Grade I and II* listed buildings are all Churches, confirming the significance of the contribution those buildings make to the villages they are located in.

CONSERVATION AREAS

- 6.6 The centre of each of the three villages that comprise the Neighbourhood Plan Area is designated as a Conservation Area.
- 6.7 Baulking Conservation area covers 14.17ha land and was first designated on 3rd February 1971. It encompasses the main buildings in the settlement as well as the green which the houses front onto.
- 6.8 Woolstone Conservation Area covers 5.15ha land and was first designated on 3rd February 1971. It encompasses most of the buildings in the settlement except those accessed off Marshway in the north west part of the village.

6.9 Uffington Conservation Area covers 15.88ha land and was first designated on 3rd February 1970. It encompasses the original historic core of the settlement and the land to the north west of the Church and school, but excludes dwellings on Shotover, Upper Common, Broad Street, Green Lane, The Green and properties to the east of the Green and the Memorial Hall.

SCHEDULED MONUMENTS

6.10 A number of scheduled monuments are situated within the Neighbourhood Plan Area. They include in their number the spectacular Uffington Castle, The White Horse and Dragon Hill. The national heritage list for the Neighbourhood Plan Area confirms those assets that are schedule to be:

Parish	National Number	County Number	Monument Title	Grid Ref
Uffington	21776		Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle	SU 300 865
Uffington	21777		Bronze age bowl barrow and pair of Anglo-Saxon burial mounds 70m south of The White Horse	SU 301 865
Uffington	21778	210	Uffington Castle	SU 300 863
Uffington	21785	230	The White Horse	SU 301 866
Uffington/Woolstone		229	Dragon Hill	SU 301 869

(Source: National Heritage List for England)

6.11 Hardwell Camp scheduled monument is located just to the west of the boundary of the Neighbourhood Plan Area, in Hardwell Wood. A scheduled monument at Knighton Bushes is also located just outside the southern edge of the Neighbourhood Plan Area, to the south of Woolstone Down.

NON-LISTED ASSETS

6.12 Perhaps the most significant of these is the 87 mile long Ridgeway itself which passes through the Neighbourhood Plan Area. It is an exceptionally important example of the UK (and north-west European) prehistoric environment. Whilst today it is a National Trail, it has been in use for at least 5,000 years. This highly important route has a close association with the statutorily protected assets around White Horse Hill and it also links the heritage assets in the Neighbourhood Plan Area with those nearby (e.g. Wayland’s Smithy). It was part of a much longer route covering a

distance of approximately 250 miles between the Wash on the east coast of England and the Dorset coast.

- 6.13 Other assets / remains have been identified through local studies (e.g. the evidence of an Iron Age settlement at Uffington) and site investigations (e.g. those identified as part of the site investigation work on land to the west of Fowler Road, Uffington).
- 6.14 There are a myriad of other non-listed assets that are located within the Neighbourhood Plan Area. The Oxfordshire Historic Environment Record (previously known as the 'Sites and Monuments Record') contains data of all historical and archaeological sites in the County (buildings and monuments).
- 6.15 Full details of the Record are contained at Appendix A to this Report.

HERITAGE AT RISK

- 6.16 Five listed buildings and six scheduled monuments are on the 2015 South East Heritage at Risk Register within the Vale of White Horse. None of the buildings or monuments is located in or near the Neighbourhood Plan Area.²⁶

SCHEDULED PARKS & GARDENS

- 6.17 There are no scheduled parks or gardens within the boundary of the Neighbourhood Plan Area.
- 6.18 Two are located just outside the Neighbourhood Plan Area however: Compton Beauchamp and Ashdown House.
- 6.19 Compton Beauchamp is listed Grade II and is a C16 and early C18 country house on a moated site, with early C18 formal garden remains incorporating later features.
- 6.20 Ashdown House is listed Grade II* and is a mid C17 hunting lodge with formal rides cut through surrounding contemporary or earlier woodland (partly covering the site of a medieval deer park) and a C19 landscape park, and formal parterre garden reconstructed in the 1950s on the site of the C19 original.

²⁶ Historic England (2015) *Heritage at Risk Register - South East*, [Online]. Available: <http://historicengland.org.uk/images-books/publications/har-2015-registers/> [07/01/16].

LOCAL BUILT CHARACTER

- 6.21 The Vale of White Horse has a distinctive character and built form, influenced by the landscape, geology, morphology and, more recently, the external influences of man through modern means of communication.
- 6.22 The Neighbourhood Plan villages contain historic cores that are all now contained within Conservation Areas. Commons and greens feature as focal points in the case of Uffington and Baulking (Uffington's common was much larger originally).
- 6.23 The Vale of White Horse's June 2009 Design Guide²⁷ describes the character of the villages as follows (see pages 20-21 and 30-31 – also reproduced in the 2015 VOWH Design Guide²⁸ at Appendix E to that document):
- **Baulking** (Zone 2A Western Clay Vale) *“As the original landscape of the Clay Vale was low lying and either heavily wooded or very wet marshland, it had relatively few settlements. These are generally smaller villages and hamlets, usually located on outcrops of gravel raised above the wet land.”*
 - *“Although a clay zone, the proximity to stone has led to stone being the predominant building material. It is a rural zone with many wide frontage cottages and low thatched roofs.”*
 - **Walls:** The local coursed corallian limestone with a variety of tones; Uncoursed stone appears on the earliest of dwellings or former agricultural buildings; Colour washed render is rarely found but usually covers stone beneath; Brick is less frequently used; Brick has a common decorative use on stone buildings for quoins and window detailing; Weatherboard is usually found on outbuildings and agricultural buildings and conversions.
 - **Roofs:** Roofing materials predominantly stone slates; Clay tiles are often a later replacement for stone slates; Thatch is also common on smaller cottages; Blue slate is less common - usually found on later dwellings.
 - **Fenestration and Doors:** Timber sash and casement, iron leaded casement windows; Timber doors.

²⁷ VOWHDC (2010) *Residential Design Guide*, [Online]. Available: www.whitehorsedc.gov.uk/vale/residential-design-guide-june10webtcm4-7616.pdf [06/01/16].

²⁸ VOWHDC (2015) *Design Guide SPD*, [Online]. Available: <http://www.whitehorsedc.gov.uk/sites/default/files/VWH005SFS.pdf> [06/01/16].

- Timber Finishes: The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is in urban locations, where a broader, palette is observed; Tar and pitch on barns and timber frame; Untreated oak.
- **Uffington and Woolstone** (Zone 4 Chalk Villages Along the Spring Line)
“The villages open out to the south onto a steeply rising landscape with large open fields. In other areas the Lower Chalk spreads out and with its small valleys forms an undulating landscape. Near Uffington the Lower Chalk narrows to form a ledge.”
- *“...characterised by small settlements, with Uffington being the largest. The character of the villages is distinctly rural, typically comprising informal cottages and farmsteads, although some villages include large Manor houses.”*
- *“The most prominent material is local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones alone make up the walls. As these are extremely difficult to cut, they are always laid as whole stones in a random uncoursed fashion.”*
- Walls: Chalk block either regular sized and laid in courses or random sized and uncoursed; Sarsen stone mixed with other materials such as chalk or brick; Timber framing; Berkshire orange brick usually used for brick quoins and detailing around windows and doors and repairs to chalk; Colour washed lime render; Weatherboard on outbuildings.
- Roofs: Thatch with a plain, flush ridge; Red/orange clay tiles; Stone slates; Blue slate.
- Fenestration and Doors: Timber sash and casement, iron leaded casement windows; Timber doors.
- Timber Finishes: The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts; Tar and pitch on barns and timber frame; Untreated oak.

- 6.24 The 1970 Uffington Village Plan²⁹ describes the local building materials in the village (page 5), confirming that chalk blocks and thatched roofs are ‘the norm’.

INFORMATION GAPS

- 6.25 There is no Conservation or Character Appraisal for any of the three conservation areas / villages within the Neighbourhood Plan Area. This is a significant omission and further work is likely to be required to address this in developing the Neighbourhood Plan.

ISSUES FOR NEIGHBOURHOOD PLAN

- 6.26 The significance of the heritage assets within the Neighbourhood Plan Area cannot be underestimated. The monuments associated with White Horse Hill and the Ridgeway are unique and are likely to be sensitive to pressure from development both in terms of their setting and visitor numbers.
- 6.27 Similarly the effect of development on the significance of other heritage assets in and close to the Neighbourhood Plan Area may be material.
- 6.28 Finally, the local vernacular and the character and appearance of the villages are matters which may be material to future plan-making and planning decisions within the Plan Area.
- 6.29 Further consideration could be given to developing policies to address these issues.

²⁹ Berkshire County Council (1970) *Uffington Village Plan*, [Online]. Available: <https://drive.google.com/file/d/0BwtmTIVIG-beYIYyQ3J2NG9YZWc/view?pref=2&pli=1> [08/01/16].

7 SPORTS, RECREATION AND LEISURE

7.1 Despite being in a rural location, the Neighbourhood Plan Area is well served by sports, recreation and leisure facilities either within the Neighbourhood Plan Area or in close proximity.

SPORTS / LEISURE FACILITIES

7.2 The following facilities may be found within the Neighbourhood Plan Area:

- ▣ Sports field at Fawler Road, Uffington (hosting Uffington Football, Tennis and Cricket Clubs)
- ▣ Two tennis courts on the Fawler Road site
- ▣ Multi-use games court on Jubilee Field, Uffington

7.3 Beyond the Neighbourhood Plan Area, the nearest formal facilities are located in Stanford-in-the-Vale, Wantage/Grove, Shrivenham/Watchfield and Faringdon. All are within 5 kilometres of the Neighbourhood Plan Area and provide, variously, cricket, tennis, football and rugby facilities, leisure centres (Wantage and Faringdon) providing swimming, squash and other indoor facilities, and other resources such as the judo Dojo at Tucker's Park, Faringdon.

7.4 Children's facilities (as distinct from general-use facilities like open space) include an equipped play area at Jubilee Field, Uffington. There are also informal facilities at Uffington Primary School for use by pupils.

SPORTS CLUBS

7.5 A number of clubs associated with sporting activities are located in the area and several are mentioned on the <http://www.uffington.net> website. Clubs found within the Neighbourhood Plan Area include:

- ▣ Aerobics
- ▣ Badminton
- ▣ Cricket
- ▣ Football
- ▣ Pilates
- ▣ Tae Kwon Do
- ▣ Tennis

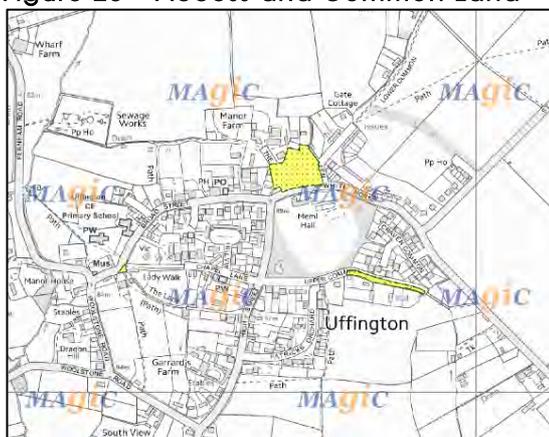
COMMON LAND / GREENS / ACCESS LAND

7.6 There are several areas of registered common land within the Neighbourhood Plan Area, at Baulking (two areas either side of the railway line) and Uffington (three

areas). Much of this is also registered as ‘access land’ under the Countryside and Rights of Way Act 2000. At White Horse Hill there are two separate areas of access land covering much of the hill and hillfort. The National Trust controls much of the most important land at White Horse Hill. White Horse Hill attracts approximately 150,000 visitors a year and is at the centre of a recreational hub which is used by large numbers of walkers and cyclists every year on the Ridgeway and other routes within and through the Neighbourhood Plan Area.

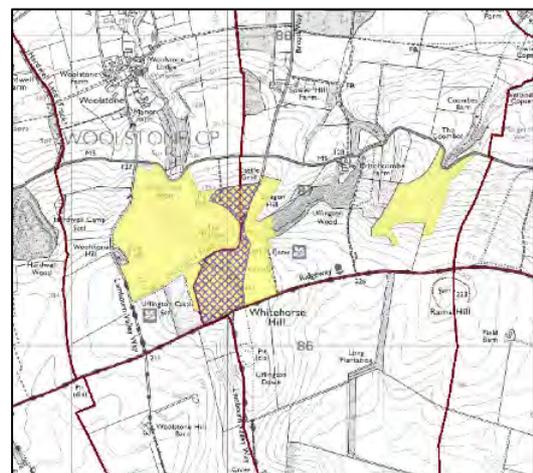
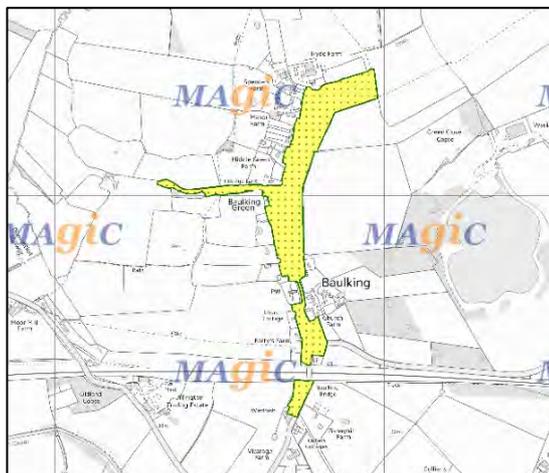
7.7 The following extracts from the www.magic.gov.uk website show the key locations:

Figure 20 – Access and Common Land



-  Registered Common Land (England)
-  Countryside and Rights of Way Act, Section 15 Land (England)
-  Countryside and Rights of Way Act 2000 - Access Layer (England)

(Source: Common land and access land mapping www.magic.gov.uk © Crown copyright and database rights 2015 OS Licence No 100051806)



PUBLIC RIGHTS OF WAY

7.8 The Neighbourhood Plan Area is criss-crossed by public rights of way. It contains one of most important routes, the Ridgeway which is a National Trail.

7.9 The Oxfordshire Definitive Map records current rights of way. Up to date rights of way (i.e. any alterations since 21 February 2006) are recorded on the Countryside

Access Map (<https://www.oxfordshire.gov.uk/cms/content/definitive-map-and-statement-online>).

7.10 The Access Map shows the following rights of way through the Neighbourhood Plan Area:

Figure 21 – Rights of Way



(Source: Oxfordshire Countryside Map © Crown copyright and database rights 2015 OS Licence No 100051806)

7.11 Rights of way are always subject to change. The Ridgeway is subject to a current Definitive Map Modification Order to upgrade a section of the Ridgeway passing through the Neighbourhood Plan Area from a Restricted Byway to a Byway Open to All Traffic. No decision has been made in respect of this Order at the time of writing.

WILTS & BERKS CANAL

7.12 The Wilts & Berks Canal passes through the Neighbourhood Plan Area to the north of Uffington. The canal was opened in 1810 and was eventually abandoned by an Act of Parliament in 1914 after operating for approximately 100 years.

7.13 The Wiltshire, Swindon & Oxfordshire Canal Partnership was formed in 2001 to deliver the restoration of the canal, with much of the work being undertaken by volunteers of the Wilts & Berks Canal Trust. The Trust was formed in 1977. Its stated aim is *“To protect, conserve and improve the route of the Wilts & Berks and North Wilts Canals, and branches, for the benefit of the community and environment, with the ultimate goal of restoring a continuous navigable waterway linking the Kennet & Avon canal near Melksham, the River Thames near Abingdon, and the Thames & Severn canal near Cricklade.”*

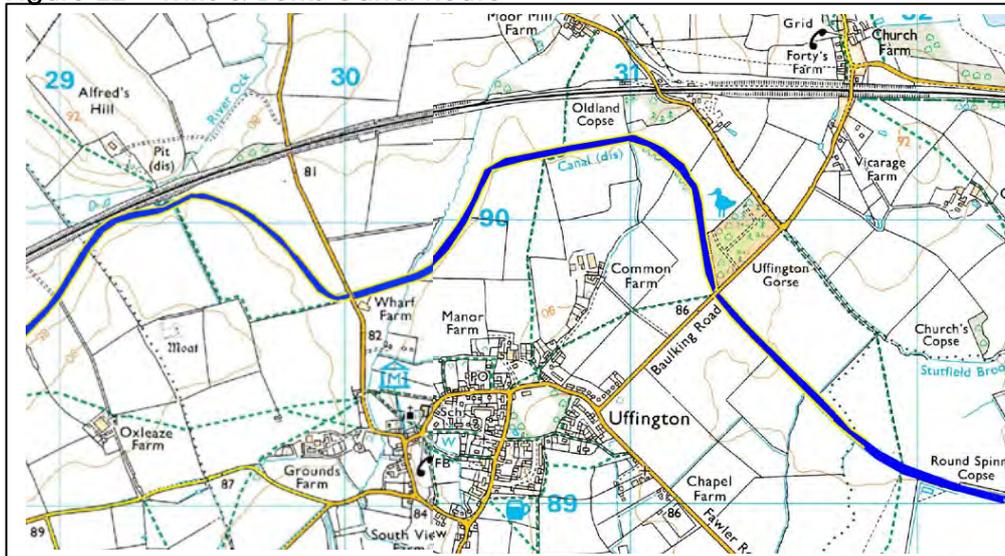
7.14 The section of canal from Uffington to South Marston, is covered by the West Vale branch of the Trust.

7.15 The plan is to achieve full restoration of the canal by 2025. The current plans envisage restoration of the section within the Neighbourhood Plan Area along the route of the original canal.

7.16 When complete this will be an excellent additional recreational resource for the area, with the potential to bring with it tourist-related benefits to the local economy.

7.17 Figure 22 below shows the route the Canal will take as it passes through the Neighbourhood Plan Area:

Figure 22 – Wilts & Berks Canal Route



(Source: Wilts & Berks Canal Trust © Crown copyright and database rights 2015 OS Licence No 100051806)

INFORMATION GAPS

- 7.18 There is limited information on utilisation of local sports facilities at the neighbourhood level. Similarly there is little publicly available information on membership of sports clubs locally, or evidence of need for additional facilities at this level.
- 7.19 The Neighbourhood Plan may benefit from more detailed information on these particular topics to help shape policies.

ISSUES FOR NEIGHBOURHOOD PLAN

- 7.20 The availability and demand for sports, leisure and recreational facilities can be regarded as a land use planning matter.
- 7.21 The Neighbourhood Plan could develop policies to address related issues such as the location of additional facilities, the need for additional facilities and the mechanism for delivery.

8 TRANSPORT AND TRAFFIC

TRANSPORT CORRIDORS

- 8.1 The Neighbourhood Plan Area straddles the central and southern parts of the Vale of White Horse. Communication corridors within the Vale tend to follow the morphological features, with the main route between Swindon and Oxford (the A420) following the ridge line of the North Vale Corallian Ridge, to the north of the Neighbourhood Plan Area.
- 8.2 The Local Transport Plan (LTP4) for Oxfordshire 2015-2031³⁰ Volume 2(ii) p.86 describes the A420 as being “...*the principal and only direct route between Swindon and Oxford. It is an important strategic link in the Oxfordshire hierarchy, and a primary route which the Council expects to be of a standard to allow for free passage of current (20,000 vehicles per day) and expected future traffic for the majority of the traffic day. It should therefore operate with minimal congestion in order to avoid rat running on minor roads.*”
- 8.3 The other main route follows the spring line of the scarp of the Berkshire Downs along the B4507, within the Neighbourhood Plan Area.
- 8.4 Between the two main routes and to the north of the Neighbourhood Plan Area, the B4508 links Shrivenham with Shellingford and eastwards on to join the A420 just north of Pusey.
- 8.5 The main railway line between Bristol / South Wales and London passes through the Neighbourhood Plan Area between Baulking and Uffington. In the section through the Vale nearest to the Neighbourhood Plan Area, the railway closely follows the line of the former Wilts & Berks Canal.
- 8.6 The M4 motorway passes 5 km to the south of the Neighbourhood Plan Area.
- 8.7 Settlements have developed along these routes for good reason. Within the central Vale villages have developed in a more loose-knit pattern, often now served by cross-country lanes running between the main roads noted above.

³⁰ OCC (2015) *Connecting Oxfordshire 2015-2031 - LTP4*, [Online]. Available: <https://www.oxfordshire.gov.uk/cms/content/connecting-oxfordshire-2015-2031-ltp4> [20/12/15].

PUBLIC TRANSPORT

8.8 The nearest train stations are at Didcot (20km to the east) and Swindon (14km to the west).

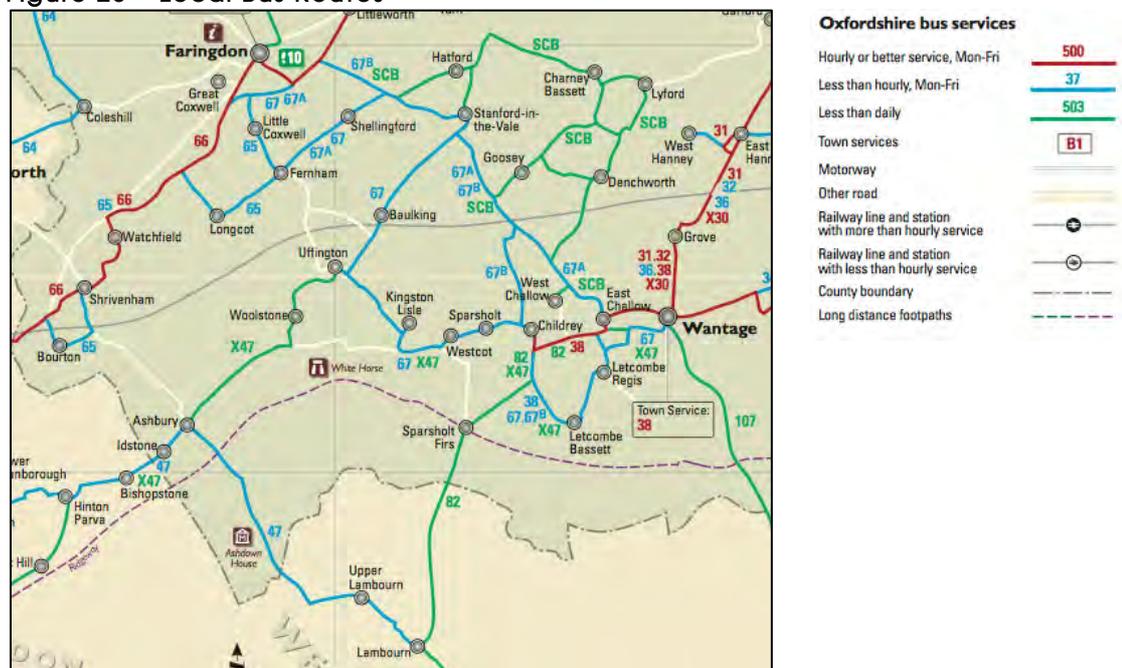
8.9 Bus services are available in the villages including the following (N.B. trip numbers below include return journeys):

Service	Route	Stopping at	Frequency
67	Faringdon-SIV-Wantage	Uffington; Baulking Turn	3 trips per day M-S
X47	Ardington-Wantage-Swindon	Uffington; Woolstone	6 trips Saturdays only
Faringdon Community Bus	N/A	May be hired	N/A
Community Association of Uffington, Baulking and Woolstone Bus	N/A	May be hired	N/A

(Source: Bus company timetables)

8.10 An extract of the Oxfordshire County Council public transport map below shows the routes of the main services above:

Figure 23 – Local Bus Routes



(Source: Extract from Public Transport in Oxfordshire Map – Oxfordshire County Council)

MODE OF TRAVEL TO WORK

8.11 Travel to work data from the 2011 Census reveals that the majority of commuters living in the Neighbourhood Plan Area travel to work by car or van (between 38.2% and 53.3%), higher than the equivalent figure for England.

Mode	Baulking	Uffington	Woolstone	SE Region	England
Work Mainly at or From Home	11.1	8.6	12.5	4.5	3.5
Underground, Metro, Light Rail, Tram	0.0	0.0	0.0	0.2	2.6
Train	2.2	1.9	3.3	5.0	3.5
Bus, Minibus or Coach	1.1	0.9	1.3	3.0	4.9
Taxi	0.0	0.0	0.0	0.3	0.3
Motorcycle, Scooter or Moped	1.1	0.9	0.0	0.6	0.5
Driving a Car or Van	53.3	45.7	38.2	41.3	36.9
Passenger in a Car or Van	3.3	3.3	1.3	3.2	3.3
Bicycle	0.0	1.2	3.3	2.0	1.9
On Foot	0.0	2.9	7.2	7.4	6.9
Other Method of Travel to Work	1.1	0.2	2.0	0.5	0.4
Not in Employment	26.7	34.5	30.9	32.1	35.3
All Usual Residents Aged 16 to 74 (actual numbers)	90.0	582.0	152.0	6,274,341.0	38,881,374.0

(Source: Method of Travel to Work, 2011 Census (QS701EW) Percentage)

8.12 Bus travel to work is poorly represented, emphasising the limited access to good public transport services in the villages compared to less rural locations.

ACCIDENT DATA

8.13 Data supplied by Crashmap.co.uk identifies 28 vehicle accidents within the Neighbourhood Plan Area between 2005 and 2014: <http://www.crashmap.com/Search>

8.14 Of those 28, four were recorded as ‘serious’ – defined as where at least one person is seriously injured but no person (other than a confirmed suicide) is killed – and 24 were recorded as ‘slight’, i.e. accidents in which at least one person is slightly injured but no person is killed or seriously injured.

INFORMATION GAPS

- 8.15 Data for this aspect of the characterisation of the Neighbourhood Plan Area is generally good. Further data on vehicle numbers using the roads through the Plan Area would be useful to establish a baseline against which to assess future traffic flows.

ISSUES FOR NEIGHBOURHOOD PLAN

- 8.16 One of the key issues to emerge is the limited availability of public transport services in the Neighbourhood Plan Area, and the unavailability of services at key times to enable residents to travel to and from work by public transport.
- 8.17 The management and mitigation of traffic impacts arising from development within the Neighbourhood Plan Area may be another issue that the Neighbourhood Plan could address through the development of appropriate policies.

9 NEXT STEPS

- 9.1 This study has established a baseline for the Neighbourhood Plan Area against which to assess future progress (or otherwise) in the local planning of the area.
- 9.2 It has also begun to identify issues which may be of relevance to the Neighbourhood Plan process, and where Neighbourhood Plan policies could be developed if the community feel it appropriate and/or necessary to do so.
- 9.3 The next step in the process will be to take this study forward as part of the initial community consultation exercise and canvas the local community about their views on how the future planning of the area should develop, and what the key issues might be.

APPENDICES

APPENDIX A HISTORIC ENVIRONMENT RECORDS

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Displaying records 1 - 10 of 18 results, consisting of exact matches, partial matches and other relevant results.

- 1 [PRN 22242 Building, PUMP, THE GREEN](#)
Pump. Mid C19
- 2 [PRN 9494 Monument, Site of Possible Post Medieval Fishponds](#)
Possible group of fishponds along stream SW of Green Close Copse, stretching for at least 500m.
- 3 [PRN 22246 Building, BAULKING TOWERS, THE GREEN](#)
Two cottages. Early/mid C19
- 4 [PRN 22244 Building, BARN APPROXIMATELY 50 METRES NORTH OF MANOR FARMHOUSE, THE GREEN](#)
Barn. C18
- 5 [PRN 22239 Building, STABLES APPROXIMATELY 20 METRES NORTH OF SPENCER'S FARMHOUSE, THE GREEN](#)
Stables. Early C19
- 6 [PRN 9604 Monument, Undated Square Enclosure with Sarsen](#)
Remains of square banked enclosure with narrow ditch. A large sarsen formerly stood in the middle.
- 7 [PRN 22241 Building, WALL AND RAILINGS ENCLOSING GARDEN TO EAST OF SPENCER'S FARMHOUSE, THE GREEN](#)
Wall. C18 and mid C19
- 8 [PRN 9493 Monument, Medieval Shrunken Village](#)
Possible medieval new town. Site consists of village green of over 20 acres, used as stinted pasture.
- 9 [PRN 22237 Building, CHURCH COTTAGE](#)
House. C17
- 10 [PRN 22240 Building, GOOSE HOUSE APPROXIMATELY 5 METRES NORTH OF SPENCER'S FARMHOUSE, THE GREEN](#)
Goose house with granary over. Mid C19

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Displaying records 11 - 18 of 18 results, consisting of exact matches, partial matches and other relevant results.

- 11 [PRN 22245 Building, CHESTNUT COTTAGE AND LODER'S COTTAGE, THE GREEN](#)
House. Chestnut Cottage (right) dated 1724 on quoin; Loder's Cottage is probably earlier
- 12 [PRN 9945 Monument, Site of Brick and Tile Works, S of Uffington Junction, N of Canal](#)
Consists of large, deep and flooded clay pit full of trees. Three industrial brick buildings.
- 13 [PRN 12422 Monument, Uffington Junction Railway Station \(site of\)](#)
Opened 1864 on main GWR Paddington-Bristol line to serve as junction for the Faringdon branch. Closed 1964 and demolished 1965 except for signal box which continued in use until 1968.
- 14 [PRN 10337 Building, Possible Former Baptist Chapel \(c.180m S of the Church of St Nicholas\)](#)
It is possible that the private house facing the green may be a conversion of the former Baptist chapel which made the return in 1851.
- 15 [PRN 22238 Building, CHURCH FARMHOUSE](#)
Farmhouse. c.1740
- 16 [PRN 7073 Building, Church of St Nicholas](#)
Complete example of a mid C13 church with unusual screen and some C14 wall paintings. Long nave, chancel and tiny bellcote.
- 17 [PRN 22243 Building, MANOR FARMHOUSE, THE GREEN](#)
Farmhouse. C18, right bay added in late C18
- 18 [PRN 9812 Building, Spencer's Farmhouse, The Green](#)
Late C17, remodelled and extended c.1855.

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- 1 [PRN 11044 Monument, Prehistoric Enclosure](#)
Enclosure of unknown date, which straddles the parish boundary. Visible on AP.
- 2 [PRN 8984 Monument, Faringdon Railway](#)
Faringdon Railway (GWR Faringdon Branch). Construction completed 1864. Passenger service withdrawn 1951; freight service ended 1963
- 3 [PRN 10581 Monument, 2 Bronze Age Ring Ditches at Kingston Warren](#)
2 ring ditches at Kingston Warren, one is circular, the other sub-circular. Both appear clearly on AP's
- 4 [PRN 12004 Monument, ? Iron Age Field Systems](#)
Extensive field systems visible as dark soil marks on AP's. Occur on south side of & possibly associated with Ram's Hill
- 5 [PRN 9492 Monument, LINEAR MONUMENT Prehistoric Berkshire Ridgeway](#)
**Check to see if on 1st edition -- probably not plottable because boundaries are modern
- 6 [PRN 10557 Monument, Romano-British Enclosure, Rams Hill](#)
Square ditched enclosure, abutting on to eroded Iron Age structure PRN 10556
- 7 [PRN 8896 Monument, Wiltshire and Berkshire Canal](#)
No further information available on PRN card, although several references given.
- 8 [PRN 12422 Monument, Uffington Junction Railway Station \(site of\)](#)
Opened 1864 on main GWR Paddington-Bristol line to serve as junction for the Faringdon branch. Closed 1964 and demolished 1965 except for signal box which continued in use until 1968.
- 9 [PRN 7283 Monument, Uffington Wharf](#)
Disused. Appears on OS map
- 10 [PRN 10556 Monument, Iron Age Hillfort at Rams Hill](#)
Univallate hill fort & simple dump rampart possibly unfinished, enclosing c.7 acres. Replaced by [Uffington Castle](#) in Iron Age. Excavated 1938-9. 1st identified in Saxon Charter AD963. ASSOCIATED IMAGE FILE

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- 11 [PRN 10135 Monument, Milestone](#)
Type T1
- 12 [PRN 17128 Monument, Possible Bronze Age ring ditch in Uffington Castle](#)
Visible as semi-circular feature.
- 13 [PRN 7312 Monument, Post-Medieval Drawbridge \(site of\)](#)
Shown on OS map
- 14 [PRN 12672 Monument, Post Medieval Watercress Beds \(North of Britchcombe Farm\)](#)
Shown on OS map
- 15 [PRN 7302 Monument, White Horse Hill Figure](#)
Includes the chalk cut figure of a **horse** known as the "**White Horse**" situated 170m NNE of **Uffington** Castle on Whitehorse Hill. The figure occupies a thirty degree angled west facing slope which can be seen from a distance of several miles.
- 16 [PRN 7648 Monument, Canal Dawbridge \(c.850m SW of Uffington railway junction\)](#)
'Old Canal' drawbridge. Not shown on 1881 25" OS map, but visible on 6" 1960 map
- 17 [PRN 11016 Monument, Undated Cropmarks](#)
Dark but somewhat unclear cropmarks visible in 1963 AP. Could possibly be a moat. Identified from AP
- 18 [PRN 7521 Monument, Post Medieval Drawbridge \(c.475m SW of Uffington railway station\)](#)
'Old Canal' drawbridge. Not shown on 1st edition 25" OS map, but visible on 6" 1960 map
- 19 [PRN 12010 Monument, Later Prehistoric Rectangular Enclosures](#)
Visible as dark soil marks on AP's. Might be the lines of field boundaries
- 20 [PRN 7180 Monument, Undated Boundary Stone](#)
Marks the intersection of the limits of the parish boundary of both **Uffington** and Woolstone with the parish boundary of Lambourn. Appears on OS map

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- 21 [PRN 11046 Monument, Medieval Strip Lynchets \(South of The Coombes\)](#)
Clear on ground in 1977, the western end possibly of a much more extensive set
- 22 [PRN 17121 Monument, Ring ditch behind ear of White Horse](#)
Cropmarked ring ditch that may be part of larger complex.
- 23 [PRN 17106 Monument, Possible Saxon or medieval Chapel](#)
Located on North slope of Dragon Hill. Identified by Geophysical survey in 1990.
- 24 [PRN 11072 Monument, ? Bronze Age Ring Ditch](#)
Clearly visible on 1980 AP and possibly visible in 1969 AP. Field under pasture and no sign of barrow in 1963
- 25 [PRN 7868 Building, Uffington Mill](#)
Building in 2 parts; one consists of stone & slate, the other of brick. Converted to private house 1978
- 26 [PRN 7996 Monument, Possible Anglo Saxon Inhumation Cemetery from Stockholm Farm](#)
Ploughed up on Stockholm Farm between Woolstone and **Uffington**
- 27 [PRN 7286 Building, Strict Baptist Chapel](#)
Later porch to right and date stone '1831' between windows.
- 28 [PRN 15998 Monument, Bronze Age ? Ring Ditch](#)
Identified as possible ring ditch in pasture on 1969 FAS AP; not visible in earlier or later runs. Added to Gazetteer of sites in assessment area for proposed Fuller's Earth quarry.
- 29 [PRN 17113 Monument, Cluster of 4 Barrows](#)
At least 4 barrows showing as grassworks and slight sporadic earthworks within pasture.
- 30 [PRN 9563 Monument, Medieval Moat \(site of\)](#)
Banked rectangular enclosure surrounded by wide dry ditch visible in Aps

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- 31 [PRN 10724 Monument, Roman Pottery & Coins, Dragon Hill](#)
Found were Roman coins, including one of Constantine II. Roman colour-coated sherd & rim sherd, another colour coated sherd found on SE corner of hill
- 32 [PRN 17120 Monument, Possible ring ditch at White Horse Hill](#)
Sub circular ditched feature that may be part of a bowl barrow and Saxon Burial mound complex.
- 33 [PRN 17124 Monument, Ring Ditch and Trackway NW of Hillfort](#)
Ring ditch and trackway identified from aerial photography.
- 34 [PRN 10730.01 Monument, Cremation in Long Barrow, Whitehorse Hill](#)
During Atkins' 1857 excavation of the long barrow on **White Horse** Hill he found a cremation in a large coarse urn with two handle-like bosses. It was near the centre of the mound.
- 35 [PRN 17123 Monument, Undated Rectangular Feature](#)
Rectangular feature, possibly a settlement enclosure, with a secondary internal enclosure. Identified through aerial photography only.
- 36 [PRN 7287 Building, Congregational Chapel](#)
Foundation stone inscribed: 'This stone was laid by Mrs Oliver Cerring of Badbury Hill Farm on the 15th August 1878'.
- 37 [PRN 17125 Monument, Ring Ditch and lynchets located N of Dragon Hill](#)
Identified through aerial photography only.
- 38 [PRN 10359 Building, Former Friends Meeting House \(Opposite Garrard's Farm, adjacent to Fox & Hounds\)](#)
In use as a Quaker meeting house from 1730 to about 1762. Now a private house.
- 39 [PRN 7545 Monument, Roman Enclosure & Cross Ridge Dyke \(Between Uffington and Woolstone Downs\)](#)
Rectangular enclosure, 21m x 15m internally surrounded by shallow ditch c.1.2m wide and traces of inner and outer bank each 0.9m wide near SE corner
- 40 [PRN 7881 Monument, Round Barrow](#)
Initially recorded in 1964; consists of scruffy little mound under downland grass

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- 41 [PRN 17112 Monument, Rectilinear enclosures and track](#)
A group of rectilinear enclosures and a possible ditched trackway, possibly a compact field system of Prehistoric date.
- 42 [PRN 14273 Monument, Bronze Age Barrow Cemetery](#)
Cemetery defined during MPP evaluation and consists of a bell barrow, disc barrow, and 4 bowl barrows/ring ditches.
- 43 [PRN 22199 Building, CHEST TOMB APPROXIMATELY 8 METRES SOUTH EAST OF CHANCEL OF CHURCH OF ST MARY, BROAD STREET](#)
Chest tomb. Memorial dedicated to John Forty, died 1806
- 44 [PRN 17136 Monument, Ring Ditch on SW side of Uffington Castle](#)
Identified through aerial photography, excavated by OA. 15m in diameter.
- 45 [PRN 22203 Building, LITTLE THATCH, CHAPEL LANE](#)
House. Early C17
- 46 [PRN 22213 Building, CHALK STONE HOUSE, LOWER COMMON](#)
House. Mid-late C18
- 47 [PRN 17138 Monument, Romano-British Inhumation](#)
Secondary inhumation found along with Roman pottery in the upper fills of Bronze Age? ring ditch (PRN17136). Within the Roman enclosure (PRN 12009).
- 48 [PRN 7304 Monument, Uffington Castle Hillfort](#)
The monument consists of a large I/A univallate hillfort known as **Uffington** Castle, situated immediately north of the Ridgeway on Whitehorse Hill. Rim sherd of C4th storage jar found at entrance to Castle.
- 49 [PRN 17122 Monument, ?Round Barrow Cemetery W of Uffington Hillfort](#)
Complex of 7 Ring Ditches west of **Uffington** hillfort. Identified from aerial photography only.
- 50 [PRN 10730.02 Monument, Secondary Burials in Long Barrow, Whitehorse Hill](#)
46 skeletons in 42 graves were discovered by Aitkens in 1857. Some were decapitated. 5 skeletons had coins in their mouths, suggesting a C4th or C5th date. Roman urns as well as other objects were also found.

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- 51 [PRN 22215 Building, COMMN FARMHOUSE, BARN APPROXIMATELY 10 METRES NORTH, LOWER COMMON](#)
Barn. Dated 1793 on tie beam
- 52 [PRN 22217 Building, MOOR MILL FARMHOUSE, GRANARY APPROXIMATELY 6 METRES NORTH, MOOR MILL](#)
Granary. C18
- 53 [PRN 17118 Monument, 4 Ring ditches on E edge of survey area](#)
Faint cropmarks of ring ditches: one double ditched, one half complete and one three quarters complete. Not visible on ground survey.
- 54 [PRN 22222 Building, NO 1 & CHALKSTONE COTTAGE, UPPER COMMON](#)
Cottages. Late C17 (No. 2) with later cottage to left
- 55 [PRN 22206 Building, TAMERLANE COTTAGE, HACKER'S LANE](#)
Cottage. Date beside door 1801, John Hawke
- 56 [PRN 13587 Monument, Round Barrow](#)
Ring ditch visible from 1969 AP that is possibly one of group of barrows around Idlebush Barrow. Located immediately E of racehorse gallop, and overlapped by much larger circular feature that appears to be modern.
- 57 [PRN 22218 Building, MOOR MILL FARMHOUSE, COWHOUSE APPROXIMATELY 100 METRES NORTH, MOOR MILL](#)
Cowhouse. Mid-late C18
- 58 [PRN 22207 Building, LONG THATCH, HIGH STREET](#)
House. C17, remodelled c.1850
- 59 [PRN 22221 Building, NOS 3 & 4 \(FIELD COTTAGE\), UPPER COMMON](#)
Two cottages, now house. Late C17 to early C18
- 60 [PRN 22223 Building, MANOR COTTAGE, WOOLSTONE ROAD](#)
House. Early C17

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- 61 [PRN 17127 Monument, Two Regular Parchmarks and Features in Further Field](#)
2 large rectangular parchmarks overlain by ridge and furrow.
- 62 [PRN 22204 Building, THE CRAVEN, FERNHAM ROAD](#)
Inn, now house. Late C17/ early C18
- 63 [PRN 11042 Monument, 2 ? Bronze Age Barrows \(Kingston Warren Down\)](#)
One of the barrows is clearly visible as an earthwork on Geonex AP and both are visible on RCHME 1979 APs.
- 64 [PRN 22205 Building, ROSE COTTAGE, FERNHAM ROAD](#)
House. C18, modified late C19
- 65 [PRN 17117 Monument, Late Prehistoric ring ditches, enclosure and track](#)
Two ring ditches and a trackway that may be either a dyke or a field boundary.
- 66 [PRN 22209 Building, THE BAKER'S ARMS, HIGH STREET](#)
House. Late C18
- 67 [PRN 22198 Building, BRITCHCOMBE FARMHOUSE, DOVECOTE APPROXIMATELY 20 METRES WEST](#)
Dovecote and granary. Late C18
- 68 [PRN 22226 Building, LILAC COTTAGE, WORKHOUSE CORNER](#)
House. Early C18
- 69 [PRN 17119 Monument, Ring Ditches and enclosure on E side of survey area](#)
2 Ring ditches along with rectangular enclosure. Identified from Aps, Internal ring ditch not visible on ground but rectangular enclosure is still visible as a slight bank.
- 70 [PRN 22220 Building, MANOR FARMHOUSE, THE GREEN](#)
Farmhouse. Early/mid C18

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- 71 [PRN 9439 Monument, Post Medieval Hare Warren \(Kingston Warren Down\)](#)
A small reservoir is all that remains of the hare warren. The reservoir is still visible with standing water and the warren is visible as a crop mark in 1979 Aps
- 72 [PRN 9737 Monument, Iron Age/Roman Aggregate Field System](#)
Extensive Celtic Field system, c.1910 acres. R/B sherds found. Large areas destroyed by ploughing, racehorse gallops and plantations
- 73 [PRN 17126 Monument, Prehistoric features overlain by ridge and furrow in Further Field](#)
Irregular grassmark enclosure and features, overlain by medieval ridge and furrow.
- 74 [PRN 26149 Monument, Early to Middle Iron Age settlement with earlier finds near Uffington](#)
A newly discovered prehistoric site on the outskirts of **Uffington** was investigated as part of the **uffington** Museum Project, a local community project supported by Oxford Archaeology
- 75 [PRN 11416 Building, Style Cottage, Upper Common](#)
Graffiti over window reads WB/P/CBM/JSL/1824.
- 76 [PRN 22200 Building, THE LAURELS, BROAD STREET](#)
House. Early/mid C18
- 77 [PRN 22219 Building, SHOTOVER COTTAGE AND SHOTOVER HOUSE](#)
Farmhouse, now house. Datestone WW 1823 over door
- 78 [PRN 22202 Building, LARGO HOUSE, BROAD STREET](#)
Vicarage, now house. 1849, by Kendall
- 79 [PRN 22212 Building, PEARTREE, HIGH STREET](#)
House. Late C17
- 80 [PRN 7547 Monument, Early Iron Age Linear Ditch](#)
Flat bottomed ditch, excavated in 1997 at junction with Ridgeway. Datable finds of Romano-British and Early Iron Age sherds.

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- 81 [PRN 22211 Building, GARRARDS FARMHOUSE, HIGH STREET](#)
Farmhouse. Early C19
- 82 [PRN 9815 Building, Craven Cottage, Broad Street](#)
Early C17; extended mid/late C18th. Built of sarsen stone and brick.
- 83 [PRN 7285 Building, The Museum, Broad Street](#)
Formerly Old School House, now a museum. Founded 1617.
- 84 [PRN 10555 Monument, Bronze Age Enclosure, Rams Hill](#)
Site now interpreted as high status BA enclosure; new thinking is that it represents an emergent state of large scale enclosure, after embanking of small domestic sites
- 85 [PRN 22214 Building, COMMON FARMHOUSE, LOWER COMMON](#)
Farmhouse. Late C18 to left and 2 mid C19 bays to right
- 86 [PRN 16852 Monument, Roman rural settlement at Craven Common](#)
Selected material (pottery, coins, lead weight, whetstone fragment, oyster shells, as well as building material) identified and analyzed; suggests that this was NOT a typical rural settlement.
- 87 [PRN 22216 Building, THE SHAMBLES AND ADJOINING COTTAGE, LOWER COMMON](#)
Farmhouse, converted into 2 cottages in late C18. C17 and late C18, with early C19 one-bay extension to left
- 88 [PRN 22210 Building, THE OLD BAKEHOUSE, HIGH STREET](#)
House. C17, remodelled in late C18
- 89 [PRN 22225 Building, BIRDBROOK AND TAMARISK COTTAGE, WOOLSTONE ROAD](#)
Two cottages. Early C17 to left hand side (Tamarisk Cottage) and late C17 (Birdbrook)
- 90 [PRN 7903 Monument, Bowl Barrow, White Horse Hill](#)
The monument includes a small B/A bowl barrow and two hlaews (burial mounds), aligned SW to NE, and situated 70m S of the **White Horse** and c.100m NE of **Uffington** Castle on Whitehorse Hill.

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- 91 [PRN 22201 Building, LITTLE THATCH, BROAD STREET](#)
House. C17; possibly extended in circa C18 or C19 and extended again in C20
- 92 [PRN 9328 Building, Moor Mill Farmhouse, Moor Mill](#)
C17, modified early C18. Datestone on gable L/IM/1700. Water mill converted to thatched stone house now called Mill Farm.
- 93 [PRN 22208 Building, LIZZIE'S COTTAGE AND THE VALE COTTAGE, HIGH STREET](#)
Two houses. Right part: Lizzie's Cottage C17; left part: The Vale Cottage presumably circa 1747 as a detached datestone of that date was found the garden
- 94 [PRN 22224 Building, THE MANOR HOUSE, WOOLSTONE ROAD](#)
House. C17, remodelled in mid C18 and early C19
- 95 [PRN 10730 Monument, Neolithic Long Barrow at Whitehorse Hill](#)
Neolithic long barrow situated 70m N of [Uffington Castle](#) on Whitehorse Hill. The barrow includes later RB inhumation cemetery (10730.02) and BA cremation (10730.01).
- 96 [PRN 7200 Monument, Iron Age Hillfort \(Segsbury Camp\)](#)
Consists of IA univallate hillfort also known as Letcombe Castle, which lies c 20m N of the Ridgeway. Encloses c.26 acres. Several modern gaps. Interior ploughed. IA pottery found within. In generally good condition
- 97 [PRN 12009.01.01 Monument, Burial, Uffington Castle](#)
Excavations of the ditch of a ploughed out barrow SW of [Uffington Castle](#) in 1995 produced a human skeleton, believed to be a secondary burial from the Romano-British period.
- 98 [PRN 7004 Monument, 'Old Canal' Swing Bridge](#)
Situated c.900m SE of [Uffington Arch](#) and 475m east of Spinney Copse. Appears on OS maps
- 99 [PRN 12027 Monument, Prehistoric Ditched Enclosure](#)
3 sides of a double-ditched square enclosure are visible as a soil mark on FAS APs. Occurs south west of [Uffington castle](#)
- 100 [PRN 12009.01 Monument, Roman ring ditch, Uffington Castle](#)
A circular feature within the rectangular enclosure SW of [Uffington Castle](#) was visible on aerial photographs. In 1995 about half of a circular ditch, approx. 17m in diameter, was excavated. The ditch contained very little apart from a secondary burial. The ditch is probably all that remains of a ploughed out barrow.

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- 101 [PRN 7284 Building, St Mary's Church, Broad Street](#)
E.E style. Dates mainly to first half of C13, fragment of a possible earlier building. Buried soil relating to Anglo Saxon period found.
- 102 [PRN 9768 Monument, ? Prehistoric Flint Chipping Floor \(site of\)](#)
21 flints from site west of **uffington** Castle are reported to be in Newbury museum. However fields are under plough and flints are not found so no solid description can be given of the site. MARGINAL
- 103 [PRN 9945 Monument, Site of Brick and Tile Works, S of Uffington Junction, N of Canal](#)
Consists of large, deep and flooded clay pit full of trees. Three industrial brick buildings.
- 104 [PRN 7178 Monument, Idlebush Barrow, Woolstone Down](#)
1m high surrounded by tree ring with outer ditch. Bounds of **Uffington** attached to C10 charter name this as 'hafeces hlaewe' or 'hawks barrow'. In good condition.
- 105 [PRN 7179 Monument, Woolstone Down Disc Barrow](#)
Probably MBA date. Well preserved mound, ditch and outer bank. Bounds of **Uffington** attached to C10 charter name this as 'hundeshlaewe' or 'hounds barrow'
- 106 [PRN 12009 Monument, Roman Rectangular Enclosure](#)
Lies to the SW of **Uffington** Castle and was first discovered, along with a circular interior feature, on an AP.

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- 1 [PRN 7329 Monument, Undated Boundary Stone](#)
Information from OS map
- 2 [PRN 7331 Monument, Undated Boundary Stone](#)
Boundary stone situated on **Woolstone** Parish boundary, and just north of boundary with Lambourn Parish, Berks
- 3 [PRN 7180 Monument, Undated Boundary Stone](#)
Marks the intersection of the limits of the parish boundary of both Uffington and **Woolstone** with the parish boundary of Lambourn. Appears on OS map
- 4 [PRN 7996 Monument, Possible Anglo Saxon Inhumation Cemetery from Stockholm Farm](#)
Ploughed up on Stockholm Farm between **Woolstone** and Uffington
- 5 [PRN 9492 Monument, LINEAR MONUMENT Prehistoric Berkshire Ridgeway](#)
**Check to see if on 1st edition -- probably not plottable because boundaries are modern
- 6 [PRN 10724 Monument, Roman Pottery & Coins, Dragon Hill](#)
Found were Roman coins, including one of Constantine II. Roman colour-coated sherd & rim sherd, another colour coated sherd found on SE corner of hill
- 7 [PRN 8896 Monument, Wiltshire and Berkshire Canal](#)
No further information available on PRN card, although several references given.
- 8 [PRN 7545 Monument, Roman Enclosure & Cross Ridge Dyke \(Between Uffington and Woolstone Downs\)](#)
Rectangular enclosure, 21m x 15m internally surrounded by shallow ditch c.1.2m wide and traces of inner and outer bank each 0.9m wide near SE corner
- 9 [PRN 9497 Building, Post-Medieval Watermill](#)
Woolstone mill and millpond built c. 1832 by Captain Butler
- 10 [PRN 10134 Monument, Milestone](#)
Type T1. Inscribed: To Wantage VII Miles

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- 11 [PRN 7310 Monument, Undated Boundary Stone](#)
Shown on OS map
- 12 [PRN 14273 Monument, Bronze Age Barrow Cemetery](#)
Cemetery defined during MPP evaluation and consists of a bell barrow, disc barrow, and 4 bowl barrows/ring ditches.
- 13 [PRN 7311 Monument, Post-Medieval Drawbridge \(site of\)](#)
Shown on OS map
- 14 [PRN 7318 Monument, ? Medieval/? Post-Medieval Fishpond](#)
Shown on OS map
- 15 [PRN 9496 Monument, Medieval Watermill \(site of\)](#)
In 1325 there is mention of a mill which stood on the present site of the **Woolstone** Lodge
- 16 [PRN 12025 Monument, ? Medieval Property Boundary](#)
Curvi-rectangular ditch apparently forming a property boundary. Identified from FAS AP's
- 17 [PRN 11999 Monument, Post-Medieval Brick Kiln](#)
Recorded 1771. Claypit Lane and Claypit Gate recorded 1778. MARGINAL
- 18 [PRN 9308 Monument, Medieval Shrunken Village](#)
Platforms in a field west of the church and in field west of that across the road south to **Woolstone** Hill
- 19 [PRN 17116 Monument, Probable Ring Ditch on White Horse Hill](#)
Probable three quarter ring ditch showing as grassmark.
- 20 [PRN 9498 Monument, Post-Medieval Mansion \(site of\)](#)
The site of the hall place, which stood at the north end of the village close to the present **Woolstone** Mill; pulled down c.1850 by Captain Butler

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- 21 [PRN 9495 Monument, Medieval Manor & Dovecote \(site of\)](#)
In 1308-9 the structure included a stable, kitchen, Lord's chamber, garden and dovecote
- 22 [PRN 12027 Monument, Prehistoric Ditched Enclosure](#)
3 sides of a double-ditched square enclosure are visible as a soil mark on FAS APs. Occurs south west of Uffington castle
- 23 [PRN 12007 Monument, Prehistoric Square Enclosure](#)
Square enclosure visible as dark soil mark on FAS AP's. Appears to be associated with extensive 'Celtic' fields, but is on a separate alignment
- 24 [PRN 17114 Monument, Possible Barrow](#)
The site of a possible barrow identified by field survey by OA in 2005.
- 25 [PRN 12009.01.01 Monument, Burial, Uffington Castle](#)
Excavations of the ditch of a ploughed out barrow SW of Uffington Castle in 1995 produced a human skeleton, believed to be a secondary burial from the Romano-British period.
- 26 [PRN 9741 Monument, Anglo Saxon Inhumation Cemetery in Woolstone](#)
3 skeletons, thought to be Saxon burials, were found in the corridors of a Roman villa (PRN 7316), and several others thought to be Saxon were found nearby
- 27 [PRN 9768 Monument, ? Prehistoric Flint Chipping Floor \(site of\)](#)
21 flints from site west of uffington Castle are reported to be in Newbury museum. However fields are under plough and flints are not found so no solid description can be given of the site. MARGINAL
- 28 [PRN 7547 Monument, Early Iron Age Linear Ditch](#)
Flat bottomed ditch, excavated in 1997 at junction with Ridgeway. Datable finds of Romano-British and Early Iron Age sherds.
- 29 [PRN 9565 Monument, ? Bronze Age Barrow and Finds](#)
Ditchless circular mound (1.3 m high) may be associated with disused canal
- 30 [PRN 22229 Building, THE WHITE HORSE INN](#)
House, now Inn. C17

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- 31 [PRN 12009.01 Monument, Roman ring ditch, Uffington Castle](#)
A circular feature within the rectangular enclosure SW of Uffington Castle was visible on aerial photographs. In 1995 about half of a circular ditch, approx. 17m in diameter, was excavated. The ditch contained very little apart from a secondary burial. The ditch is probably all that remains of a ploughed out barrow.
- 32 [PRN 17115 Monument, Possible Barrow](#)
Possible Barrow or Long Barrow on the edge of an area of quarrying. Known from landscape survey only.
- 33 [PRN 17129 Monument, Probable barrow with second burial at E edge of survey area](#)
Probable dispersed and denuded barrow marked by an irregular sub-circular mound.
- 34 [PRN 7555 Monument, Round Barrow](#)
Remains vaguely visible in 1977 as rough mound at end of racehorse gallop.
- 35 [PRN 7178 Monument, Idlebush Barrow, Woolstone Down](#)
1m high surrounded by tree ring with outer ditch. Bounds of Uffington attached to C10 charter name this as 'hafeces hlaewe' or 'hawks barrow'. In good condition.
- 36 [PRN 11043 Monument, Round Barrow](#)
Visible on APs and on ground under downland grass. Vague traces of ditch; mound approx 0.3-4m tall. Hole in top suggests plundering
- 37 [PRN 22235 Building, WOODRUFF ORCHARD, WOOLSTONE ROAD](#)
House. C17, early C19 addition
- 38 [PRN 22234 Building, MANOR FARMHOUSE, WOOLSTONE ROAD](#)
Farmhouse. Early C18
- 39 [PRN 7179 Monument, Woolstone Down Disc Barrow](#)
Probably MBA date. Well preserved mound, ditch and outer bank. Bounds of Uffington attached to C10 charter name this as 'hundeshlaewe' or 'hounds barrow'
- 40 [PRN 7316 Monument, Romano-British Villa at Woolstone](#)
Two Roman tessellated pavements, corridor and bath buildings discovered in 1844

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- 41 [PRN 9737 Monument, Iron Age/Roman Aggregate Field System](#)
Extensive Celtic Field system, c.1910 acres. R/B sherds found. Large areas destroyed by ploughing, racehorse gallops and plantations
- 42 [PRN 22233 Building, COB COTTAGE, WOOLSTONE ROAD](#)
Farmhouse, now house. Late C17
- 43 [PRN 22228 Building, WATERFALL COTTAGE](#)
House. Late C16/early C17
- 44 [PRN 11024 Monument, ?Iron Age/Romano-British lynchets](#)
4-6 horizontal lynchets, those at bottom of hill more pronounced.
- 45 [PRN 22231 Building, BEECHTREE COTTAGE, CHURCH LANE](#)
Two cottages, now house. Graffito on stone near door RG 1794; early C19 extension to right
- 46 [PRN 22232 Building, ELM COTTAGE AND WALL COTTAGE, CHURCH LANE](#)
2 cottages. C17 (Elm Cottage to right) and late C18 (Wall Cottage)
- 47 [PRN 22236 Building, THE MOLE HOUSE](#)
Cottage, probably C17 origins, mid/late C18, and C20 extension
- 48 [PRN 22230 Building, WOOLSTONE LODGE AND ADJOINING COTTAGE](#)
House. C17, reconstructed and extended c.1839. by Captain Butler, R.N. ret'd
- 49 [PRN 13702 Building, Merestones, Woolstone Road](#)
Possibly built c.1700. Has C18th and C19th additions
- 50 [PRN 7301 Monument, Dragon Hill](#)
Very large circular mound which may have been adapted in the prehistoric period. Probably just a modified chalk outlier. No ditch or rampart apparent. Top may have been truncated

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Displaying records 51 - 57 of 57 results, consisting of exact matches, partial matches and other relevant results.

- 51 [PRN 7317 Building, All Saints Church](#)
Dates from c. 1195 and has C14th, C18th and modern alterations
- 52 [PRN 22227 Building, JOHNINGS](#)
House. Late C16 to left, dated TW 1815 to right
- 53 [PRN 12009 Monument, Roman Rectangular Enclosure](#)
Lies to the SW of Uffington Castle and was first discovered, along with a circular interior feature, on an AP.
- 54 [PRN 22223 Building, MANOR COTTAGE, WOOLSTONE ROAD](#)
House. Early C17
- 55 [PRN 16852 Monument, Roman rural settlement at Craven Common](#)
Selected material (pottery, coins, lead weight, whetstone fragment, oyster shells, as well as building material) identified and analyzed; suggests that this was NOT a typical rural settlement.
- 56 [PRN 22225 Building, BIRDBROOK AND TAMARISK COTTAGE, WOOLSTONE ROAD](#)
Two cottages. Early C17 to left hand side (Tamarisk Cottage) and late C17 (Birdbrook)
- 57 [PRN 22224 Building, THE MANOR HOUSE, WOOLSTONE ROAD](#)
House. C17, remodelled in mid C18 and early C19

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**Housing Needs Assessment
Uffington & Baulking
Final Report**

22nd May 2017

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1. Executive Summary

1.1. The Housing Needs Assessment (HNA) seeks to determine the right number of new housing and that the size, type and tenure of housing addresses the needs of existing and future residents. It provides an insight using available data to assess future housing need. In accordance with the National Planning Practice Framework (NPPF), environmental constraints and issues related to congestion and local infrastructure have not influenced this assessment, yet these remain important factors which will impact on housing development and have been raised in the report.

1.2. The National Planning Policy Framework (NPPF) sets out guidance for Strategic Housing Market Assessments, in the National Planning Practice Guidance (NPPG). This has been followed for this HNA; household projections have been taken from the Oxfordshire Strategic Housing Market Assessment¹ and Adopted Vale of White Horse District Local Plan 2031 Part 1². Demographic evidence has been documented along with local factors, to produce demographic projections. These underpin the overall housing need – the total number of net additional dwellings to be provided over the plan period (2011-2031). The housing need is based on the requirements of the NPPF which states the scale of housing required should be based on meeting ‘household and population projections, taking account of migration and demographic change’³.

1.3. The district has seen a population increase of 5% in the period between 2001 and 2011; Uffington saw an increase of 10% while Baulking saw a decline of 2%. The district population estimates for the Plan Period (2011-2031) show an increase of 41.5%⁴ driven by market factors including employment growth through investment. Population projections for the Neighbourhood Plan Area are affected by local factors and as such an increase of 17% is projected for the Plan Period.

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

1.4. The number of dwellings built in the district during 2001-2011 shows an increase in households of 9% and the Local Plan Part One outlines an increase in the district of 40% for the plan period of 2011-2031. The Vale of White Horse Local Plan 2031 Part 1 was adopted in December 2016 and outlined 20,560 dwellings required in the district for the Plan Period 2011-2031. The Vale of White Horse Local Plan 2031 Part 2 was released for consultation in March 2017 and includes an additional 2,200 houses accounting for the Vale’s proportion of Oxford City’s unmet housing requirement and thus increases the district total dwelling requirement to 22,760.

¹ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

² Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016) http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

³ CLG The National Planning Policy Framework March 2012 (paragraph 159) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁴ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

The housing allocations are divided between three sub areas of which Uffington & Baulking are within the Western Vale Sub Area. The housing requirement for this sub area is 3,173 of which none are allocated to the Neighbourhood Plan Area.

1.5. House builds in the Neighbourhood Plan Area increased the number of households by 9.2% in the period 2001-2011. The overall housing need - the total number of net additional dwellings to be provided over the plan period, both in the market and affordable sectors - suggests that a total of 67 new dwellings are required in the Neighbourhood Plan Area, to meet future requirements of the Plan Period 2011-2031, based on growth and market signals (see page 24 for market signals). These 67 dwellings are in addition to the 356 dwelling at 2011. However, 48 have already been completed/proposed through a development of 36 homes at Jacks Lea and 8 single dwellings at Uffington plus 4 single dwellings in Baulking. Therefore, only a further 19 dwellings are proposed for the Neighbourhood Plan Area. It should however be noted that this is not the maximum housing need and there is no ceiling on housing growth. Given local market signals it is proposed that these additional dwellings are built within the parish of Uffington, and that any self-build opportunities in the Neighbourhood Plan Area are supported. It is recommended that these 19 additional dwellings should comprise of 1-2 bed and 3-4 bed semi-detached and bungalow homes for young couples, families and elderly.

	Uffington		Baulking		NP Area		VOWH District	
	dwellings	% change	dwellings	% change	dwellings	% change	dwellings	% change
2001	286		40		326		13,472	
2011	315	10%	41	3%	356	9%	14,685	9%
2031	378	20%	45	10%	423	19%	20,560	40.0%
Revised Local Plan Part 2 district commitment:							22,760	40.0%

1.6. The housing projection reflects the household composition of the Neighbourhood Plan Area and the housing mix requirements. The current larger properties in the District and Neighbourhood Plan Area account for a higher level of four-bed or more dwellings and lower 1-2 bed dwellings than the Oxfordshire SHMA suggested strategic housing mix. The Housing Assessment Projection is driven by the consideration that it is more of the right type of housing that is required, that is smaller housing for couples, elderly residents and young families.

1.7. The rationale for Baulking Housing need is as follows. Baulking is classified as 'open countryside' in the Local Plan 2031 Part 1. Population projections, house prices, employment and tenure factors suggest little current need for additional dwellings. Four single dwellings have received planning permission in the period 2011-2016. While a further need is not justified by current evidence, this does not discount future infill/self-build projects in the plan period. Where single dwellings are required they should be focused on addressing the housing mix in Baulking to supply 1-2 bed and 3-4 bed semi-detached houses and bungalows for young families and couples as well as elderly residents. These smaller properties are required as the population ages; the larger homes will retain younger working-age groups and larger families.

1.8. Uffington has seen a 10% population increase (2001-2011) with a similar profile to the district of large families, although there are a greater number of households with three or more adults and no children, suggesting adult children living with parents. Properties are predominantly detached with a higher than average level of five-bed or more properties. The 10% increase in housing since 2001 (to 2011) is in line with the district housing growth

and the village population increase; however, an additional 44 homes have been built since 2011. While tenure profile is similar to the district, the decline in properties owned outright and increase in social renting since 2001 suggests higher demand for properties, with house prices increasing at 8% (since 2013) in line with the district. Transport links are restricted to road users and there is a higher than average level of residents who are retired or work from home.

- 1.9. The rationale for the 20% housing increase in Uffington is based on the need for more 1-2 bed dwellings and to address the housing mix to accommodate young families. New dwellings should provide for the elderly and young families with a mixture of 1-2 bed and 3-4 bed properties consisting of semi-detached houses and bungalows.
- 1.10. When considering the Neighbourhood Plan Area, the dwellings projection of 19% accommodates the 17% population increase projected for the plan period 2011-2031. Again, it is noted that the housing projection is not the maximum housing need and there is no ceiling on housing growth.

2. Introduction

Background

2.1 In December 2016 the Neighbourhood Planning Steering Group (NPSG) of Uffington & Baulking commissioned Chameleon Consultancy to undertake a Housing Need Assessment (HNA), as part of the evidence gathering process for a Neighbourhood Plan.

2.2 The aims of the Housing Needs Assessment are to:

- ◆ Project Housing Requirements for the parishes of Uffington & Baulking over the plan period (2011 to 2031) by key aspects;
 - Number
 - Type
 - Tenure (market/affordable)
 - Size
 - Specialised need
- ◆ Identify issues to be addressed by each aspect
- ◆ Provide evidence to support the development of a Neighbourhood Plan relating to housing demand factors
- ◆ Understand the Housing Needs of local residents in both parishes
- ◆ Collate existing (secondary) evidence to provide a comprehensive picture of current housing trends across both parishes.
- ◆ Present findings of primary evidence collected via a parish questionnaire.
- ◆ Provide practical advice and realistic recommendations

2.3 The Assessment Area is identified as the housing market area of Uffington and Baulking parishes and where possible evidence has been sourced at parish level. Where district level or other data is used, this has been identified in the report.

2.4 The (NPPG) states that the HNA is just one part of the evidence base informing housing policy and this HNA which is driven by demand-evidence should be compared with supply data to balance considerations. *'Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints. However, these considerations will need to be addressed when bringing evidence bases together to identify specific policies within development plans.'*

2.5 This is of great importance for small rural settlements where *'a high-level demand may exist but there is almost no capacity to meet it, and a HNA suggesting a high level of demand will not necessarily result in significant new development if supply evidence indicates insufficient land to do so'*.⁵

⁵ AECOM Planning Advisory Service – Housing Needs Assessment for Neighbourhood Plans
<http://www.pas.gov.uk/documents/332612/6549918/OANupdatedadvicenote/f1bf748-11fc-4d93-834c-a32c0d2c984d>

Methodology

2.6 The HNA was undertaken in line with the NPPG on Housing Needs Assessment. As the NPPG states, *'The neighbourhood plan should support the strategic development needs set out in Local Plans, including policies on housing and economic development. The level of housing and economic development is likely to be a strategic policy.'* *'Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information'*

2.7 Guidance was also used from the Planning Advisory Service (PAS) Neighbourhood Planning Advice Note – Housing Needs Assessment for Neighbourhood Plans, developed to apply the relevant components of the NPPG advice for HNA to a neighbourhood level and endorsed by the NPPF.

2.8 A HNA at neighbourhood plan level differs from an SHMA in that it does not constitute a housing market assessment. Instead an HNA is a locally-specific study bringing together data from a range of sources (including the SHMA) to determine the housing need for the Neighbourhood Development Plan as a part of the total district housing need of 20,560 dwellings detailed in the local plan. Therefore, much of the HNA determines the extent to which the neighbourhood plan area differs from the local authority average.

2.9 The assessment of future need for market and affordable housing does not take account of supply- side factors such as the availability of land for development, physical or policy constraints, the sustainability of accommodating different levels of housing provision or the views of local communities. These are all relevant considerations in determining future policies for housing provision, but it is the role of the relevant planning authorities in developing new plans to draw these together. The HNA is intended to assist in this process by providing an independent, objective assessment of need for housing in the parishes.

2.10 The study of evidence for the HNA consisted of the following elements:

- Primary data analysis from the results of a local housing survey, gathered through a questionnaire to 325 occupied homes in Uffington and 41 in Baulking.
- Secondary data analysis drawing upon 2011 Census data, other national and local authority data, household and population projections;

2.11 The questionnaire was developed in consultation with Uffington & Baulking NPSG to provide a more granular level of evidence. The survey was hand delivered by local volunteers on 10th January to all visibly occupied households, coinciding with the online survey opening on the 10th January. The survey closed on Tuesday 31st January. All completed paper questionnaires were collected by the NPSG and returned to Chameleon Consultancy where they were manually entered. Data was cleansed and checked before analysis. On average the questionnaire took 8 minutes to complete.

2.12 A total of 154 completed surveys were received (paper and online) this gives a confidence interval (CI) of +/- 6%, at a confidence level of 95%. A response rate of 42% was achieved, by parish the response rates are

38% for Uffington and 81% Baulking. By method, 32% of responses were received via the online link and 68% of returns were the paper version.

Analysis

2.13 Analysis of Secondary Evidence

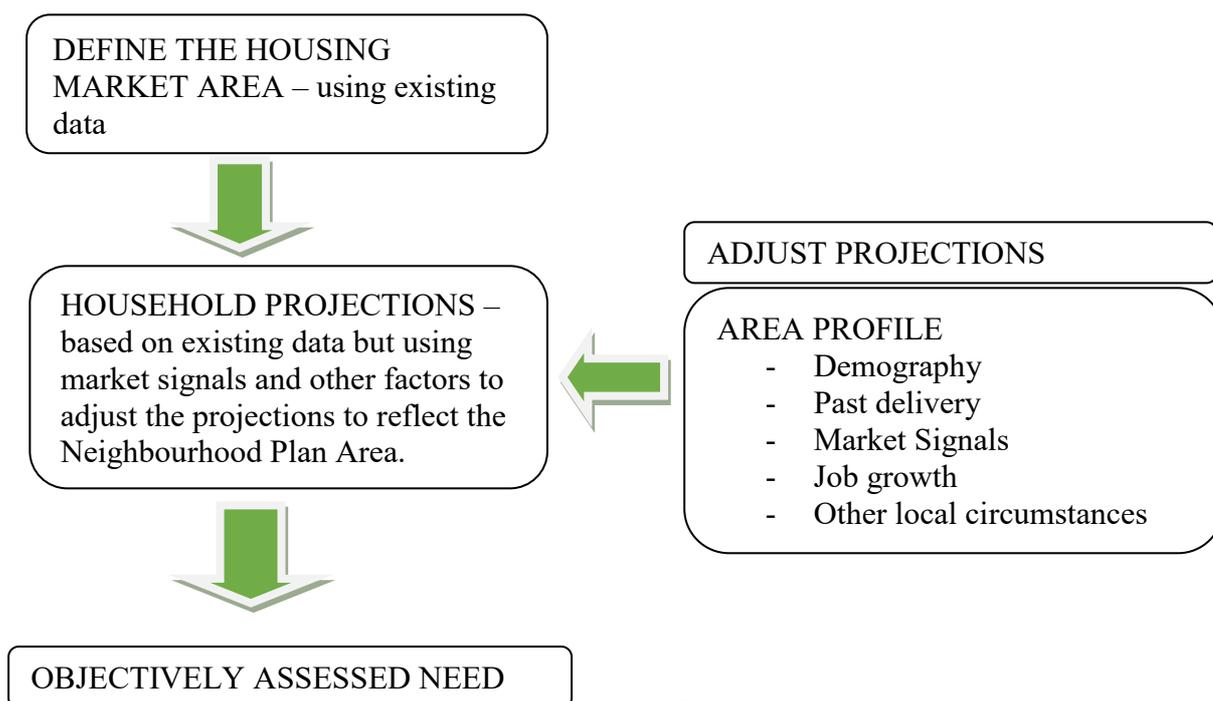
Based on the data projections at district level, the assessment present a population and housing target for the Neighbourhood Plan Area which is then tested against local market signals which may raise or lower the targets as appropriate. This impact is reflected in a table format showing each market signal and the direction of impact (section 3).

2.14 For each aspect (tenure, type, size and specialised need) to be determined, the analysis is based on a range of factors (or trends) emerging from the data gathered, and for each factor a table shows the sources for the judgement made, the possible impact on housing need and the conclusion (recommendations). The aim is for a transparent, logical progression (moving from left to right) from evidence base to policy (section 4).

2.15 For the Neighbourhood Plan, analysis was conducted at five regional levels; South East Region (SE Region), Vale of White Horse District (District Level), Neighbourhood Plan Area (NP Area), Uffington parish and Baulking parish. Key differences between regional levels have been highlighted in the text and on charts usually with red circles.

Process of the Housing Need Assessment

2.16 The diagram below details the process of housing needs assessment and target-setting. It covers the elements set out in the NPPG, while aiming to clarify the sequence and logical relationships between them



2.17 The starting point for considering housing need (as advised in the NPPG) are the Communities and Local Government (CLG) Population/household projections. These were used as the basis for projections in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The SHMA produced three different scenarios based on using updated demographic information, future economic growth and higher economic growth. These SHMA projections are the basis for the Adopted Vale of White Horse Local Plan 2031 Part 1⁶ projections.

2.18 District level data for the Vale of White Horse has been used as the starting point for this HNA and local market signals for the Neighbourhood Plan Area outlined and used to project the impact of these on current parish level demographic and housing data.

2.19 The CLG Household Projection for the Vale of White Horse district 2011-2021 is an increase of 7.8%. Migration impacts on household projects and the SHMA adjusts the household projection to consider amended migration impacts such that an increase of 8.4% households is anticipated for Vale of White Horse District for the Period 2011-2021. Demographic projections (based on fertility, mortality and migration) have then been included to extend this household projection for the Plan Period 2011-2031 of 20,559; a household increase of 40% and a population increase of 41.5% for the district⁷.

Reporting

2.20 The main body of the report is split into three key sections.

2.21 Housing Assessment Area Characteristics. This section collates existing (secondary) evidence to provide a comprehensive picture of current demographic and housing trends across both parishes. Market signals that affect the Neighbourhood Plan Area are detailed to show how these underpin overall housing need projections.

2.22 Factors impacting on Housing Need. Considers the different aspects of housing (tenure, type and size, specialised need), identifying the issues to be addressed by each aspect and underpinning the housing target projections.

2.23 Summary. This section brings all aspects together to determine the overall net additional dwellings required during the Plan Period.

⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016)

⁷ Based on data in Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies (December 2016)

Summary of key findings from the Housing Needs Survey 2017

2.24 Current Profile of households

The majority (60%) of households have lived in their respective village for ten years or more. Of these the main type of housing is detached (58%) and tenure is to own outright or with a mortgage (88%)

2.25 Household composition is predominantly couples in Uffington (51%) although these are lower in Baulking (27%) where two-parent families are the main households (42%) compared to Uffington (28%).

2.26 Detached homes are the favoured type across both parishes with 58% in Uffington living in this type of house and 55% in Baulking. Larger homes are also most likely to be detached whereas many 3-bed homes are semi-detached (48%) and 2-bed properties are predominantly semi-detached (32%) or bungalows (32%).

2.27 The majority of households own their home outright or with a mortgage, although private rentals are greater in Baulking (12%) than Uffington (2%).

2.28 Communication across the NP Area is good with 71% of respondents using/viewing the Parish Council website and 77% who know where to find updates on the Neighbourhood Plan.

2.29 Migration out of the village is low with only 18% of households having a family member leave in the last five years and this was predominantly due to employment factors, particularly in Uffington (47% compared to 22% in Baulking).

2.30 Although small, there is some interest to self-build on private land.

2.31 Housing Need Perceptions

The sample base for respondents with an actual housing need is considered too low to base assumptions on therefore the following relate to the perceptions of housing requirements of all respondents. Around 38% of respondents feel no further homes required, this is particularly prevalent for those most recently moved to the villages. There is also a very low need for current residents in next five years (13% = 20 respondents) and this is mostly from family households with close connections to the village. Only half of these would result in the sale of their current property with the remainder requiring an additional property. This is supported by the key reasons for housing need as being to downsize (new home needed) and first independent home/setting up as a couple, where an additional home is required.

2.32 When considering the type, style, size and tenure of homes required, 47% feel starter homes are required and this is consistent in both parishes, 33% feel there should be more homes for elderly and 16% feel more adapted homes are required.

2.33 Affordable housing is favoured in Uffington (26%) but to a lesser extent in Baulking (18%); whereas Private Market housing is favoured in Baulking (38%) compared to Uffington (18%).

2.34 Starter Homes⁸ are perceived as a housing requirement predominantly by couples, one-person households and long term residents, while two-parent families feel more private market housing are required.

2.35 Considering sizes of new homes, 1-2 bed are preferred in Uffington (53%) and to a slightly lesser degree in Baulking (48%). Whereas 3-4 bed are preferred in Baulking (58%) compared to Uffington (39%). There is no strong support for larger 5+ bed housing. Couples are most likely to support 1-2 bed housing and one-person households feel more 3-4 bed housing is required.

2.36 Detached and semi-detached housing are most popular in both parishes while flats and bungalows are also popular for Uffington respondents.

2.37 For the neighbourhood Plan Area results suggest that the following homes are required; more Starter Homes which are 1-2 bed detached/semi-detached, more homes for the elderly which are 1-2 bed with some 3-4 bed, bungalows and semi-detached houses and some Adapted homes⁹ which are 1-2 bed bungalows or semi-detached houses.

2.38 A number of 1-4 bed detached and semi-detached housing should be privately marketed with some Affordable housing consisting of 1-4 bed detached, semi-detached housing and bungalows.

2.39 In Baulking the predominant requirements are for Starter Homes (for sale, rent from HA and shared ownership), Homes for elderly (private market), some Adapted homes (for sale, rent from HA) and some Affordable homes. New housing should be predominantly 3-4 bed (for sale and private rent) with some 1-2 bed houses and a few 1-2 bed bungalows. 1 bed bungalows (not flats) should be available for sale.

2.40 In Uffington the main requirements are for Homes for elderly (for sale and rent from HA), Starter Homes (private market, rent from HA and shared ownership) and Affordable Homes, with some adapted (rent either private or HA). New housing should be a mixture of 1-2 bed and 3-4 bed houses with some bungalows. Housing with 3 or more beds should be marketed privately. 1-2 bed bungalows /flats available as private market, rent from HA and Shared ownership.

⁸ Starter Homes are defined as 'for first time buyers between the ages of 23 and 40, sold at no more than 80% of open market value, capped £250,000 (exc. Greater London)' – Housing and Planning Act 2016

⁹ Adapted Homes are defined by the Department of Communities and Local Government as dwellings that have adaptations to 'help older people, people with disabilities and vulnerable people to live in safety and with dignity in their own homes'
<https://www.gov.uk/government/publications/2010-to-2015-government-policy-housing-for-older-and-vulnerable-people/2010-to-2015-government-policy-housing-for-older-and-vulnerable-people>

3. Housing Assessment Area Characteristics

- 3.1 This section contains primary and secondary evidence to provide a clear picture of the Neighbourhood Plan Area. The Housing Needs Assessment sets out to determine the number of houses required for each parish for the duration of the Neighbourhood Plan 2011-2031. It is important to understand the profile of the Housing Assessment Area as factors such as population trends influence housing need, types of housing and workforce migration. Therefore, this section considers the size of the population, current household projections, unmet housing need, employment trends such as labour force supply and other demographic and economic factors. This data is then used to project future need.
- 3.2 The Vale of White Horse District Council adopted Local Plan 2031 Part 1 in December 2016 and Part 2 was published for consultation in March 2017. The recent Housing White Paper 2017¹⁰ which is currently in consultation stage, states, *'All areas need a plan to deal with the housing pressures they face and communities need a say in the homes that are built. We will require all areas to have up-to-date plans in place and ensure that communities are comfortable with how new homes look. We are legislating through the Neighbourhood Planning Bill to put beyond doubt the requirement for all areas to be covered by a plan. Authorities that fail to ensure an up-to-date plan is in place are failing their communities, by not recognising the homes and other facilities that local people need, and relying on ad-hoc, speculative development that may not make the most of their area's potential.'*
- 3.3 The White Paper proposes changes to the NPPF and Neighbourhood Plans through the Neighbourhood Planning Bill. *'...to: give much stronger support for sites that provide affordable homes for local people; highlight the opportunities that neighbourhood plans present for identifying and allocating sites that are suitable for housing, drawing on the knowledge of local communities; We are also supporting communities to take the lead in building their own homes in their areas. The new Community Housing Fund will support community-led housing projects such as community land trusts in many rural areas affected by a high number of second homes'*
- 3.4 At a local level, the quality of a place to live, performance of local schools and transport links are key aspects when choosing housing. The housing market influences demand through availability and pricing.
- 3.5 The Neighbourhood Plan Area is the area covered by Uffington and Baulking parishes. It should be noted that the Parish of Baulking is significantly smaller than Uffington and attention is drawn to the low base data for this smaller parish. Initially Woolstone was included in the Neighbourhood Plan area until withdrawing from the process in November 2016. A comprehensive report on the Characteristics of the Neighbourhood Plan Area (and Woolstone) has been produced separately and therefore is not covered in this report (see UWB Neighbourhood Plan Characterisation Study¹¹).

¹⁰ Fixing our broken housing market 2017

¹¹ Uffington, Woolstone and Baulking Neighbourhood Plan Characterisation Study 2015
https://www.ubwnp.net/app/.../24_02_16_Characterisation_Study_reduced.pdf

Population

3.6 The UK population is ageing and within the Vale of White Horse District, the 65+ age group is projected to increase by 58 % between 2010 and 2030 to represent 26% of the district's total population by 2030¹².

3.7 When considering the population profile of the Neighbourhood Plan Area, this broadly reflects that of the district. However those aged 0 to 15 are proportionally lower in Baulking (15%) due to a higher proportion of working age residents (84%) compared to Uffington (74%) and the district (72%) as shown in Table 1.

Table 1: Population 2011 by age groups - persons

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Age 0 to 4	56	7%	3	3%	59	7%	7411	6%	534235	6%
Age 5 to 7	28	4%	2	2%	30	3%	4128	3%	299327	3%
Age 8 to 9	18	2%	2	2%	20	2%	2599	2%	188731	2%
Age 10 to 14	39	5%	8	7%	47	5%	7367	6%	512875	6%
Age 15	11	1%	1	1%	12	1%	1616	1%	106916	1%
Age 16 to 17	21	3%	3	3%	24	3%	3188	3%	217612	3%
Age 18 to 19	18	2%	4	4%	22	2%	2613	2%	217156	3%
Age 20 to 24	23	3%	10	9%	33	4%	5927	5%	534287	6%
Age 25 to 29	38	5%	6	6%	44	5%	6959	6%	528057	6%
Age 30 to 44	149	19%	11	10%	160	18%	24177	20%	1761278	20%
Age 45 to 59	170	22%	28	26%	198	22%	25262	21%	1716857	20%
Age 60 to 64	66	8%	12	11%	78	9%	7980	7%	535399	6%
Age 65 to 74	97	12%	16	15%	113	13%	11371	9%	763695	9%
Age 75 to 84	33	4%	1	1%	34	4%	7338	6%	501118	6%
Age 85 to 89	10	1%	0	0%	10	1%	1979	2%	139576	2%
Age 90 and Over	6	1%	0	0%	6	1%	1073	1%	77631	1%
Child	152	19%	16	15%	168	19%	23121	19%	1642084	19%
Working age 16-74	582	74%	90	84%	672	76%	87477	72%	6274341	73%
75+	49	6%	1	1%	50	6%	10390	9%	718325	8%
All Usual Residents	783	100%	107	100%	890	100%	120988	100%	8634750	100%

Source: ONS Census March 2011 (KS102EW)

3.12 When comparing the last two census periods the population increase (8%) in the Neighbourhood Plan Area mirrors the district (5%) and region (8%) however there are significant differences between parishes and age groups as shown in Table 2.

3.13 Uffington has seen a proportionally larger increase in population (10%) compared to Baulking which has seen a slight reduction (-2%). Notably the profile of Baulking has increased in older residents with those aged under 16 in 2011 accounting for 15% of the Baulking population compared with 25% in 2001.

¹² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Table 2: Population 2001 and 2011 by age groups

	Uffington		Baulking		NP Area		VOWH		SE Region	
	2001	2011	2001	2011	2001	2011	2001	2011	2001	2011
People aged 0-4	5%	7%	6%	3%	6%	7%	6%	6%	6%	6%
People aged 5-7	4%	4%	3%	2%	4%	3%	4%	3%	4%	3%
People aged 8-9	3%	2%	5%	2%	4%	2%	3%	2%	3%	2%
People aged 10-14	5%	5%	7%	7%	5%	5%	7%	6%	6%	6%
People aged 15	1%	1%	4%	1%	1%	1%	1%	1%	1%	1%
People aged 16-17	3%	3%	4%	3%	3%	3%	3%	3%	2%	3%
People aged 18-19	1%	2%	0%	4%	1%	2%	2%	2%	2%	3%
People aged 20-24	4%	3%	6%	9%	4%	4%	5%	5%	6%	6%
People aged 25-29	5%	5%	4%	6%	5%	5%	6%	6%	6%	6%
People aged 30-44	21%	19%	28%	10%	22%	18%	23%	20%	23%	20%
People aged 45-59	26%	22%	30%	26%	26%	22%	20%	21%	19%	20%
People aged 60-64	6%	8%	5%	11%	6%	9%	5%	7%	5%	6%
People aged 65-74	7%	12%	0%	15%	6%	13%	8%	9%	8%	9%
People aged 75-84	6%	4%	0%	1%	5%	4%	5%	6%	6%	6%
People aged 85-89	2%	1%	0%	0%	1%	1%	1%	2%	1%	2%
People aged 90 and over	1%	1%	0%	0%	0%	1%	1%	1%	1%	1%
Child	19%	19%	25%	15%	20%	19%	21%	19%	20%	19%
Working age 16-74	73%	74%	75%	84%	73%	76%	72%	72%	72%	73%
75+	8%	6%	0%	1%	7%	6%	7%	9%	8%	8%
All People	714	783	109	107	823	890	115267	120988	8000645	8634750
% change 2011 v 2001		10%		-2%		8%		5%		8%

Source: ONS Census 2011

3.14 As detailed previously, population projections modelled in the Oxfordshire Strategic Housing Market Assessment suggest a 41.5% increase in the district population for 2011-2031. This was based on 2011 demographic data and has since been revisited to consider the 2013 and 2014 Mid-Year Population Estimates. Mid-Year Population Estimates for the Vale of White Horse show a total district population of 126,663. However Mid-Year Population Estimates are not available at parish level and to enable comparisons across all geographical areas, only 2011 is used in this section.

3.15 While the growth in the population at Neighbourhood Plan level in 2011 against 2001 was slightly above the district (8% compared to 5%), this is driven by the 16-74 age group which will contribute to the ageing community during the period of the plan (2011-2031).

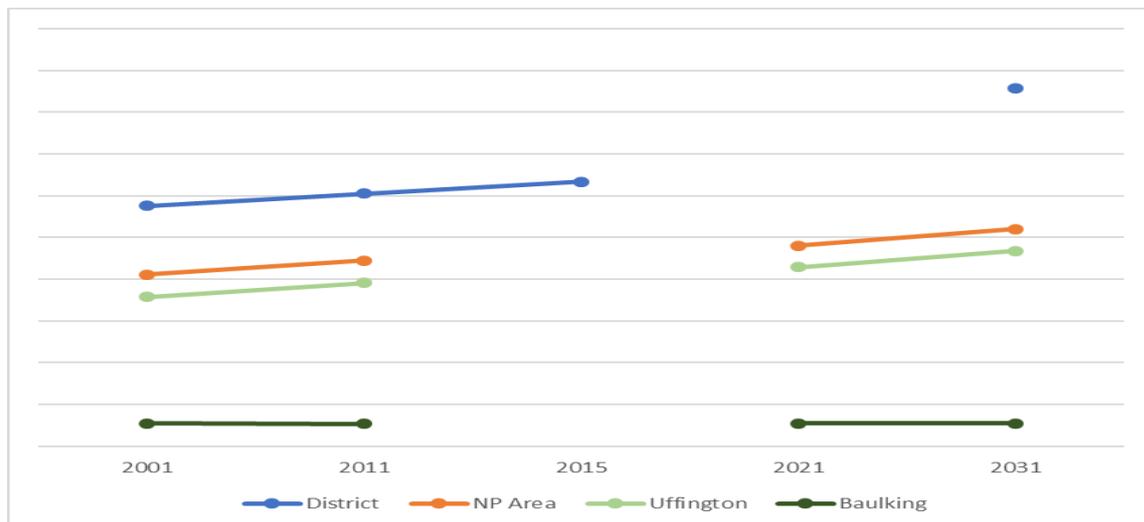
3.16 The district population is forecast to grow by 41.5% due to demographic factors and the impact of employment growth. With economic development plans focused on other areas in the district, as well as limited transport links, the population in the Neighbourhood Plan Area can be expected to continue to grow at a similar rate as present. This would reflect the ageing community, the reduced impact of employment growth on the Neighbourhood Plan Area against the district, as well as higher house prices in the Neighbourhood Plan Area and balanced migration. This continued growth rate will impact on the Neighbourhood Plan Area with a projection of 1045 residents (an increase of 17%) during the Plan Period (2011-2031) over twenty years.

Table 3: Previous and Projected Population Changes

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

3.17 This projected growth is perhaps better illustrated graphically, where the sharp increase at district level for 2031 is clearly demonstrated. This increase is underpinned by the economic development in key areas of the district which are not set to directly impact on the growth of the Western Vale areas, and in particular the Neighbourhood Plan Area, such that population growth will remain at current levels. The demographic evidence used to explain the district growth are not set to impact on the Neighbourhood Plan Area with neither parish being affected by migration or sharp changes in fertility/mortality rates.

Chart 1- Projected population growths



Household Size and Composition

3.18 The proportion of persons per household in the Neighbourhood Plan Area is broadly similar to the profile of the district and region. However, within the Neighbourhood Plan Area there are key differences, notably that half (51%) of Baulking households are 2 person households compared to 37% in Uffington. This is further supported by the number of couples in households in Baulking (Table 4).

3.19 The number of 5 or more persons per households is higher in the Neighbourhood Plan Area (9%) compared to the district (5%) and region (7%), reflecting the higher than average number of larger properties and household composition within the two parishes.

Table 4: Household Size (persons per household)

	Uffington		Baulking		NP Area		VOWH District		SE Region	
1 Person in Household	77	24%	5	12%	82	23%	13065	26%	1023154	29%
2 People in Household	118	37%	21	51%	139	39%	18258	37%	1247950	35%
3 People in Household	48	15%	5	12%	53	15%	7933	16%	551773	16%
4 People in Household	45	14%	5	12%	50	14%	7177	15%	492843	14%
5 People in Household	19	6%	5	12%	24	7%	2157	4%	167581	5%
6 People in Household	6	2%	0	0%	6	2%	629	1%	53824	2%
7 People in Household	1	0%	0	0%	1	0%	134	0%	11742	0%
8 or More People in Household	1	0%	0	0%	1	0%	54	0%	6596	0%
All Household Spaces	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011(QS406EW)

3.20 When considering the composition of households in Table 5, there are some key differences within each of the parishes. Baulking has a lower than average number of one person households (12%) compared to Uffington (24%) and the district (26%) and yet a higher than average number of couples both married (51%) and cohabiting (17%) compared to Uffington (44% and 10% respectively) and the district (40% and 9%).

3.21 This change in Baulking is significant compared to 2001 when 65% of households were married couples. Although one person households accounted for 6% of households in Baulking in 2001 compared to 12% in 2011, caution should be noted due to the low base as the actual counts were 5 one person households in 2011 and 6 in 2001.

3.22 Furthermore, the household composition in Baulking is more likely to consist of older residents with a quarter (26%) of persons in households being three or more adults and no children compared to 17% in Uffington and the district. Similarly, a further quarter (26%) of persons in Baulking households are two adults of working age and no children compared to 15% in Uffington and 17% in the district (Table 6).

Table 5: Household Composition 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
One Person Household; Total	77	24%	5	12%	82	23%	13065	26%	1023154	29%
One Person Household; Aged 65 and Over	34	11%	2	5%	36	10%	5947	12%	449969	13%
One Person Household; Other	43	14%	3	7%	46	13%	7118	14%	573185	16%
One Family Only; Total	221	70%	35	85%	256	72%	33498	68%	2270868	64%
One Family Only; All Aged 65 and Over	33	10%	6	15%	39	11%	5126	10%	318596	9%
One Family Only; Married Couple; Total	140	44%	21	51%	161	45%	19937	40%	1270195	36%
One Family Only; Married Couple; No Children	54	17%	10	24%	64	18%	7336	15%	466441	13%
One Family Only; Married Couple; One Dependent Child	17	5%	1	2%	18	5%	3474	7%	223220	6%
One Family Only; Married Couple; Two or More Dependent Children	48	15%	5	12%	53	15%	6068	12%	384465	11%
One Family Only; Married Couple; All Children Non-Dependent	21	7%	5	12%	26	7%	3059	6%	196069	6%
One Family Only; Same-Sex Civil Partnership Couple; Total	0	0%	0	0%	0	0%	73	0%	5649	0%
One Family Only; Cohabiting Couple; Total	30	10%	7	17%	37	10%	4618	9%	349874	10%
One Family Only; Cohabiting Couple; No Children	16	5%	4	10%	20	6%	2730	6%	194744	5%
One Family Only; Cohabiting Couple; One Dependent Child	4	1%	0	0%	4	1%	810	2%	67977	2%
One Family Only; Cohabiting Couple; Two or More Dependent Children	7	2%	1	2%	8	2%	889	2%	70674	2%
One Family Only; Cohabiting Couple; All Children Non-Dependent	3	1%	2	5%	5	1%	189	0%	16479	0%
One Family Only; Lone Parent; Total	18	6%	1	2%	19	5%	3744	8%	326554	9%
One Family Only; Lone Parent; One Dependent Child	6	2%	0	0%	6	2%	1292	3%	118916	3%
One Family Only; Lone Parent; Two or More Dependent Children	3	1%	1	2%	4	1%	1087	2%	97450	3%
One Family Only; Lone Parent; All Children Non-Dependent	9	3%	0	0%	9	3%	1365	3%	110188	3%
Other Household Types; Total	17	5%	1	2%	18	5%	2844	6%	261441	7%
Other Household Types; With One Dependent Child	4	1%	0	0%	4	1%	486	1%	41326	1%
Other Household Types; With Two or More Dependent Children	3	1%	0	0%	3	1%	399	1%	40043	1%
Other Household Types; All Full-Time Students	0	0%	0	0%	0	0%	28	0%	18758	1%
Other Household Types; All Aged 65 and Over	2	1%	0	0%	2	1%	138	0%	10667	0%
Other Household Types; Other	8	3%	1	2%	9	3%	1793	4%	150647	4%
All Households	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011 (QS113EW)

3.23 The Neighbourhood Plan Area has a higher proportion of persons in households with two adults and three or more children (10%) than the district (6%) and region (6%) reflecting the larger families within the Neighbourhood Plan Area. Family composition in Baulking is also made up of older offspring who are adults themselves as shown in the number of persons in households with three or more adults and no children (26%) and in Uffington where there are three or more adults and one or more children (11%). This reflects a national pattern of young adults remaining at home for longer where deposits to purchase their own homes are high.

3.24 However, the proportion of households with large families (two adults and three or more children) are above the district and region average (6%) accounting for 14% in Baulking and 9% in Uffington (Table 6).

Table 6: Household composition – by family size child and adult

	Uffington		Baulking		NP Area		VOWH District		SE Region	
One Person Household; Total	77	10%	5	5%	82	9%	13065	11%	1023154	12%
One Person Household; One Person Aged 65 and Over	34	4%	2	2%	36	4%	5947	5%	449969	5%
One Person Household; One Person Aged Under 65	43	5%	3	3%	46	5%	7118	6%	573185	7%
Other Households; Total	706	90%	102	95%	808	91%	104979	89%	7423346	88%
Other Households; No Adults or One Adult and One or More Children	13	2%	0	0%	13	1%	4412	4%	407014	5%
Other Households; One Adult Aged 16 to 64 and One Aged 65 and Over and No Children or Two Adults Aged 65 and Over and No Children	112	14%	14	13%	126	14%	15114	13%	974344	12%
Other Households; Two Adults and One or Two Children	171	22%	12	11%	183	21%	27002	23%	1798606	21%
Other Households; Two Adults Aged 16 to 64 and No Children	118	15%	28	26%	146	16%	19610	17%	1353234	16%
Other Households; Two Adults and Three or More Children	72	9%	15	14%	87	10%	7333	6%	518949	6%
Other Households; Three or More Adults and One or More Children	84	11%	5	5%	89	10%	11320	10%	877612	10%
Other Households; Three or More Adults and No Children	136	17%	28	26%	164	18%	20188	17%	1493587	18%
All Usual Residents in Households	783	100%	107	100%	890	100%	118044	100%	8446500	100%

Source: ONS Census March 2011 (QS114EW)

Tenure Profile

3.25 There is a total of 356 dwellings in Uffington & Baulking¹³ as recorded in the 2011 Census and compared with 2001 there has been a 10% increase in housing within the Neighbourhood Plan Area, which was provided predominantly in Uffington. However, since this date, additional properties have been developed including 36 by Redcliffe Homes (Jacks Lea) in Uffington, (14 of which were advertised as Affordable Housing), a further 8 single dwellings in Uffington¹⁴ and 4 single dwellings in Baulking which are completed or committed (but not started). These additional dwellings contribute to the overall housing need for the district (20,650 dwellings as at Local Plan Part One) as they have been granted planning permission. These 48 new developments since 2011 are not included in the data below.

3.26 In Table 7, owner occupied accounts for the majority tenure for households in the Neighbourhood Plan Area (67%) similar to the district (70%) and region (68%). The percentage of housing stock which is private and social rented is also broadly relative to the district and region levels. However, at parish level, Baulking has a higher than district and region level of private rented tenure (24% compared to 14% at district level and 16% at region level). While the Neighbourhood Plan Area has a slightly higher proportion of 'living rent free' driven by Baulking figures this has declined against 2001 – caution is recommended due to the low base (10 persons).

3.27 These figures are supported by the more recent Housing Needs Survey 2017 where 12% of Baulking respondents rent from a private landlord compared to 2% in Uffington. 7% of respondents in Uffington rent from a housing association compared to 0% in Baulking.

Table 7: Households by tenure

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Owned; Total	212	67%	26	63%	238	67%	34750	70%	2404517	68%
Owned; Owned Outright	110	35%	13	32%	123	35%	17704	36%	1156081	33%
Owned; Owned with a Mortgage or Loan	102	32%	13	32%	115	32%	17046	35%	1248436	35%
Shared Ownership (Part Owned and Part Rented)	7	2%	1	2%	8	2%	514	1%	39280	1%
Social Rented; Total	51	16%	2	5%	53	15%	6583	13%	487473	14%
Social Rented; Rented from Council	9	3%	1	2%	10	3%	1230	2%	206431	6%
Social Rented; Other Social Rented	42	13%	1	2%	43	12%	5353	11%	281042	8%
Private Rented; Total	37	12%	10	24%	47	13%	6733	14%	578592	16%
Private Rented; Private Landlord or Letting Agency	33	10%	10	24%	43	12%	5423	11%	521479	15%
Private Rented; Employer of a Household Member	1	0%	0	0%	1	0%	625	1%	15552	0%
Private Rented; Relative / Friend of Household Member	1	0%	0	0%	1	0%	304	1%	30041	1%
Private Rented; Other	2	1%	0	0%	2	1%	381	1%	11520	0%
Living Rent Free	8	3%	2	5%	10	3%	827	2%	45601	1%
All Households	315		41		356		49407		3555463	

Source: ONS Census 2011 QS405EW

3.28 Comparing tenure against 2001, the proportion of owned properties has decreased in all areas except Baulking parish which has seen an increase. Conversely, private renting has increased in all areas except Baulking. This growth has been attributed to factors including 'the availability of mortgage finance

¹³ ONS Census 2011 – 315 Uffington, 41 Baulking.

¹⁴ Vale of White Horse Site Completion Entries April 2011 to March 2016

and buy-to-let mortgages as well as the attractiveness of housing as an investment'¹⁵. The proportion of households in the social rented sector has increased modestly in the Neighbourhood Plan Area compared to other areas, however the small bases mean this increase is not statistically significant.

Table 8 - Changes in Tenure Profile (% Households by Tenure), 2001-11

	Uffington	Baulking	NP Area	VOWH District	SE Region
Owned 2001	75%	53%	72%	74%	74%
Owned 2011	67%	66%	67%	70%	68%
Social rented 2001	14%	0%	12%	13%	14%
Social rented 2011	16%	5%	15%	13%	14%
Private rented 2001	7%	38%	11%	11%	10%
Private rented 2011	12%	24%	13%	14%	16%
Other - living rent free 2001	4%	10%	5%	2%	2%
Other - living rent free 2011	3%	5%	3%	2%	1%

Source: ONS Census 2001 and 2011

3.29 It should be noted that the recent Jacks Lea development in Uffington includes 14 affordable homes which are not included in the data.

¹⁵ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Types of housing

3.30 In 2011, detached properties account for half (50%) of the housing in the Neighbourhood Plan Area; a higher than average proportion in comparison to the district (37%) and region (28%). The proportion of detached properties is particularly high in Baulking, accounting for 63%. (Table 9)

3.31 The Neighbourhood Plan Area has a higher than average proportion of semi-detached properties (37%) compared to the district (30%) and region (28%) driven by higher than average percentage in Uffington (38%) whereas Baulking is in line with an average of 29%.

3.32 The proportion of terraced housing in the Neighbourhood Plan Area (10%) is below the district and regional averages (19%, 23% respectively). Similarly, the proportion of flats in the Neighbourhood Plan area (3%) is below the district (13%) and regional (20%) averages reflecting the rural aspect of the Neighbourhood Plan Area.

3.33 Since 2011, a development of 36 houses as well as 8 single dwellings have been built in Uffington, with a further 4 dwellings in Baulking. These 48 dwellings are therefore not included in table 9 below.

Table 9 – House types % of dwellings 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Detached	152	48%	26	63%	178	50%	18060	37%	1002515	28%
Semi-Detached	119	38%	12	29%	131	37%	15060	30%	998124	28%
Terraced	33	10%	3	7%	36	10%	9352	19%	801641	23%
Flat/Maisonette/Apartment	9	3%	0	0%	9	3%	6412	13%	720703	20%
Other (caravan/mobile/shared dwelling)	2	1%	0	0%	2	1%	523	1%	32480	1%
Total	315		41		356		49407		3555463	

Source: ONS Census 2011 (QS402EW).

Housing Size

3.34 The profile of housing across the Neighbourhood Plan Area is moderately biased towards larger dwellings, in contrast to the district and regional profile (consistent with above average house prices) and reflective of the rural aspect of the area.

3.35 Over three quarters (78%) of properties within the Neighbourhood Plan Area have three or more bedrooms; a higher proportion than district (71%) and region (62%). As stated in the Oxfordshire SMHA *'This is significant, as it is one of several factors which is likely to contribute to affordability pressures for younger households'*¹⁶. It is also a reflection (to some degree) of market demand for housing and the attractiveness of the Neighbourhood Plan Area as a place to live. The size of housing occupied relates more to wealth and age than the number of people which they contain.

3.36 Around a quarter of properties (24%) in the Neighbourhood Plan Area have four bedrooms, a figure which is in line with the district (23%) but greater than the region (17%).

3.37 One bedroom properties at 4% are below district (8%) and region (12%) averages. Notably, no properties in Baulking have one bedroom.

3.38 Uffington and Baulking both have higher proportions of houses with five or more bedrooms (12% and 17% respectively) compared with the district (8%) and region (6%). This suggests that the parishes provide larger family homes which, when considered with house prices, are of higher value.

Table 10 – Number of bedrooms: % Dwellings in 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
1 Bedroom	15	5%	0	0%	15	4%	3912	8%	413761	12%
2 Bedrooms	56	18%	6	15%	62	17%	10425	21%	932994	26%
3 Bedrooms	131	42%	17	41%	148	42%	19726	40%	1383662	39%
4 Bedrooms	76	24%	11	27%	87	24%	11403	23%	603887	17%
5 or More Bedrooms	37	12%	7	17%	44	12%	3877	8%	212628	6%
All Household Spaces	315	100%	41	100%	356	100%	49343	100%	3546932	100%

Source: ONS Census 2011 (QS411EW)

3.39 The strategic mix of housing¹⁷ suggested by the 20-year demographic change in the SHMA is;

1-bed represent 15% of all dwellings

2-bed represent 30% of all dwellings

3-bed represent 40% of all dwellings

4-bed+ represent 15% of all dwellings

The larger properties in the District and Neighbourhood Plan Area account for a higher level of 4+ bed dwelling and lower 1-2 bed dwellings than the SHMA suggested strategic Housing Mix.

¹⁶ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

¹⁷ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

Employment

3.40 There is a higher proportion of retired persons in the Neighbourhood Plan Area (17%) compared to the district (14%) and region (14%) reflecting the age profile of residents in the area. Similarly, there is a higher than average proportion of self-employed persons in the Neighbourhood Plan Area (14%) than in the district (11%) and region (11%), reflecting the geographical location of the area and limited transport links. The focus of infrastructure development detailed in the Vale of White Horse Local Plan 2031 Part 1 will be predominately to support housing and employment development in the Science Vale area reflecting the economic growth in this area.

3.41 The Labour Force Supply (working age population that is economically active) may be higher than projected growth in jobs for this rural community, and result in an unsustainable community where migration out of the Neighbourhood Plan Area occurs in order to work. The Housing Needs Survey 2017 lends some support to this with respondents giving 'to take up employment elsewhere' as a key reason to move out of the area, but caution is recommended due to the low sample bases of the survey. Those who are unable to work due to illness or disability are proportionate to district and regional levels.

Table 11: Economic Activity - persons

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Economically Active; Employee; Part-Time	79	14%	13	14%	92	14%	12547	14%	865933	14%
Economically Active; Employee; Full-Time	209	36%	38	42%	247	37%	39197	45%	2537828	40%
Economically Active; Self-Employed	82	14%	14	16%	96	14%	9441	11%	691572	11%
Economically Active; Unemployed	13	2%	0	0%	13	2%	2190	3%	216231	3%
Economically Active; Full-Time Student	16	3%	2	2%	18	3%	2335	3%	209620	3%
Economically Inactive; Retired	101	17%	16	18%	117	17%	12150	14%	859293	14%
Economically Inactive; Student (Inc. Full-Time Students)	22	4%	1	1%	23	3%	3400	4%	324649	5%
Economically Inactive; Looking After Home or Family	30	5%	3	3%	33	5%	3374	4%	273519	4%
Economically Inactive; Long-Term Sick or Disabled	20	3%	2	2%	22	3%	1682	2%	183395	3%
Economically Inactive; Other	10	2%	1	1%	11	2%	1161	1%	112301	2%
Unemployed; Age 16 to 24	5	1%	0	0%	5	1%	592	1%	58904	1%
All Usual Residents Aged 16 to 74	582	100%	90	100%	672	100%	87477	100%	6274341	100%

Source: ONS Census March 2011 (KS601EW)

3.42 The ability to attract and support residents of a working age depends on the accessibility to work in the nearby area. The Neighbourhood Plan Area is a rural location with limited work locally, therefore those of a working age may be required to commute to urban areas outside of the Area. A key factor to locating to these villages is employment, allowing residents to have the country way of life but still access the range of employment in the district.¹⁸ However, the villages are served by narrow country roads that connect to the main road 2 miles away. Although the main mode of transport is a car, the majority (60%) of households use a bicycle and just over one in ten (11%) include a horse rider¹⁹

3.43 The Vale of White Horse Local Plan 2031 Part 1 states the district commitment to, '*Supporting the growth and expansion of rural businesses (including village shops and public houses) to maintain sustainable rural settlements and reducing the need to travel. Supporting the agricultural economy*

¹⁸ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

¹⁹ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

including appropriate farm diversification schemes will help to maintain a healthy rural economy.²⁰ The village shop and public house in Uffington are regularly used by residents of both Uffington and Baulking.

3.44 The proportion of the population in the Neighbourhood Plan Area who work from home (9%) is higher than the district (5%) and region (4%). Conversely those who travel by bus/minibus/coach to work is proportionally lower in the Neighbourhood Plan Area (1%) than the district (4%) and region (3%) reflecting the lack of public transport. Similarly, a lower than district average travel to work on foot, with 3% in the Neighbourhood Plan Area compared to 7% in the district.

Table 12- Method of Travel to work by persons aged 16-74

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Work Mainly at or From Home	50	9%	10	11%	60	9%	4472	5%	279656	4%
Underground, Metro, Light Rail, Tram	0	0%	0	0%	0	0%	105	0%	15338	0%
Train	11	2%	2	2%	13	2%	1455	2%	311895	5%
Bus, Minibus or Coach	5	1%	1	1%	6	1%	3695	4%	189926	3%
Taxi	0	0%	0	0%	0	0%	111	0%	16750	0%
Motorcycle, Scooter or Moped	5	1%	1	1%	6	1%	640	1%	36467	1%
Driving a Car or Van	266	46%	48	53%	314	47%	39766	45%	2590701	41%
Passenger in a Car or Van	19	3%	3	3%	22	3%	2660	3%	200386	3%
Bicycle	7	1%	0	0%	7	1%	4018	5%	127614	2%
On Foot	17	3%	0	0%	17	3%	5905	7%	463662	7%
Other Method of Travel to Work	1	0%	1	1%	2	0%	354	0%	28328	0%
Not in Employment	201	35%	24	27%	225	33%	24296	28%	2013618	32%
All Usual Residents Aged 16 to 74	582	100%	90	100%	672	100%	87477	100%	6274341	100%

Source: ONS Census March 2011 (QS701EW)

3.45 This is supported by the Community Led Plan 2015 where 99% use a car for work/pleasure. The main reasons for not using the local bus service is that the bus doesn't stop where residents needed to go and that the times of services were not suitable. It should also be noted that the No67 bus route changed from 24 July 2016 to exclude Uffington and Baulking stops. The Vale of White Horse Local Plan (Part 1) states a key challenge as '*Providing viable bus services in the more rural parts of the district, that provide an attractive alternative to the car.*'

3.46 The district average annual gross income in 2012 was £31,344²¹. This increased by 7% to £33,416 in 2016 as the annual gross income for full-time workers in the district.²² The majority (70%) of new jobs forecast for the district will be through the Science Vale area driving new development around that area²³.

3.47 Employment in the Neighbourhood Plan Area may be supported by employment and business development as part of mixed-use developments at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates, and in

²⁰ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies – December 2016 - Chapter 2, Page 8 Supporting our Rural Economies http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

²¹ ONS Nomis Annual Survey of Hours and Earnings 2012

²² ONS Nomis Annual Survey of Hours and Earnings 2016

²³ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

accordance with the Sub-Area Strategies.²⁴ These sites were identified as, '*important to serve the more rural non Science Vale UK employment market*'²⁵. Faringdon is the largest settlement (classified as a Market Town) in the Western Sub Area and as such provides services for most of the surrounding rural areas.²⁶ Development in Swindon will affect Larger Villages in this Sub Area to the West of the Neighbourhood Plan Area, and strategic development is planned for these villages. Swindon, is identified in the Vale of White Horse Employment Land Review 2012²⁷, as '*an important location for blue-chip companies and a market that part of the western Vale such as Faringdon is influenced by*'. Land at Uffington Station was surveyed for potential Employment Land²⁸ and found to have poor facilities and amenities and very poor road access.

3.48 New residents in the villages will 'be helping to sustain the services and social life of the rural communities'.²⁹ This was identified as a key aspect to preserve in both parishes, with residents' keen to keep the community vibrant by enabling local families to stay in the villages.³⁰

²⁴ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 5
http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

²⁵ Vale of White Horse Employment Land Review 2013 – Page 78 R1

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627981519&CODE=5CC0E8154E3BB42D321554530494678D

²⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 5 Sub Area Strategy
http://www.whitehorsedc.gov.uk/sites/default/files/7.%202016_12_14%20Chapter%205%20ABOX.pdf

²⁷ Vale of White Horse Employment Land Review 2013

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627981519&CODE=5CC0E8154E3BB42D321554530494678D

²⁸ Vale of White Horse Employment Land Review 2013

http://www.whitehorsedc.gov.uk/java/support/dynamic_serve.jsp?ID=627981519&CODE=5CC0E8154E3BB42D321554530494678D

²⁹ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 5 Sub Area Strategy
http://www.whitehorsedc.gov.uk/sites/default/files/7.%202016_12_14%20Chapter%205%20ABOX.pdf

³⁰ Housing Needs Survey Uffington and Baulking 2017

Market Signals and Demand

3.49 The NPPF endorses the method of assessing the range of housing projections for the period of the Neighbourhood Plan and adjusting these using factors called 'market signals'. Key market signals are:

- House prices & rents
- House builds / Rate of development
- Overcrowding/ Under- occupancy

House Prices

3.50 House prices in Oxfordshire are amongst the most expensive and least financially affordable in the country³¹. House prices in the district have increased by 8% from 2008 to 2012 to an average of £270,000³² and continue to show growth. House prices for Uffington also show increases when comparing 2017 to 2013.

3.51 House prices in Uffington are broadly in line with district pricing, however Baulking properties command a higher house price than the district and Uffington for all styles of housing.

Table 13: Average Vale of White Horse District House Prices 2016 and annual change, compared with averaged parish house prices 2017

	VOWH District		Uffington Baulking		% diff with district	
	Avg house price Nov 2016	% annual change	Avg house price Feb 2017		Uffington	Baulking
Detached	£568,179	+12.47%	£562,000	£917,975	-1.1%	62%
Semi detached	£339,154	+10.45%	£347,500	£494,902	3%	46%
Terrace	£278,342	+9.29%	£239,367	£450,173	-14%	62%
Flat/Maisonette	£208,261	+10.67%				

Source: HM Land Registry House Price Index Nov 2016 and zoopla housing prices February 2017

Table 14: Uffington Current average house prices (number for sale) compared with 2013

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Feb 2017	-	£362,500 (2)	£385,000 (4)	£655,000 (2)	£615,000 (2)
March 2013	125,000	£202,945	£315,000 (1)	£1,950,000	-
% Change		79%	22%	-66%	

Source: www.zoopla.co.uk compared with Uffington Housing Needs Report June 2013

³¹ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

³² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

3.52 Current market housing conditions in Uffington and Baulking based on a search of properties for sale or rent in the parishes, was conducted during February 2017 (sources: www.rightmove.co.uk, www.zoopla.co.uk.)

3.53 There have been 12 house sales in Uffington in the last 12 months but none in Baulking. In Uffington the average price paid for housing is £383,175 with an average house value of £434,779. In Baulking the average house value is £683,809³³. No properties were available for rent in either village suggesting a high demand, and a wider radius was required to conduct a search on local rental prices.

Table 15: Average value of past house sales (last 12 months) February 2017

	Terrace	Number sold	Semi-detached	Number sold	Detached	Number sold
Uffington	£239,367	3	£347,500	4	£562,000	5
Baulking	£450,173	0	£494,902	0	£917,975	0

Source: www.zoopla.co.uk February 2017

Table 16: Current rental prices (number available) in a 3-mile radius of the Neighbourhood Plan Area compared with 2013

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
March 2013	£575pcm	£795pcm	£1,100pcm	£995pcm	-
Feb 2017	£730pcm (1)	£879pcm (7)	£1,100pcm (3)	£1,948pcm (4)	£2,197pcm (2)

Source: www.zoopla.co.uk February 2017

3.54 With average district income levels at £33,416³⁴ this puts both private and social market properties in the district within reach. There are high levels of retired persons living in the Neighbourhood Plan Area, therefore data on income can only be an indicator of accessibility to housing. Data on income, savings and equity from the Housing Needs Survey 2017 is self-reported relating to a very low sample. However, using the assumption that no more than 35% of gross income³⁵ (i.e. equating to £11,695 based on the district annual gross income of £33,416) should be spent on housing costs to determine whether a household can afford market housing, suggests that only 1-bed accommodation is within the means of residents. Note though this is based on district level income levels and a low sample base of housing prices.

³³ www.zoopla.co.uk using Zoopla Automated Valuation Model (AVM).

³⁴ ONS Nomis Annual Survey of Hours and Earnings 2016

³⁵ Oxfordshire Strategic Housing Market Assessment: April 2014 - Paragraph 6.17 'The figure of 35% is upwards from the start point suggested in 2007 CLG SHMA Guidance (of 25%) but has been agreed to reflect the higher cost of housing in the County'

3.55 Considering that house prices in Uffington are within district levels, the district assumptions have been applied to this parish, however Baulking properties are consistently above district prices and the average value (as shown in Table 15) is 59% above Uffington house values, reflecting the style and size of housing within Baulking, and above average income levels would be required to afford current properties in this parish. However, caution is advised when considering this data which is based on an Automated Value Model on past house sales.

Council Tax Bands

3.56 The Council Tax bands based on the market value of each property in April 1991 for the district are:

- A – up to and including £40,000
- B - £40,001 to £52,000
- C - £52,001 to £68,000
- D - £68,001 to £88,000
- E - £88,001 to £120,000
- F - £120,001 to £160,000
- G - £160,001 to £320,000
- H – over £320,000

3.57 There are a higher proportion of Bands F and G properties in the Neighbourhood Plan Area compared with the district and region, reflecting the higher property values for this area. In Uffington the proportion of Band F properties are above the district and regional averages at 21% compared to 9% and 8% respectively. Whereas in Baulking Band G properties are much higher than the district and regional averages accounting for nearly a third (28%) of all Baulking properties compared to 9% in the district and 8% in the SE region.

3.58 Conversely there is a lower than average proportion of AB households; 7% in Uffington and 6% in Baulking compared to 10% in the district and 17% in the SE region.

3.59 The differing bands for the Neighbourhood Plan Area reflect the higher house values and position of the Neighbourhood Plan Area as a desirable location to live. Indeed, a key reason for moving to the Neighbourhood Plan Area has been cited as ‘the country way of life’³⁶

Table 17: Dwellings by Council Tax Band 2011

³⁶ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Band A	9	3%	0	0%	9	3%	1527	3%	324966	9%
Band B	14	4%	2	6%	16	4%	5300	10%	613843	17%
Band C	121	37%	6	17%	127	35%	15146	30%	952893	26%
Band D	24	7%	4	11%	28	8%	11442	22%	740275	20%
Band E	33	10%	9	25%	42	12%	8662	17%	487403	13%
Band F	69	21%	4	11%	73	20%	4801	9%	294448	8%
Band G	49	15%	10	28%	59	16%	3783	7%	235384	6%
Band H	4	1%	1	3%	5	1%	407	1%	33542	1%
Total dwellings	323	100%	36	100%	359	100%	51068	100%	3682754	100%

Source: ONS Census March 2011

House Builds

3.60 Housing delivery in the Vale of White Horse in the period of 2006/7-2010/11 fell below the planned target of 2,890 with 2,089 properties being built, giving a shortfall of 801 dwellings.³⁷ This can influence household projections and migration trends but given the market signals in the Neighbourhood Plan Area this is considered to be of minimal impact. The shortfall may influence market signals in the short term, overinflating demand and increasing house prices which may increase a need for Affordable Housing.³⁸ However the district shortfall is diluted at parish level and unlikely to have a major impact on the Neighbourhood Plan Area. Indeed, the number of dwellings in the Area increased by 10% in 2011 compared to 2001, slightly above the district increase of 9%.

3.61 The Oxfordshire SHMA 2014 sets out that 1,028 houses per annum are needed in the district, to meet the committed economic growth forecast. The Adopted Vale of White Horse Local Plan 2031 Part 1 commits to this projection of 1,028 dwellings per annum during 2011-2031.

3.62 The Adopted Vale of White Horse Local Plan 2031 Part 1 states, 'Our strategy makes provision for growth of around 23,000 new jobs, 219 hectares of employment land, and at least 20,560³⁹ new homes, to be delivered during the plan period from 2011 to 2031'. This equates to 1,028 per annum. After removing dwellings completed by March 2016, known committed dwellings and 12,495 dwellings which have been allocated in the Local Plan Part 1, an additional 1,840 dwellings across the district will be determined from Local Plan Part 2 and the Development Management Process.

3.63 Within the Local Plan 2031 Part 1 the Neighbourhood Plan Area is part of the Western Vale Sub Area. The housing target for this Sub Area for the period 2011-2031 is 3,173 of which 1,650 dwellings will be delivered through strategic allocations set in Local Plan Part 1 focused around, and to support, the strategic development of Faringdon, Shrivenham and Stanford in the Vale. While the Local Plan 2031

³⁷ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

³⁸ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

³⁹ Objectively assessed housing requirement taken from SHMA 2014

Part 1 set out 222 dwellings to be allocated through Local Plan 2031 Part 2 and 240 through 'windfall'⁴⁰, no additional allocations were made in Local Plan 2031 Part 2 as this area is considered to 'contain less opportunity for strategic employment growth ... and may be considered less well related to Oxford'⁴¹. Within the Western Vale Sub Area, no housing allocations have been made for Uffington and Baulking in Local Plans 2031 Part 1 or 2. The Vale of White Horse Local Plan 2031 Part 2 was published for consultation in March 2017 and the updated housing requirements added to Table 18. The increased district housing requirement of 22,760 reflects a further 2,200 dwellings committed to by Vale of White Horse District Council to accommodate a portion of Oxford City's unmet needs, as part of Oxfordshire's Growth Board.⁴² The housing requirement incorporating Vale's proportion of Oxford City's unmet need will not take effect until either two years from the Adoption of Local Plan Part One or on Adoption of Local Plan Part Two, whichever is earliest.

Table 18: Housing requirements by district and Western Vale Sub Area 2011-2031

	Local Plan District Part 1	Local Plan District Part 2	Western Vale Sub Area
Total Housing requirement 2011-2031	20560	22760	3173
Completions 2011-March 2016	3065	3065	860
Known commitments April 2016-31	4468	4468	732
Local Plan Part 1 allocations April 2016-31	12495	12495	1650
Local Plan Part 2 allocations April 2016-31	1000	3850	0
Windfall April 2016-31	840	840	240

Source: Vale of White Horse Local Plan Part 1 2011-2031 and Vale of White Horse Plan Part 2 2011-2031

3.64 The Sustainability Strategy⁴³ 'will support sustainable growth by identifying appropriate housing requirements for the rural areas to inform neighbourhood plans or the Local Plan 2031 Part 2, focusing development within the rural areas to the Larger Villages, thus helping to maintain their vitality and the sustainability of local services, and supporting appropriate development in the Smaller Villages to help meet the local needs of rural communities'

3.65 In the Vale of White Horse District Local Plan 2031 Part 1, Uffington is classified as a 'larger village'. This is significant as the Sustainability Strategy states that new facilities, jobs and development will be focused on Market Towns, Local Service Centres and Larger Villages. Within Larger Villages, any development identified should be within, adjacent or well related to existing built area⁴⁴. Smaller villages,

⁴⁰ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 5 Sub Area Strategy– Core Policy 20 http://www.whitehorsedc.gov.uk/sites/default/files/9.%202016_12_14%20Chapter%205%20WestV.pdf

⁴¹ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites March 2017 - Chapter 2, Page 63 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁴² Oxfordshire Growth Board – Working Together on Oxford's Housing Needs September 2016 <http://news.oxfordshire.gov.uk/oxfordshire-growth-board-26-september-2016>

Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 -Chapter 4 http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁴ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 4 'There is a presumption in favour of sustainable development within the existing built area in accordance with Core Policy 1. Development outside of the existing built area of these settlements will be permitted where it is allocated by the Local Plan 2031 Part 1 or has been allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. This development must be adjacent, or well related, to the existing built area of the settlement or meet exceptional circumstances set out in the other policies of the Development Plan and deliver necessary supporting infrastructure'

should consider limited infill development '*where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities*'.⁴⁵

3.66 Larger Villages are defined as settlements with a more limited range of employment, services and facilities. Unallocated development will be limited to providing for local needs and to support employment, services and facilities within local communities. Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.⁴⁶ It is perhaps worthy of note that services in Uffington (notably the bus and library services) have been removed since its classification as a larger village.

3.67 Baulking is not identified in the Local Plan 2031 Part 1 and as such is considered to form part of the open countryside.⁴⁷ The Local Plan 2031 Part 1 states that, '*Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy*'. Development in Baulking has tended to consist of infill and 'change of use' to dwellings.

3.68 When considering housing density, the Local Plan 2031 Part 1 ⁴⁸ sets out that '*new development should seek to achieve a target net density of at least 30 dwellings per hectare.... unless specific local circumstances indicate that this would have an adverse effect on the character of the area, highway safety or the amenity of neighbours. Higher densities will be encouraged in locations where it will result in the optimum use of land, where there is good access to services and public transport routes, and where it would contribute to enhancing the character and legibility of a place*'. Residents in the Neighbourhood Plan Area favour a lower density.⁴⁹

3.69 Within the Neighbourhood Plan Area, a recent development of 36 homes was completed in Uffington by Redcliffe Homes (Jacks Lea) which included 14 Affordable Homes. Four of the private market homes are yet to sell even following reductions in price⁵⁰. These comprise two 4-bed properties and two 3-bed properties, suggesting low demand for these larger homes which is supported by primary evidence where 100% of respondents to the Housing Needs Survey felt 1-2 bed homes are needed in Uffington compared to 76% in Baulking who favour medium sized family homes (3-4 bed 94%).⁵¹ A further 8 single dwellings on infill sites have been completed/committed in Uffington since 2011. ⁵² An additional 4 dwellings have received planning permission in Baulking since 2011.⁵³

⁴⁵ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁶ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁷ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 – Chapter 4 Core Policy 4 Settlement Hierarchy P42 http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁴⁸ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 6 Core Policy 23 http://www.whitehorsedc.gov.uk/sites/default/files/10.%202016_12_14%20Chapter%206a%20Housing.pdf

⁴⁹ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁰ Data from Redcliffe Homes @ 26th April 2017

⁵¹ Housing Needs Survey Uffington & Baulking 2017

⁵² Vale of White Horse Completions April 2011-March 2016 Uffington

⁵³ Vale of White Horse Completions April 2011-March 2016 Baulking

3.70 The Uffington, Woolstone and Baulking Community Led Plan 2015⁵⁴, noted that the majority of residents (60%) would prefer small scale infill; half (51%) would prefer multiple small scale developments of between 1-5 houses. Only 12% would prefer larger single developments of 20 or more houses and a further 12% are opposed to any new developments. The majority (79%) would support a small development of affordable homes for people with a local connection to the village and 80% feel it is important to include affordable homes in future developments although a high proportion of these (47%) feel these should be no more than the local policy minimum.

3.71 The majority of local residents (80%) would prefer lower density for future housing in keeping with past developments (Waylands, Craven Common and Patricks Orchard) or no higher than the average for historic areas of the villages, which would mean a greater number of sites to accommodate housing numbers.⁵⁵

Migration

3.72 The impact of migration on household projects is difficult to determine at parish level, however the Housing Needs Survey 2017⁵⁶ suggest that the key reason (38%) to leave the Neighbourhood Plan Area is for employment particularly for Uffington residents (47% compared to 22% in Baulking). No-one cited 'lack of affordable housing (described as non-private market housing) as a reason. A fifth (19%) of those leaving went to college/university.

Affordable Housing

3.73 In relation to Affordable housing, *'The Council will seek 35% affordable housing⁵⁷ on all sites capable of a net gain of eleven or more dwellings (sites of at least 0.1 hectare). There should be a 75:25 split for rented (either social or affordable) and intermediate housing respectively. In circumstances where it can be demonstrated that the level of affordable housing being sought would be unviable, alternative tenure mixes and levels of affordable housing provision, may be considered. Any difference in tenure mix or percentage of affordable housing to be delivered will need to be supported by a viability assessment*.⁵⁸ Any affordable housing provided should: i. be of a size and type which meets the requirements of those in housing need, and ii. be indistinguishable in appearance from the market housing on site and distributed evenly across the site'*

3.74 It should also be advised that unless a development site within the Neighbourhood Plan Area is designated as a Rural Exception Site, it would be expected to meet the needs of the district (although preference is awarded to 20% of applicants with a local connection on first letting).

⁵⁴ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁵ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁵⁶ Housing Needs Survey Uffington & Baulking 2017

⁵⁷ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Core Policy 24

⁵⁸ Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016 - Chapter 6 – Core Policy 24 Affordable Housing

3.75 Additional factors driving Affordable Housing requirements are levels of overcrowding and unmet demand.

Overcrowding/under-occupancy

3.76 Studying household occupancy assists in determining if homes in the area are overcrowded or under-occupied. Households who under-occupy homes will have more bedrooms than they would necessarily need, taking account of the household structure normally by considering the number of bedrooms per person. Many homes now contain guest bedrooms for visiting friends and relatives and this is particularly relevant to older persons (empty nesters and retired persons). Homes may be purchased based more on ability to afford, rather than size of property needed and this seems to be particularly relevant for Baulking. Conversely in Affordable Housing, homes are provided based directly on need with the focus on a correlation between size of home and household size.

3.77 Although the Census produces occupancy ratings which allow a comparison between 2001 and 2011 data, it is likely to over-estimate overcrowding and therefore is useful only as a trend comparison. The Occupancy Ratings suggest that the Neighbourhood Plan Area is under-occupied with the majority (52%) of households with +2 or more bedrooms unused compared to the district (47%) in 2011. However, this compares with 2001 of 74% for the Neighbourhood Plan Area and 62% for the district suggesting an improvement. There does not appear to be an issue of overcrowding. The Occupancy Ratings also reflect the larger housing in Baulking which has a greater number of homes (63%) with 2 or more bedrooms unused however this has declined against 2001.

Table 19: Occupancy Ratings (bedrooms) 2001 and 2011

	2011	Uffington	Baulking	NP Area	VOWH	SE Region
Occupancy rating of + 2 or more		51%	63%	52%	47%	37%
Occupancy rating of + 1		33%	27%	32%	31%	34%
Occupancy rating of 0		15%	7%	14%	19%	26%
Occupancy rating of -1		2%	2%	2%	2%	3%
Occupancy rating of -2 or less		0%	0%	0%	0%	0%
All Households		315	41	356	49407	3555463
	2001					
Occupancy rating of + 2 or more		72%	83%	74%	62%	53%
Occupancy rating of + 1		19%	8%	18%	21%	24%
Occupancy rating of 0		6%	10%	6%	13%	17%
Occupancy rating of -1		2%	0%	2%	3%	4%
Occupancy rating of -2 or less		0%	0%	0%	1%	2%
All Households		285	40	325	45759	3287489

Source: ONS Census 2011 (QS412EW) and 2001 (UV59)

3.79 Another way to consider occupancy is to study persons per bedroom data. Although the proportion of larger properties in the Neighbourhood Plan Area is higher than the district and region the evidence suggests that the properties are occupied at a similar proportion to the district; 35% of households in the

Neighbourhood Plan Area have up to 0.5 persons per bedroom compared to 32% in the district. Similarly, the data does not suggest overcrowding with households of 1 person or more per bedroom accounting for 19% of the Neighbourhood Plan Area households compared to 18% in the district and 21% in the region.

Table 20: Persons per bedroom by household 2011

	Uffington		Baulking		NP Area		VOWH District		SE Region	
Up To 0.5 Persons Per Bedroom	111	35%	14	34%	125	35%	15829	32%	993958	28%
Over 0.5 and Up To 1.0 Persons Per Bedroom	144	46%	22	54%	166	47%	24944	50%	1813107	51%
Over 1.0 and Up To 1.5 Persons Per Bedroom	36	11%	2	5%	38	11%	5724	12%	454258	13%
Over 1.5 Persons Per Bedroom	24	8%	3	7%	27	8%	2910	6%	294140	8%
Total	315	100%	41	100%	356	100%	49407	100%	3555463	100%

Source: ONS Census March 2011 (QS413EW)

3.80 Homelessness and waiting lists for temporary accommodation demonstrate an un-met need for housing. The Vale of White Horse district council housing register currently shows 17 households registered for Uffington, most these require 1 bed accommodation. The highest priority for housing (Band 1) shows 7 households. There are currently no households registered for Baulking.

Table 21: District Council Housing Register – Uffington February 2017

	1 bed	2 bed	3 bed
Band 1	5	2	0
Bands 2-4	7	2	1

Source: Vale of White Horse District Council Housing Register February 2017

3.81 Data from the Housing Needs Survey⁵⁹ shows some support for housing need with 20 persons requiring a home in the village but a third of these are downsizing from current accommodation with high levels of equity and not in need of Affordable Housing (social or intermediate housing).

⁵⁹ Uffington and Baulking Housing Needs Survey 2017

Impact of Market Signals

3.82 Each of the market signals are assessed to determine their potential impact on a housing target. The strength of the market signal is shown by the direction of the arrows to indicate if it could be expected to drive the housing target higher, drive it lower or have no effect (horizontal arrow) on the figure. The number of arrows suggests the strength of impact.

3.83 These market signals are used to project population and housing levels. It is accepted by the NPPF that this is a subjective judgement exercise which should be underpinned by clear sources and rationale.

Table 22: Assessment of market factors specific to the Neighbourhood Plan Area with potential impact on Neighbourhood Plan housing target

Market Signal	Source(s)	Possible impact on housing needed	Rationale for Judgement
Dwelling completions	Estate Agents, SHMA, Local Plan Part 1 2031, Housing Needs Survey 2017	↔	Dwelling completions have increased in line with population rises to 2011. Four properties on a recent housing development (Jacks Lea in Uffington) remain unsold ⁶⁰ . No pent up local need suggested from waiting lists or overcrowding.
House price change relative to surroundings	SHMA, Estate Agents	↔	House prices across the Neighbourhood Plan Area have increased for all property types and tenure. While house prices in Uffington are similar to the district, house prices in Baulking remain higher than Uffington and the district. However, this is reflective of the desirability of the area and no rapid price increase is shown. Two-bed property prices have increased significantly suggesting a high demand for smaller properties which is supported by further evidence. There are a higher proportion of Council Tax Bands F and G properties in the Neighbourhood Plan Area compared with the district and region, reflecting the higher property values for this area.
Long-term vacancy rates	Estate Agents	↑↑	Local vacancy rates are low suggesting a demand for housing and driving the housing target higher. In particular, larger size houses are more likely to have a higher vacancy rate than smaller 1-2 and 3-4 bed dwellings.
Overcrowding	Census 2011, Housing Needs		Households in Neighbourhood Plan Area have seen a decline in Occupancy Ratings similar to district levels. This

⁶⁰ Redcliffe Homes report two of the four-bed properties and two of the three-bed properties were still for sale as at 26th April 2017

	Survey 2017	↓ ↓ ↓	is supportive of an ageing population and ability to purchase property based on choice rather than need. This would drive a lower housing target.
Rental market relative to wider area	Estate Agents, Housing Needs Survey 2017, Housing register	↑ ↑	Lower than average levels of properties for rent show high demand. Although Baulking has a higher than district average of private rental properties this reflects the larger than average properties in this village. Some demand in the Neighbourhood Plan Area, possibly linked to a low supply.

3.84 Therefore Market Signals suggest that there is a need to increase the number of dwellings in the Neighbourhood Plan Area to meet the demand for the area but this is not driven by Affordable Housing measures and is below the dwelling projection levels for the district. Using the Market Signals and other factors it is possible to project housing need for the Neighbourhood Plan Area for the period 2011-2031.

3.85 Table 23 reviews each of the factors in more detail in relation to the Neighbourhood Plan Area. It should be noted that this table, and subsequent housing projection, is based on how the Neighbourhood Plan Area differs from the district on each of the key factors and therefore why the housing need differs from the district projected increase. The impact of each factor has been considered as to whether it would increase or reduce housing need for the Neighbourhood Plan Area.

3.86 Evidence from market signals was used to inform the strength of each factor. For example, the factors of Market Prices and Builds would increase the overall housing need however, market signals suggest these are not strong factors in the Neighbourhood Plan Area (as shown in the strength of factor as zero). The rationale for each factor is based on the evidence as laid out in this report and assists in understanding the strength of factors.

3.87 Subjective % weightings (Value A) were given to each of the Factors based on their significance as suggested by market signals and evidence. The factors that increase housing need were given a weighting out of 100 and the factors that reduce housing need were given a weighting out of 100 such that the two sets of factors could potentially balance out. Whilst the weightings reflect a measure of judgement, this judgement is underpinned by the detailed evidence behind each individual market factor and summarised in the rationale and table 22.

3.88 The weighting was then applied to the district level of housing growth, that is 0.40 to achieve Value B.

3.89 The strength of factor (from 1-3 with 3 being the strongest) was then applied to Value B in percentage format (e.g. a strength of 1 out of 3 is applied by multiplying by 33% or 0.33) to adjust for Neighbourhood Plan level differences which then produces Value C.

3.90 For example, the factor of an Ageing Population has been deemed to be of significance to housing need based on the evidence provided (particularly population data, type of housing by household, household composition) and has been given a subjective weighting of 40% (value A), which is applied

to the District's level of housing growth (40%) to yield Value B (16%). The impact of the factor would be to increase housing need as more people living longer will require more housing, but the strength of this factor is deemed as minimal (rated 1 on a scale of 1-3 i.e. 33%) given that it is not particular to just these parishes and so will already be considered in the District's level of growth. Conversely, underoccupancy, which also has a high weighting (33%) as it would significantly reduce overall housing need, is shown by market signals to have a stronger impact (rated 3 out of 3 or 100%) in the Neighbourhood Plan area than at district level. Therefore, in this case the District's level of housing growth (40%) is multiplied by 33% to yield Value B (13%) and then by 100% to yield Value C, which shows a decrease of 13% on the District's 40% predicted housing growth need. This again is underpinned by the evidence, particularly on household composition, housing size, number of bedrooms and underoccupancy/overcrowding.

3.91 Finally the total for all factors with the potential to increase housing need (Value C) was added to the district level housing need projection and the total for all factors with the potential to reduce housing need (Value C) was deducted from this figure. The housing projection is then calculated at 19% (rounded from 18.81%) for the Neighbourhood Plan Level compared to 40% at district level.

Table 23: Factors relevant to Housing Need Projections based on NPA evidence

Factors for adjustment	Rationale based on evidence	Potential Impact of factor on housing need	Subjective weighting of factor impact on housing need (VALUE A)	VALUE A applied to district level of housing growth (VALUE B)	Strength of factor (1-3) in NPA	apply strength to B (VALUE C)
Market prices	above district average but no rapid increases and reflective of desirable area.	increase	5	2	0	0
Builds	inline with population no pent up need	increase	5	2	0	0
Demographic (deaths, births, migration)	ageing population but little impact due to high level of working age. Minimal migration.	increase	5	2	0	0
Ageing population	more housing of smaller sizes required to accommodate ageing population.	increase	40	16	1	5.28
Unmet need	housing registers and survey suggest minimal need	increase	13	5.2	0	0
Long term vacancy rates	low vacancy rates in particular for smaller housing suggesting high demand.	increase	15	6	2	4
Rental market	high demand for rental properties	increase	17	6.8	2	4.53
Overcrowding/underoccupancy	large housing with high levels of underoccupancy, household composition suggests high number of couples.	reduce	33	13	3	13
Job growth	high levels of retired, self employed and work from home, no district plans to influence job growth	reduce	33	13	3	13
Population growth	projected to be lower than district	reduce	33	13	2	9
			Total of increase			13.81
			Total of reduce			35
			District level - 35 + 13.81			18.81

3.92 Two options were modelled; the first demonstrating housing need based on district rates and the second option considers the factors relevant to this Neighbourhood Plan Area as outlined in Table 22 and expanded in Table 23. While option 1 of Table 24 shows the overall housing need if the Neighbourhood Plan Area mirrors the district levels in relation to impact of factors, Option 2 shows the effect of market signals in the Neighbourhood Plan Area on the strength of each factor. The Neighbourhood Plan level factors impact on the housing need to suggest a reduced housing need of 19% as modelled in option 2 of Table 24. This reduced housing need reflects the difference between the factors at district level and neighbourhood plan level.

Table 24: Projected housing need for the Neighbourhood Plan Area

Option 1 - mirror district

	District % inc	NP AREA % inc	actual
2001			326
2011	9%	9%	356
2031	40%	40%	498

Requirement = 142 additional

Option 2 - Neighbourhood Plan Area factors applied

	District % inc	NP AREA % inc	actual
2001			326
2011	9%	9.2%	356
2031	40%	19%	423

Requirement = 67 additional

3.93 Therefore an additional 67 dwellings are recommended in the Neighbourhood Plan Area during the period of the plan 2011-2031. However, when considering that 48 builds have already been completed/have planning permission in the period of 2011-2017, the net requirement falls from 67 to 19 dwellings for the Neighbourhood Plan Area for the remainder of the Neighbourhood Plan Period. The dwellings increase of 19% also supports the projected population increase of 17%.

3.94 The evidence presented was then used to determine the number of dwellings required by each of the two parishes in the Neighbourhood Plan Area. Again, two options were considered; the first shows a simple split based on applying the 19% increase to both parishes. However, the second option shows how the market factors relating to each parish were considered to mitigate the number of dwellings. This reflects the key differences between the two parishes notably that Baulking is a much smaller settlement with static population of mainly working age. The higher house prices, lower turnover and higher rental market also impact on Baulking.

Table 25: Projected housing need for the Neighbourhood Plan Area by parish

Option 1 - parish allocation at Neighbourhood Plan level

	District		NP AREA		Uffington		Baulking	
	% inc		% inc	actual	% inc	actual	% inc	actual
2001				326		286		40
2011	9%		9%	356	10%	315	3%	41
2031	40%	20559	19% 	423	19% 	374	19%	49

Option 2 - parish allocation based on market factors at parish level

	District		NP AREA		Uffington		Baulking	
	% inc		% inc	actual	% inc	actual	% inc	actual
2001				326		286		40
2011	9%		9%	356	10%	315	3%	41
2031	40%	20559	19% 	423	20% 	378	10%	45

2011-2017 completes/proposed	48	44	4
Remaining dwellings 2017-2031	19	19	0

Key messages from the Profile of the Neighbourhood Plan Area

- 3.95 The demographic, geographic and economic profile of the Neighbourhood Plan Area is reflected in the housing offer of above average levels of larger properties which are owner occupied/owned with a mortgage compared to smaller, rented properties found in urban, high density areas. These larger properties of the Neighbourhood Plan Area have 3 or more bedrooms and are predominately detached and semi-detached properties. The household composition is that of families and multiple generations who are retired or work locally with some students and commuters.
- 3.96 The population of the Neighbourhood Plan area has increased by 8% since 2001 which is a similar level to the district and a reflection of the rise in older age groups. With an ageing population, increasing specialist housing that is adaptable to accommodate the possible health needs of this growing sector should be considered. Older persons are more likely to under-occupy homes with a higher than average number of homes with 2 or more bedrooms unused in Baulking. The majority of households are owned outright /owned with a mortgage although Baulking has a higher than average level of private rented properties. Uffington has seen a decline in the number of properties owned and increase in social and private renting.
- 3.97 The ability to attract and support residents of a working age depends on the accessibility to work in the area. The Neighbourhood Plan Area is a rural location with few employers locally and those of a working age may be required to commute. This is reflected in the higher than average proportion of residents who work from home, although both Uffington and Baulking have a higher than average level of retired residents. The desirability of the area and price/size of the housing is attractive to older, retired persons but makes it difficult for younger adults and families to remain/relocate to the Area. The Housing Needs Survey suggests that there is a desire for younger adults and families to remain in the village but current housing is inaccessible to some and smaller family homes are required.
- 3.98 Income levels are higher in the Neighbourhood Plan Area than the region. The size of property and desirability of the location are reflected in the current market values for properties. While income levels suggest that people may meet mortgage requirements, the ability to raise deposits and meet mortgage criteria remains a key factor. More young adults are living with parents; the average deposit for a house is £33,000 and the average student debt for graduates is £44,000⁶¹ meaning many young adults cannot afford their own home.
- 3.99 Local opinions show a high level of interest and commitment from local people towards their villages and the development of a Neighbourhood Plan.⁶²

⁶¹ Halifax report using their own housing statistics database, data from the Council of Mortgage Lenders and the ONS.

⁶² Captured through Housing Needs Surveys in 1994, 2004, 2013 and 2017 (prior to 2017 the surveys only cover Uffington) as well as a detailed Community Led Plan 2015. The low sample bases for these surveys should be noted.

Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017)

- 3.100 The Vale of White Horse Local Plan 2031 Part 1 was adopted in December 2016. This set out the spatial strategy and strategic policies as well as major housing development sites for the Vale until the year 2031, along with the employment sites and infrastructure needed to support them.
- 3.101 In March 2017 Part 2 of the Local Plan⁶³ was published for consultation and allocates additional housing sites as well as providing detailed policies which will govern planning applications. Part 2 allocations focus on Vale of White Horse District Council's commitment to accommodate 2,200 dwellings as the agreed proportion of the unmet housing need for Oxford City, as part of Oxfordshire's Growth Board.⁶⁴ It should be noted that this increases the district dwelling commitment to 22,760 (previously 20,560). There are three sub areas to the Local Plan and as Abingdon-on-Thames and Oxford Fringe Sub-Area and the South-East Sub-Area are more accessible to Oxford, the agreed proportion of unmet need will be allocated from these two Sub Areas. No additional site allocations are detailed within the Western Vale Sub-Area.
- 3.102 The Vale of White Horse Local Plan 2031 Parts 1 and 2, together with Oxfordshire County Council Minerals and Waste Local Plan and the Uffington and Baulking Neighbourhood Plan (once adopted) will form the Development Plan for the Neighbourhood Plan Area and any planning applications considered for the area will need to conform to this Development Plan. Part Two states, *'Where communities are already working to develop a neighbourhood plan, or a neighbourhood plan is in place, these plans have helped to inform the preparation of the Local Plan 2031: Part 2'*⁶⁵
- 3.103 The strategic district wide policies set out in the Local Plan 2031 Part 1 to deliver the 'spatial strategy' and Sub Area Strategies are complimented by Development Management Policies in Local Plan 2031 Part 2 providing additional detail to underpin Part 1. The Local Plan 2031 Part 2 policies are structured into the four thematic areas of Building healthy and sustainable communities, supporting economic prosperity, supporting sustainable transport and accessibility and Protecting the environment and responding to climate change.
- 3.104 Local Plan 2031 Part 2 continues to support the policies detailed in Local Plan 2031 Part 1 that development in the open countryside, such as Baulking, will not be appropriate⁶⁶. However, the Local Plan 2031 Part 2 sets out policies relating to replacement dwellings (Development Policy 4), dwellings for rural workers (Development Policy 5) and the reuse of existing dwellings (Development Policy 6).

⁶³ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites (March 2017)

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁴ Oxfordshire Growth Board – Working Together on Oxford's Housing Needs September 2016 <http://news.oxfordshire.gov.uk/oxfordshire-growth-board-26-september-2016>

⁶⁵ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Sites (March 2017) - Chapter 1, Page 18, 1.28 <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁶ Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy, as stated in Core Policy 4: Meeting our Housing Needs in the Local Plan 2031 Part 1.

- 3.105 The Uffington & Baulking Housing Needs Survey 2016 identified a small interest in self-build properties particularly in Baulking. Vale of White Horse Planning Department are required to keep a register of individuals / associations who have expressed an interest in acquiring serviced plots or in custom build and actively support self-build projects which are conducted in accordance with Core Policy 3: Settlement Hierarchy and Core Policy 4: Meeting our Housing Needs and the Development Plan.⁶⁷
- 3.106 Within Local Plan 2031 Part 1, Core Policy 26: Accommodating Current and Future Needs of the Ageing Population details the need for housing to be designed to support the needs of residents throughout their lives. Part 2 quotes The Optional Building Regulations for Higher Accessibility Standards⁶⁸ which provide the option of requiring higher accessibility standards than the minimum standards that would otherwise be required. These would be relevant for older persons housing.
- 3.107 Recognising that there is a need for smaller sized dwellings, Development Policy 2: Sub Division of Dwellings in Local Plan 2031 Part 2 sets out how the sub-division of larger dwellings may accommodate some of this need.⁶⁹

⁶⁷ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Housing Policies, Page 67, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁸ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Optional Building Regulations, Page 68, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

⁶⁹ Preferred Options Vale of White Horse Local Plan 2031 Part 2: Detailed Policies and Additional Site (March 2017) - Chapter 3 Development Policy 2, Page 71, <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>

4. Factors relating to housing need

Having determined the number of dwellings required, this part of the report addresses the different aspects of housing (tenure, type and size, specialised need), identifying the issues to be addressed by each aspect and underpinning the housing target projections.

Tenure

4.1 This section considers factors arising from evidence relating to the tenure of housing requirements by private and social market splits, as well as any specific tenure requirements.

4.2 There are a total of 356 dwellings in Uffington & Baulking⁷⁰ as recorded in the 2011 Census and compared with 2001 there has been a 9% increase in housing within the Neighbourhood Plan Area, driven solely by development in Uffington. However, since this date, additional properties have been developed including 36 by Redcliffe Homes (Jacks Lea) in Uffington, (14 of which were advertised as Affordable Housing) plus a further 8 single dwellings in Uffington and 4 in Baulking⁷¹ which are completed or committed (but not started) and contribute towards to the overall net dwellings projected in the Vale of White Horse Local Plan Part 1.

4.3 Owner occupied accounts for the majority tenure for households in the Neighbourhood Plan Area (67%) similar to the district (70%) and region (68%). The percentage of housing stock which is private and social rented is also broadly relative to the district and region levels. However, at parish level, Baulking has a higher than district and region level of private rented tenure (24% compared to 14% at district level and 16% at region level).

4.4 These figures are supported by the more recent Housing Needs Survey 2017 where 12% of Baulking respondents rent from a private landlord compared to 2% in Uffington. 7% of respondents in Uffington rent from a housing association compared to 0% in Baulking.

4.5 Comparing tenure against 2001, the proportion of owned properties has decreased in all areas except Baulking parish which has seen an increase. Conversely, private renting has increased in all areas except Baulking. This growth has been attributed to factors including 'the availability of mortgage finance and buy-to-let mortgages as well as the attractiveness of housing as an investment'⁷². The proportion of households in the social rented sector has increased modestly in the Neighbourhood Plan Area compared to other areas, however the small bases mean this increase is not statistically significant.

4.6 Affordable housing is defined by NPPG as 'social, affordable rented and intermediate housing'. The PAS states that, Neighbourhood Plans do not need to set a target for affordable housing provision. This is

⁷⁰ ONS Census 2011 – 315 Uffington, 41 Baulking.

⁷¹ Vale of White Horse Site Completion Entries April 2011 to March 2016

⁷² Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

because a target would only need to be set where there is no adopted plan at local authority level or where the adopted plan has no policy on affordable housing provision, Neighbourhood Plan areas benefit from an adopted local plan containing an affordable housing target, any neighbourhood – level affordable housing target at neighbourhood level could risk either some degree of conflict with the Local Plan or restating existing policy at a higher level.

4.7 The Adopted Vale of White Horse 2031 Local Plan Part 1 states that ‘Affordable housing is provided for rent or purchase on a subsidised basis to eligible households who cannot meet their needs on the open market. There are currently three main types of affordable housing tenures: social rented, affordable rented and intermediate’

4.8 Homelessness and waiting lists for temporary accommodation demonstrate an un-met need for housing. The Vale of White Horse district council housing register currently shows 17 households registered for Uffington, the majority of these require 1 bed accommodation. The highest priority for housing (Band 1) shows 7 households. There are currently no households registered for Baulking.

4.9 Many homes now contain guest bedrooms for visiting friends and relatives and this is particularly relevant to older persons (empty nesters and retired persons). Homes may be purchased based more on ability to afford, rather than size of property needed and this seems to be particularly relevant for Baulking. Conversely in Affordable Housing, homes are provided based directly on need with the focus on a correlation between size of home and household size.

4.10 Although the Census produces occupancy ratings which allow a comparison between 2001 and 2011 data, it is likely to over-estimate overcrowding and therefore is useful only as a trend comparison. The Occupancy Ratings suggest that the Neighbourhood Plan Area is under-occupied with the majority (52%) of households with +2 or more bedrooms unused compared to the district (47%) in 2011. However, this compares with 2001 of 74% for the Neighbourhood Plan Area and 62% for the district suggesting an improvement. There does not appear to be an issue of overcrowding. The Occupancy Ratings also reflect the larger housing in Baulking which has a greater number of homes (63%) with 2 or more bedrooms unused however this has declined against 2001.

4.11 Although the proportion of larger properties in the Neighbourhood Plan Area is higher than the district and region, properties are occupied at a similar proportion to the district; 35% of households in the Neighbourhood Plan Area have up to 0.5 persons per bedroom compared to 32% in the district. Similarly, the data does not suggest overcrowding with households of 1 person or more per bedroom accounting for 19% of the Neighbourhood Plan Area households compared to 18% in the district and 21% in the region.

4.12 Data from the Housing Needs Survey⁷³ shows some support for housing need with 20 persons requiring a home in the village but a third of these are downsizing from current accommodation with high levels of equity and not in need of Affordable Housing (social or intermediate housing).

4.13 House prices in the district have increased by 8% from 2008 to 2012 to an average of £270,000⁷⁴ and continue to show growth. House prices for are broadly in-line with district pricing, however Baulking properties command a higher house price than the district and Uffington for all styles of housing.

Table 26: Summary of factors specific to Baulking and Uffington, with a potential impact on tenure

Factor	Source(s)	Possible impact on housing needed	Conclusion
Increase in social rented tenure in Uffington since 2001 suggests demand	Census 2011, Housing Register VOWH Feb 2017, SHMA 2014, ONS Annual Hours and Earnings 2016	Suggests more social rented housing required. However, no evidence of overcrowding identified. The number of households and projected households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market is low. No households registered on the housing waiting list in Baulking. Current income levels suggest newly-formed households will be able to access lower quartile (entry level) market housing. The completion of 14 Affordable Houses on the Jacks Lea development were not included in the evidence and will assist to balance demand.	The need for more accessible housing can be met through a wider range of housing sizes to include more 1-2 bed dwellings at lower price ranges in Uffington. This may also encourage older persons living in social rented houses to downsize and release accommodation. Evidence for a Rural Exception Site is not supported.
High House Prices and deposits make it difficult for young people to buy their own home.	SHMA 2014, Local Plan 2031 Part 1, Housing Needs Survey 2017, Census 2011, Housing Market – builds, sales, CLP 2015	A bias towards larger (more expensive) housing in the Neighbourhood Plan restricts access. In 2015, the majority of residents supported a small development of Affordable housing at local policy minimum levels (35% ⁷⁵) and a recent large development in Uffington included 14 Affordable Homes.	Increase the number of smaller family homes and 1-2 bed properties to make ownership more accessible. Sustain communities by enabling young people, those of working age and young families to remain in the

⁷³ Uffington and Baulking Housing Needs Survey 2017

⁷⁴ Oxfordshire Strategic Housing Market Assessment 2014 <http://www.whitehorsedc.gov.uk/sites/default/files/2014-02-20%20Vale%20SHMA%20Summary%20FINAL.pdf>

⁷⁵ The figure of 35% is taken from Adopted Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies December 2016, however it was previously 40% in the Local Plan 2011.

		Evidence supports a demand for smaller homes with a decline in households owned and increase in social and private rented in Uffington. Baulking has a higher than average private rental market which is in decline as ownership of homes increases.	villages.
Need for more private market households	SHMA 2014, Census, Housing Needs Survey 2017	Evidence supports local residents wish to own homes through private rent or for sale on the private market this is particularly relevant in Baulking where the larger homes are made accessible through private rent.	Provide more private market housing, predominately for sale and some to rent.
More young adults living with parents in 3 adult or more households and higher than average 5 persons or more in households.	ONS 2011, Housing Needs Survey 2017	Young adults wishing to get on the property ladder are finding it hard to raise deposits and subsequently live with parents in larger dwellings.	Provision of smaller 1-2 bed and family homes (3-4 bed) will enable young adults to access properties privately marketed.
High levels of self-employed.	ONS 2011, Housing Needs Survey 2017	Lack of employment opportunities and poor transport links may mean that the higher than average level of self-employed may find it harder to obtain a mortgage.	More rental opportunities and lower price entry dwellings required.

4.14 Conclusions on the aspect of tenure

The above data leads to the conclusions that within the Neighbourhood Plan Area, there is a greater demand for privately marketed dwellings to rent and buy. There is some support for social rented accommodation in Uffington although this is relatively low. Tenure appears to be linked with housing size and a need for smaller 1-2 bed properties which would also release some social rented accommodation from elderly persons who would be able to downsize as well as enabling young persons and families to access the private market.

4.15 The projections shown in Table 27 are based on current trends (2011 against 2001) and the impact of market factors as detailed in Table 26. This would suggest that social rented housing is provided for based on levels at 2011 and new housing at Jacks Lea (14 Affordable homes).

Table 27: Projections of dwellings by tenure

	Uffington	Baulking	NP Area	Uffington	Baulking	NP Area
Owned 2001	75%	53%	72%			
Owned 2011	67%	66%	67%	239	27	211
Owned 2031	61%	68%	62%	231	31	261
Social rented 2001	14%	0%	12%			
Social rented 2011	16%	5%	15%	57	2	47
Social rented 2031	19%	4%	17%	72	2	74
Private rented 2001	7%	38%	11%			
Private rented 2011	12%	24%	13%	43	10	41
Private rented 2031	17%	25%	18%	64	11	76
Other - living rent free	4%	10%	5%			
Other - living rent free	3%	5%	3%	11	2	9
Other - living rent free	3%	3%	3%	11	1	13
	100%	100%	100%	378	45	423

Type and Size of housing

4.16 This section considers the mix of dwelling type and size required in the Neighbourhood Plan Area based on a review of the available evidence for current and future households. For example, the number of bedrooms required and whether bungalows or detached housing are required.

4.17 It is important that new housing addresses any imbalance within the existing stock and the impact of demographic and household change⁷⁶.

4.18 The profile of housing across the Neighbourhood Plan Area is biased moderately towards larger dwellings in contrast to the district and regional profile (consistent with above average house prices) reflective of the rural aspect of the area.

4.19 Over three quarters (78%) of properties within the Neighbourhood Plan Area have three or more bedrooms; a higher proportion than district (71%) and region (62%). As stated in the Oxfordshire SMHA 'This is significant, as it is one of a number of factors which is likely to contribute to affordability pressures for younger households'. It is also a reflection (to some degree) of market demand for housing and the attractiveness of the Neighbourhood Plan Area as a place to live. The size of housing occupied relates more to wealth and age than the number of people which they contain.

4.20 Around a quarter of properties (24%) in the Neighbourhood Plan Area have four bedrooms, a figure which is in-line with the district (23%) but greater than the region (17%).

4.21 One bedroom properties at 4% are below district (8%) and region (12%) averages. Notably, no properties in Baulking have one bedroom.

4.22 Uffington and Baulking both have higher proportions of houses with five or more bedrooms (12% and 17% respectively) compared with the district (8%) and region (6%). This suggests that the parishes provide larger family homes which, when considered with house prices, are of higher value.

4.23 The strategic mix of housing suggested by the 20-year demographic change in the SHMA is;

1-bed represent 15% of all dwellings

2-bed represent 30% of all dwellings

3-bed represent 40% of all dwellings

4-bed+ represent 15% of all dwellings

4.24 The larger properties in the District and Neighbourhood Plan Area account for a higher level of 4+ bed dwelling and lower 1-2 bed dwellings than the SHMA suggested strategic Housing Mix.

⁷⁶ Adopted Vale of White Horse Local Plan 2031 Part 1 December 2016 - Chapter 22 Housing Mix

4.25 In 2011, detached properties account for half (50%) of the housing in the Neighbourhood Plan Area; a higher than average proportion in comparison to the district (37%) and region (28%). The proportion of detached properties is particularly high in Baulking, accounting for 63%.

4.26 The Neighbourhood Plan Area has a higher than average proportion of semi-detached properties (37%) compared to the district (30%) and region (28%) driven by higher than average percentage in Uffington (38%) whereas Baulking is in-line with an average of 29%.

4.27 The proportion of terraced housing in the Neighbourhood Plan Area (9%) is below the district, regional and national averages (19%, 23%, 24% respectively). Similarly, the proportion of flats in the Neighbourhood Plan area (2%) is below the district (13%) and regional (20%) averages (21%) perhaps reflecting the rural aspect of the Neighbourhood Plan Area.

Table 28: Summary of factors specific to Baulking and Uffington, with a potential impact on Type and Size of dwellings

Factor	Source(s)	Possible impact on housing needed	Conclusion
Two person households composed of older couples are higher than average in Baulking with higher than average homes with 2 or more bedrooms	Census 2011, Housing Needs Survey 2017	Higher than average levels of under-occupied larger homes restrict the opportunity for young families and couples to enter the housing market. As the population ages, larger homes may become more difficult to maintain.	Provision of smaller size dwellings to allow downsizing and free up larger properties for families. Mixture of semi-detached houses and bungalows to suit current housing but allow smaller size dwellings.
Higher than average homes with 5 or more bedrooms.	Census 2011, Housing Needs Survey 2017	Adult offspring living with parents in larger properties as they are unable to purchase their own homes.	Opportunities required for young adults to move into first home or small family homes.
Three or more adults and no children.	ONS 2011, Housing Needs Survey 2017	As above, multiple generations of family residing in larger dwellings as younger adults finding it difficult to purchase own properties	Opportunities required for young adults to move into first home or small family homes
House prices above district average	Estate Agents	Difficult for those without savings to meet deposits to access the housing market.	Smaller homes at lower values will be more accessible to those wishing to get on the property ladder.
Lack of smaller	Census 2011,	Higher than average large detached	Smaller more affordable

<p>dwellings driving young families out</p>	<p>SHMA 2014, Housing Needs Survey 2017, CLP 2015</p>	<p>homes with 5 or more bedrooms and no flats in Baulking. House prices higher than average due to size and desirability of rural location.</p> <p>Younger families in Uffington with higher than average households with 5 or more persons. Increase in social and private rented households. Higher than average homes with 5 or more bedrooms but evidence suggest more 1-2 bed and more small family homes (3+4 bed) needed. Higher than average work from home.</p>	<p>dwellings to enable young adults to remain in the villages.</p>
<p>Higher than average two person households in Baulking but higher than average 5+ bedroom properties</p>	<p>ONS Census, HNS 2017</p>	<p>A lack of smaller dwellings in Baulking means that the ageing community has no means to downsize and residents are living in large properties requiring maintenance. There are no one bedroom properties or flats.</p>	<p>Provision of smaller size dwellings to allow downsizing and free up larger properties for families. Mixture of semi-detached houses and bungalows to suit current housing but allow smaller size dwellings</p>
<p>High prices in Baulking are higher than average</p>		<p>Driven by larger size properties in a desirable village setting. These larger properties are out the price range to younger couples and young families preventing younger people in the village from setting up home and making it difficult for relocation to the village.</p>	<p>Detached and semi-detached smaller dwellings priced lower than the larger current dwellings to attract younger families to the village and allow young adults to purchase their own property.</p>
<p>Long-term vacancy rates</p>	<p>Estate Agents</p>	<p>Local vacancy rates are low suggesting a demand for housing and driving the housing target higher. In particular, larger size houses are more likely to have a higher vacancy rate than smaller 1-2 and 3-4 bed dwellings.</p>	<p>Provision of smaller dwellings 1-2 bed and 3-4 bed to meet demand on private market.</p>

4.28 Conclusions on the aspect of type and size of housing

The above data leads to the conclusions that within the Neighbourhood Plan Area, there is a greater demand for smaller properties. Larger detached homes dominate the parishes although there is a higher than average number of these that are under occupied with 2 persons or with adult children living with parents. Smaller properties will allow older couples to downsize and release larger properties as well as enabling young people/families to get on the property ladder.

4.29 The projections shown in Table 29 are based on the impact of market factors as detailed in Table 28. This shows the slight change in housing mix to increase smaller dwellings in Uffington. Table 30 breaks down the 67 additional dwellings by size for each parish in the duration of the Plan Period 2011-2031.

Table 29: Projections of dwellings by size

2031	Uffington		Baulking		NP Area	
1 Bedroom	21	6%	0	0%	21	5%
2 Bedrooms	69	18%	7	16%	76	18%
3 Bedrooms	164	43%	18	40%	182	43%
4 Bedrooms	85	22%	12	27%	97	23%
5 or More Bedrooms	39	10%	8	18%	47	11%
All Household Spaces	378	100%	45	100%	423	100%

Table 30: Additional dwellings by size for 2011-2031

2011-2031 size	Uffington	Baulking	NP Area
1 Bedroom	6	0	6
2 Bedrooms	13	1	14
3 Bedrooms	33	1	34
4 Bedrooms	9	1	10
5 or More Bedrooms	2	1	3
Additional housing	63	4	67

4.30 The type of dwellings should be consistent with the current profile of the Neighbourhood Plan Area and provide a mixture of detached, semi-detached houses and bungalows. This will also be driven by the location of the build to sympathetically fit with surrounding properties.

Specialised Need of Housing

4.31 This section considers evidence of specialised needs such as housing for older people, young families, home workers, specially adapted housing for disabilities and student accommodation.

4.32 As detailed previously, population projections modelled in the Oxfordshire Strategic Housing Market Assessment 2014 propose a 41.5% increase in the district population for 2011-2031. While the growth in the population at Neighbourhood Plan level in 2011 was slightly above the district (8% compared to 5%), this is driven by the 16-74 age group. With economic development plans focused on other areas in the district and limited transport links the population is expected to continue to grow at a similar rate.

4.33 The population profile of the Neighbourhood Plan Area broadly represents that of the district. However those aged 0 to 15 are proportionally lower in Baulking (15%) due to a higher proportion of working age residents (84%) compared to Uffington (74%) and the district (72%).

4.34 Uffington has seen a proportionally larger increase in population (10%) compared to Baulking which has seen a slight reduction (-2%). Notably the profile of Baulking has increased in older residents with those aged under 16 in 2011 accounting for 15% of the Baulking population compared with 25% in 2001.

4.35 Therefore, local market signals are used to predict the impact on the Neighbourhood Plan Area. A population increase of 17% is projected during the Plan Period (2011-2031). This reflects the ageing community, the reduced impact of employment growth on the Neighbourhood Plan Area as well as higher house prices and balanced migration.

Table 31: Previous and Projected Population Changes

	Uffington		Baulking		NP Area		VOWH District	
	Persons	% change	Persons	% change	Persons	% change	Persons	% change
2001	714		109		823		115,267	
2011	783	10%	107	-2%	890	8%	120,988	5%
2031	936	20%	109	2%	1045	17%	171,544	41.5%

4.36 There is a higher proportion of retired persons in the Neighbourhood Plan Area (17%) compared to the district (14%) and region (14%) reflecting the age profile of residents in the area. Similarly, there is a higher than average proportion of self-employed persons in the Neighbourhood Plan Area (14%) than in the district (11%) and region (11%), reflecting the geographical location of the area and limited transport links. The focus of infrastructure development detailed in the Adopted Vale of White Horse Local Plan Part One will be predominately to support housing and employment development not located in the Neighbourhood Plan Area.

4.37 The Housing Needs Survey 2017 gives evidence of migration for employment with some respondents giving 'to take up employment elsewhere' as a key reason to move out of the area, but caution is recommended due to the low sample bases of the survey.

- 4.38 The ability to attract and support residents of a working age depends on the accessibility to work in the nearby area. The Neighbourhood Plan Area is a rural location with limited work locally, therefore those of a working age would be required to commute to urban areas outside of the Area. A key factor to locating to these villages is employment, allowing residents to have the country way of life but still access the range of employment in the district.⁷⁷ However, the villages are served by narrow country roads that connect to the main road 2 miles away. Although the main mode of transport is a car, the majority (60%) of households use a bicycle and just over one in ten (11%) include a horse rider⁷⁸
- 4.39 The Vale of White Horse Local Plan 2031 Part 1 states the district commitment to, *‘Supporting the growth and expansion of rural businesses (including village shops and public houses) to maintain sustainable rural settlements and reducing the need to travel. Supporting the agricultural economy including appropriate farm diversification schemes will help to maintain a healthy rural economy.’*⁷⁹
- 4.40 The proportion of the population in the Neighbourhood Plan Area who work from home (9%) is higher than the district (5%) and region (4%). Conversely those who travel by bus/minibus/coach to work is proportionally lower in the Neighbourhood Plan Area (1%) than the district (4%) and region (3%) reflecting the lack of public transport. Similarly, a lower than district average travel to work on foot, with 3% in the Neighbourhood Plan Area compared to 7% in the district.
- 4.41 This is supported by the Community Led Plan 2015 where 99% use a car for work/pleasure. The main reasons for not using the local bus service is that the bus doesn’t stop where residents needed to go and that the times of services were not suitable. It should also be noted that the No67 bus route changed from 24 July 2016 to exclude Uffington and Baulking stops. The Vale of White Horse Local Plan (Part 1) states a key challenge as *‘Providing viable bus services in the more rural parts of the district, that provide an attractive alternative to the car.’*
- 4.42 The majority (70%) of new jobs forecast for the district will be through the Science Park driving new development around that area⁸⁰. Employment in the Neighbourhood Plan Area may be supported by employment and business development as part of mixed-use developments at Monks Farm, Grove and South of Park Road, Faringdon where this meets the requirements set out within the Site Development Templates, and in accordance with the Sub-Area Strategies.⁸¹ Faringdon is the largest settlement (classified as a Market Town) in the Western Sub Area and as such provides services for most of the surrounding rural areas.⁸² Development in Swindon will affect Larger Villages in this Sub Area to the West of the Neighbourhood Plan Area, and strategic development is planned for these villages.

⁷⁷ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁷⁸ Uffington, Woolstone and Baulking Community Led Plan 2015 <https://www.uffington.net/community-neighbourhood-plans/clp/>

⁷⁹ Adopted Vale of White Horse Local Plan 2031 Part 1 – December 2016 - Chapter 2, Page 8 Supporting our Rural Economies http://www.whitehorsedc.gov.uk/sites/default/files/2016_12_14%20Chapter%202.pdf

⁸⁰ Oxfordshire LEP Strategic Economic Plan 2016 <http://www.oxfordshirelep.org.uk/content/strategic-economic-plan>

⁸¹ Adopted Vale of White Horse Local Plan 2031 Part 1 - December 2016 - Core Policy 5

http://www.whitehorsedc.gov.uk/sites/default/files/6.%202016_12_14%20Chapter%204.pdf

⁸² Adopted Vale of White Horse Local Plan 2031 Part 1 December 2016 – Chapter 5 Sub Area Strategy

http://www.whitehorsedc.gov.uk/sites/default/files/7.%202016_12_14%20Chapter%205%20ABOX.pdf

Table 32: Summary of factors specific to Baulking and Uffington, impacting on specialised need

Factor	Source(s)	Possible impact on housing needed	Conclusion
Ageing Population increasing / Higher than average number of retired persons.	ONS Census Population 2001 and 2011, CLP 2015	The need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households. In Baulking the age profile of residents is ageing more rapidly than the district and region averages indicating a need for housing more suitable for older people.	Provision of a range of dwellings with mixed tenure to allow downsizing for older couples and one person households. Allows for elderly to live independently.
Attract (and retain) Working Age Population.	Census, Local Plan, Strategic Economic Plan, CLP 2015, Housing Needs Study 2017	Higher than average number of residents who are retired or work from home in an ageing population. Infrastructure development which would improve access to employment outside the area is unlikely to be focused on the Neighbourhood Plan Area. Speeding and volume of traffic already an issue in the village. Majority of residents use car to access facilities outside of the village due to poor public transport. Employment opportunities in the Vale of White Horse district are good and villagers willing to commute to retain balance of rural life with income earning.	Provide range of rental properties and smaller size dwellings.
Provide industrial or work spaces for those who work in the Neighbourhood Plan Area	CLP 2015	Higher than average work from home and high levels of self-employed. Poor roads and lack of public transport for commuters.	Greater use of the small Business Park Fernham Road, Baulking to increase employment prospects
Health factors for ageing population	Census 2011, Housing Needs Survey 2017	An ageing population will lead to an increase in the number of residents with health issues. Stairs, property in poor repair and need for low maintenance property were all cited as reasons residents would like to move	Smaller, easily maintained homes including a number of bungalows. Many of the adaptations required to meet future requirements

		home. Supporting independent living can help to reduce the costs to health and social services	of elderly population can be provided for existing housing (e.g. emergency alarms, adapted bathrooms, shower and toilets, low maintenance homes).
Rise in students / Rising student debt restricting young adults from entering the property market.	Local Plan 2031 Part 1 Core Policy 30, Housing Needs Questionnaire 2017	The development of the Science and research sectors will attract more students and need for further education. More low cost student accommodation and rental properties required to support this. A key reason to leave the Neighbourhood Plan Area is for university/college however many of these students then relocate to urban areas after studying. Low employment locally and limited public transport may be factors.	No student accommodation required in the Neighbourhood Plan Area as further education and employment opportunities are not within commuting distance. Starter Homes, 1-2 bed houses and rental opportunities will provide more options for young adults to remain in the villages.
Increase in tourism across the district. Tourists bring income into the villages.	Local Plan Part 1 Core Policy 31, CLP 2015	A joint needs assessment with South Oxfordshire District Council supports tourist accommodation for the new Science area and key towns. In the rural areas proposals for development relating to the visitor economy will need to be in accordance with the relevant Local Plan 2031 policies for these areas. Small-scale development to support the visitor economy, including farm diversification and equine development, will be supported if proposals are in keeping with the scale and character of the locality and which would not adversely affect heritage assets or their setting	The larger under-occupied houses lend themselves to supporting the tourist trade through guest houses. Equine and rural pastimes also lend themselves to supporting the tourist market and existing facilities exist to accommodate this without additional housing.
Rise in Self build	SHMA 2014, Housing Needs Survey 2017	Support from Government White Paper for those who want to build their own homes. Housing Needs Survey suggests small number of people who	Accommodate housing need in Baulking through support for self-build.

		want to build on their own land for extended family. Since the SHMA was produced local authorities must now keep a list of Self Build requests.	
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4.43 Conclusions on the aspect of specialised need

The above data (table 32) leads to the conclusions that within the Neighbourhood Plan Area, there is a need for housing for elderly residents. However, this does not suggest a specialised need of sheltered housing nor adapted housing but a requirement that can be met through the provision of smaller, low maintenance housing which would allow older residents to remain within their village. By providing a number of bungalows adapted housing would not be required.

5. Summary

5.1 The Housing Needs Assessment provides an insight using available data to assess future housing need for the Plan Period 2011-2031.

5.2 Baulking

Baulking is classified as 'open countryside and had 41 dwellings in 2011. Planning for a further 4 single dwellings has been passed in the period 2011-2016. The population is fairly static in Baulking, although a slight increase is projected. Baulking has a lower than average number of one person households (12%) compared to Uffington (24%) and the district (26%) and yet a higher than average number of couples both married (51%) and cohabiting (17%) compared to Uffington (44% and 10% respectively) and the district (40% and 9%). The household composition in Baulking is more likely to consist of older residents with a quarter (26%) of persons in households being three or more adults and no children compared to 17% in Uffington and the district. Similarly, a further quarter (26%) of persons in households are two adults of working age and no children compared to 15% in Uffington and 17% in the district. However, the proportion of households with large families (two adults and three or more children) are above the district and region average (6%) accounting for 14% in Baulking and 9% in Uffington. This demonstrates the larger families living in the villages and adult children remaining at home for longer.

5.3 Owner occupied and private rental are the main tenures in Baulking. Properties are most likely to be large (5+ bed) detached houses; there are no flats or properties with one bedroom. However, given the household composition, there is a higher than average number of homes with two or more bedrooms unused. Given the rural location, larger property sizes and high demand, house prices in Baulking are higher than average. The influence of the rural, isolated location is evident in the employment factors or a higher than average level of retired residents and higher than average level of people who work from home.

5.4 Factors outlined suggest that the mix of housing is addressed with the addition of smaller properties. As the population ages this would also make provision for younger families in the larger homes. No development is proposed for Baulking other than infill and self-build opportunities as they arise. Dwellings required should be smaller 1-2 bed and 3-4 bed homes for young couple/families and the elderly consisting of semi-detached houses and bungalows. These should be privately marketed.

5.5 Uffington

Uffington is classified in the Vale of White Horse Local Plan 2031 Part 1 as a larger village and shares a similar profile to the district. The population has increased 10% since 2001 to 2011 and is projected to increase by a further 20% to 2031. The profile of the village is predominantly older families with a higher than district average of five or more persons in a household and evidence of adult children remaining at home longer due to the level of three or more adults (no children) in households. There has been a 10% increase in housing since 2001 (to 2011) again in-line with the district, however a further 44 properties have been built in the period 2011-2016 which are included in the Local Plan Part One 2031 committed totals. Uffington has a similar tenure

profile to the district but has seen an increase in social rented properties since 2001. There are higher than average levels of detached properties as well as those with 5 or more bedrooms. The rural location and age profile of the population is reflected in higher than average levels of retired residents and those working from home. House prices have increased in-line with the district at 8% since 2013.

5.6 Factors outlined suggest that Uffington needs more 1-2 bed and 3-4 bed dwellings to address the housing mix disparity and accommodate young families. A total of 19 dwellings are proposed based on a 20% increase in households during the Plan Period. These would provide homes primarily for the elderly and young families. A mixture of semi-detached houses and bungalows would be recommended. These proposals would retain the village dynamics without putting added pressure on resources and infrastructures.

5.7 Housing Need Projection

House builds in the Neighbourhood Plan Area increased the number of households by 9% in the period 2001-2011. The overall housing need - the total number of net additional dwellings to be provided over the plan period, both in the market and affordable sectors - suggests that a total of 67 new dwellings are required in the Neighbourhood Plan Area, to meet future requirements of the Plan Period 2011-2031, based on growth and market signals (see page 30 for market signals). These 67 dwellings are in addition to the 356 dwelling at 2011. However, 48 have already been completed/proposed through a development of 36 homes at Jacks Lea and 8 single dwellings at Uffington plus 4 single dwellings in Baulking. Therefore, only a further 19 dwellings are proposed for the Neighbourhood Plan Area. Given local market signals it is proposed that these additional dwellings are built within the parish of Uffington, and that any self-build opportunities in the Neighbourhood Plan Area are supported.

5.8 These 19 additional dwellings should comprise of 1-2 bed and 3-4 bed semi-detached houses and bungalow homes for young couples, families and elderly.



Housing Needs Survey

Uffington & Baulking

March 2017

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[Appendix A - Questionnaire](#)

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1. Executive Summary/Summary of key findings

With the development of a Neighbourhood Plan for Uffington and Baulking, there is a requirement to understand the housing needs of the parishes in this Neighbourhood Plan Area. This Housing Needs Survey was commissioned to provide primary evidence for a Housing Needs Assessment but it is a useful insight into the current housing position in the Neighbourhood Plan Area, and the perceptions of housing requirements for those living in both parishes.

A questionnaire was delivered to all occupied properties in Uffington and Baulking and was made available online. A total of 154 completed surveys were received (postal and online) giving a response rate of 42%. By parish the response rates are 38% for Uffington and 81% Baulking.

Current Profile of households

The majority (60%) of households have lived in their respective village for ten years or more. Of these the main type of housing is detached (58%) and tenure is to own outright or with a mortgage (88%)

Household composition is predominantly couples in Uffington (51%) although these are lower in Baulking (27%) where two-parent families are the main households (42%) compared to Uffington (28%).

Detached homes are the favoured type across both parishes with 58% in Uffington living in this type of house and 55% in Baulking. Larger homes are also most likely to be detached whereas 3-bed homes are most likely to be semi-detached (48%) and 2-bed properties are predominantly semi-detached (32%) or bungalows (32%).

The majority of households own their home outright or with a mortgage, although private rentals are greater in Baulking (12%) than Uffington (2%).

Communication across the NP Area is good with 71% of respondents using/viewing the Parish Council website and 77% who know where to find updates on the Neighbourhood Plan.

Migration out of the village is low with only 18% of households having a family member leave in the last five years and this was predominantly due to employment factors, particularly in Uffington (47% compared to 22% in Baulking).

Although small, there is some interest to self-build on private land.

Housing Need Perceptions

The sample base for respondents with an actual housing need is considered too low to base assumptions on therefore the following relate to the perceptions of housing requirements of all respondents.

Around 38% of respondents feel no further homes required, this is particularly prevalent for those most recently moved to the villages. There is also a very low need for current residents in next five years (13% = 20 respondents) and this is mostly from family households with close connections to the village. Only half of these

would result in the sale of their current property with the remainder requiring an additional property. This is supported by the key reasons for housing need as being to downsize (new home needed) and first independent home/setting up as a couple, where an additional home is required.

When considering the type, style, size and tenure of homes required, 47% feel starter homes are required and this is consistent in both parishes, 33% feel there should be more homes for elderly and 16% feel more adapted homes are required.

Affordable housing is seen as a requirement in Uffington 26% but to a lesser extent in Baulking (18%) whereas Private Market housing is favoured in Baulking (38%) compared to Uffington (18%).

Starter Homes are perceived as a housing requirement predominantly by couples, one-person households and long term residents, while two-parent families feel more private market housing are required.

Considering sizes of new homes, 1-2 bed are preferred in Uffington (53%) and to a slightly lesser degree in Baulking (48%). Whereas 3-4 bed are preferred in Baulking (58%) compared to Uffington (39%). There is no strong support for larger 5+ bed housing. Couples are most likely to support 1-2 bed housing and one-person households feel more 3-4 bed housing is required.

Detached and semi-detached housing are most popular in both parishes while flats and bungalows are also popular for Uffington respondents.

For the neighbourhood Plan Area results suggest that the following homes are required; more Starter Homes which are 1-2 bed detached/semi-detached, more homes for the elderly which are 1-2 bed with some 3-4 bed, bungalows and semi-detached houses and some Adapted homes which are 1-2 bed bungalows or semi-detached houses.

A number of 1-4 bed detached and semi-detached housing should be privately marketed with some Affordable housing consisting of 1-4 bed detached, semi-detached housing and bungalows.

In Baulking the predominant requirements are for Starter Homes (for sale, rent from HA and shared ownership), Homes for elderly (private market), some Adapted homes (for sale, rent from HA) and some Affordable homes. New housing should be predominantly 3-4 bed (for sale and private rent) with some 1-2 bed houses and a few 1-2 bed bungalows. 1 bed bungalows (not flats) should be available for sale.

In Uffington the main requirements are for Homes for elderly (for sale and rent from HA), Starter Homes (private market, rent from HA and shared ownership) and Affordable Homes, with some adapted (rent either private or HA). New housing should be a mixture of 1-2 bed and 3-4 bed houses with some bungalows. Housing with 3 or more beds should be marketed privately. 1-2 bed bungalows /flats available as private market, rent from HA and Shared ownership.

2. Introduction

Background

In December 2016, the Neighbourhood Planning Steering Group of Uffington & Baulking commissioned Chameleon Consultancy to undertake a Housing Need Assessment, as part of the evidence gathering process for a Neighbourhood Plan.

The aim of the Housing Needs Survey is to provide supporting evidence for the Housing Needs Assessment.

Methodology

The Housing Needs Assessment was undertaken in line with the National Planning Practice Framework (NPPF) on Housing Needs Assessment. As the NPPF states,

'Local housing need surveys may be appropriate to assess the affordable housing requirements specific to the needs of people in rural areas, given the lack of granularity provided by secondary sources of information'

To capture primary evidence for the Housing Needs Assessment, a local housing questionnaire was delivered to 325 occupied homes in Uffington and 41 in Baulking.

The questionnaire was developed in consultation with Uffington & Baulking Neighbourhood Plan Steering Group to provide a more granular level of evidence. The questionnaire was hand delivered by local volunteers on 10th January to all visibly occupied households, coinciding with the online survey opening on the 10th January. The closing date for returns was Tuesday 31st January. All completed paper questionnaires were collected by the NPSG and returned to Chameleon Consultancy where they were manually entered. Data was cleansed and checked before analysis.

On average the questionnaire took 8 minutes to complete. A copy of the questionnaire can be found in Appendix A.

A total of 154 completed surveys were received (postal and online). This makes a response rate of 42%. By parish the response rates are 38% for Uffington and 81% Baulking. By method, 32% of responses were received via the online link and 68% of returns were the paper version.

The data presented in this report is unweighted.

Analysis

The Housing Questionnaire

The total sample reported within this report is 154 this gives a confidence interval (CI) of +/-6%, at a confidence level of 95%. This means that where, for example, 47% percent of respondents select an answer you can be "95% sure" that if you had asked the question of the entire relevant population between 41% (47-6) and 53% (47+6) would have picked that answer.

Key data has been analysed by sub groups using cross tabulations and any notable differences have been including in the commentary. Some comments are supports by charts showing responses by sub groups (e.g. house size, household composition) to show how the differing groups responded to that question. The purpose of analysis by sub group is to show if there are any trends in response and perceptions compared to the overall average (for example whether people in larger households differ from the average percentage) as this can help to determine if there are issues for particular groups of people. These differences have not been tested to ascertain if they are statistically significant as the base data is very low. Sub group analysis is useful as a guide to where further testing or consideration may be necessary. Key differences have been highlighted in the text and on charts usually with red circles.

Owing to rounding of numbers, percentages displayed visually on graphs in the report may not always add up 100% and may differ slightly when compared to the text. The figures reported in the text will be correct. For some questions respondents could give more than one response (multi choice). For these questions, the percentage for each response is calculated as a percentage of the total number of respondents and therefore percentages do not add up to 100% and may be considerably more than 100%. This has been clearly indicated within the report.

The sample base for each chart is shown as either all respondents or n=base where the question was only asked to a selected number of respondents normally when routing from answers to previous questions.

For the purpose of the Neighbourhood Plan, analysis was conducted at three regional levels; Neighbourhood Plan Area (NP Area), Uffington parish and Baulking parish. Given the number of returns for Uffington this parish influences the NP Area level data and it is therefore important to view data at each level.

Reporting

The main body of the report is split into three parts.

Part 1 Profile of Respondents / Current households

Part 2 Perceptions of Housing Need for the NP Area and villages – this is based on the perceptions of all respondents living in the NP Area.

Part 3 Actual Housing Need for current households – this is based on only those who registered an actual housing need and the very low sample base should be noted.

3. Part 1 – Profile of current households

This section details the profile of respondents and their current housing provision. It is a useful baseline from which to determine future need and aspirations.

Length of time in the village

The majority of respondents (60%) in the NP Area have lived there over 10 years. This increases to 70% in Baulking.

Only 9% have lived in the NP Area less than 2 years, this again differs for Baulking where 6% of respondents have lived there for less than 2 years.

Chart 1 – How long have you lived in this village?



Base – all respondents

When considering the profile of those who have lived in the NP Area for ten years or more by sub groups; 58% live in a detached house now and 25% live in a semi-detached house. By parish, in Baulking 55% of those who have lived there over 10 years live in a detached house compared to 57% in Uffington.

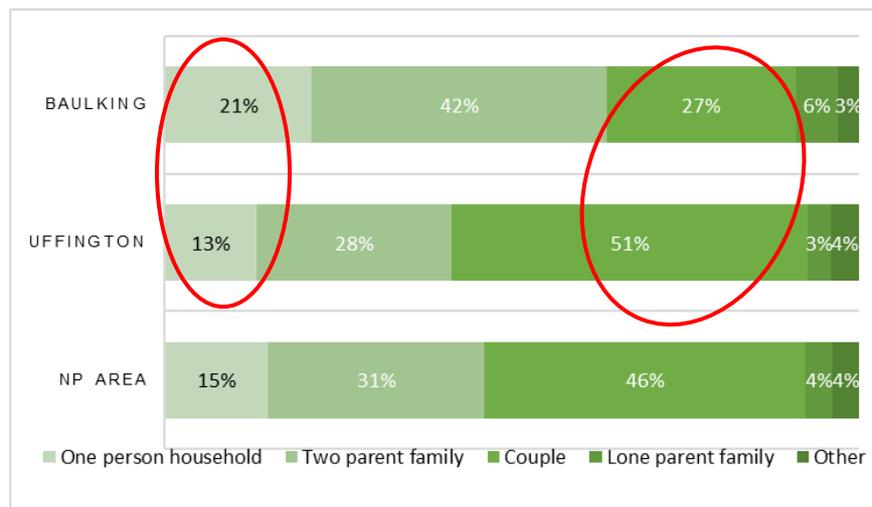
Similarly, 60% of those who have lived in the NP Area over 10 years own their own home outright and 28% own with a mortgage.

Household composition

Nearly half (46%) of households in the NP Area are composed of couples, this increases to 51% in Uffington but is just over a quarter (27%) in Baulking where the household composition is more likely to be two-parent families (42%) which account for only 28% of households in Uffington.

One person households account for 21% of homes in Baulking but only 13% in Uffington. Households are least likely to be composed of lone parent families (4%). Only 5 respondents cited 'other' household composition. Of these the main response was a couple with their elderly parent(s)/in-law(s) living with them.

Chart 2 – Which category best describes your household?



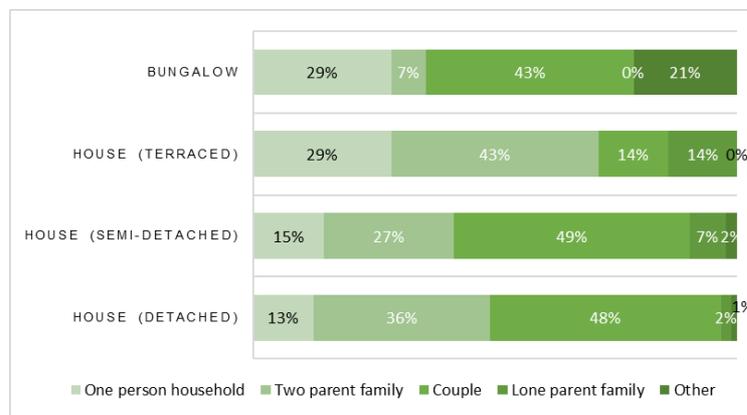
Base: All respondents

When considering the responses by sub groups and the type of house each household lives in, the majority of couples reside in a semi-detached house (49%) or detached house (48%).

However, most (43%) two parent families live in terraced houses or detached houses (36%).

One person households are most likely (29%) to live in bungalows or terraced houses.

Chart 3 – Which category best describes your household? By Type of house



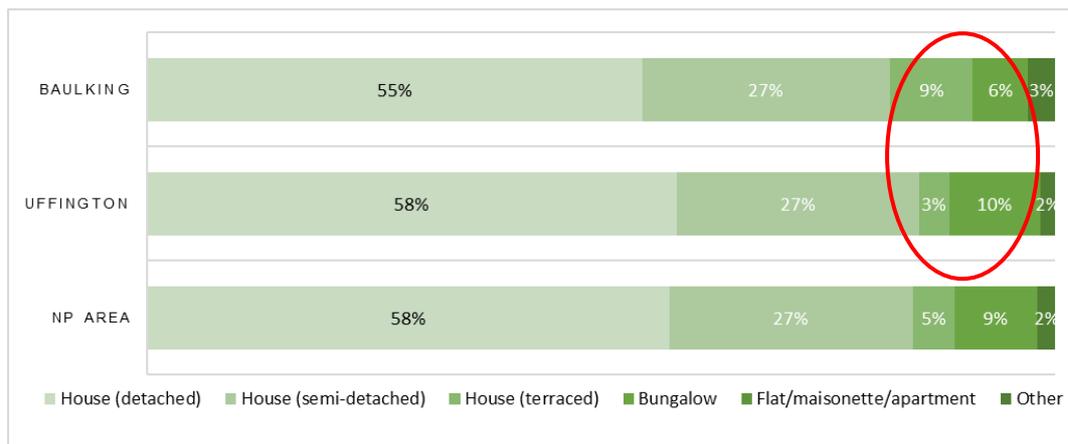
Base: All respondents

Type of house

The majority (58%) of households in the NP Area live in detached houses, this decreases slightly (55%) in Baulking.

While semi-detached houses account for just over a quarter (27%) of homes in both parishes, terraced houses are more popular in Baulking (9%) than in Uffington (3%). Bungalows account for 9% of respondents' houses, declining to 6% in Baulking. No respondents recorded living in a flat/maisonette/apartment. The low base for terraced houses, bungalows and flats should be noted.

Chart 4 – What type of house do you live in?

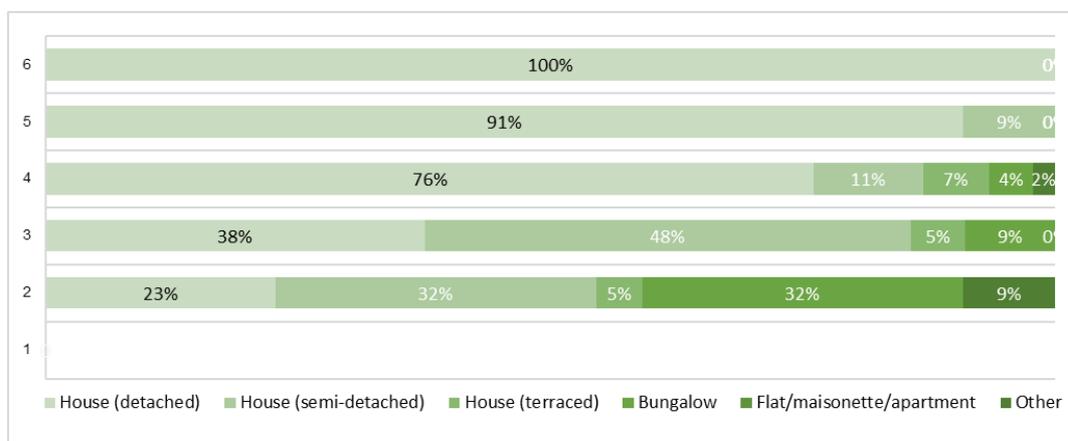


Base: All respondents

Perhaps not surprisingly, when considering larger homes, all houses with six or more bedrooms are detached, with 91% of houses with five bedrooms also being detached and 9% semi-detached.

Semi-detached houses are more popular for three bedroom houses (48%) although two bedroom houses are just as likely to be bungalows as semi-detached (32% respectively).

Chart 5 – What type of house do you live in? By number of bedrooms



Base: All respondents

Tenure of homes

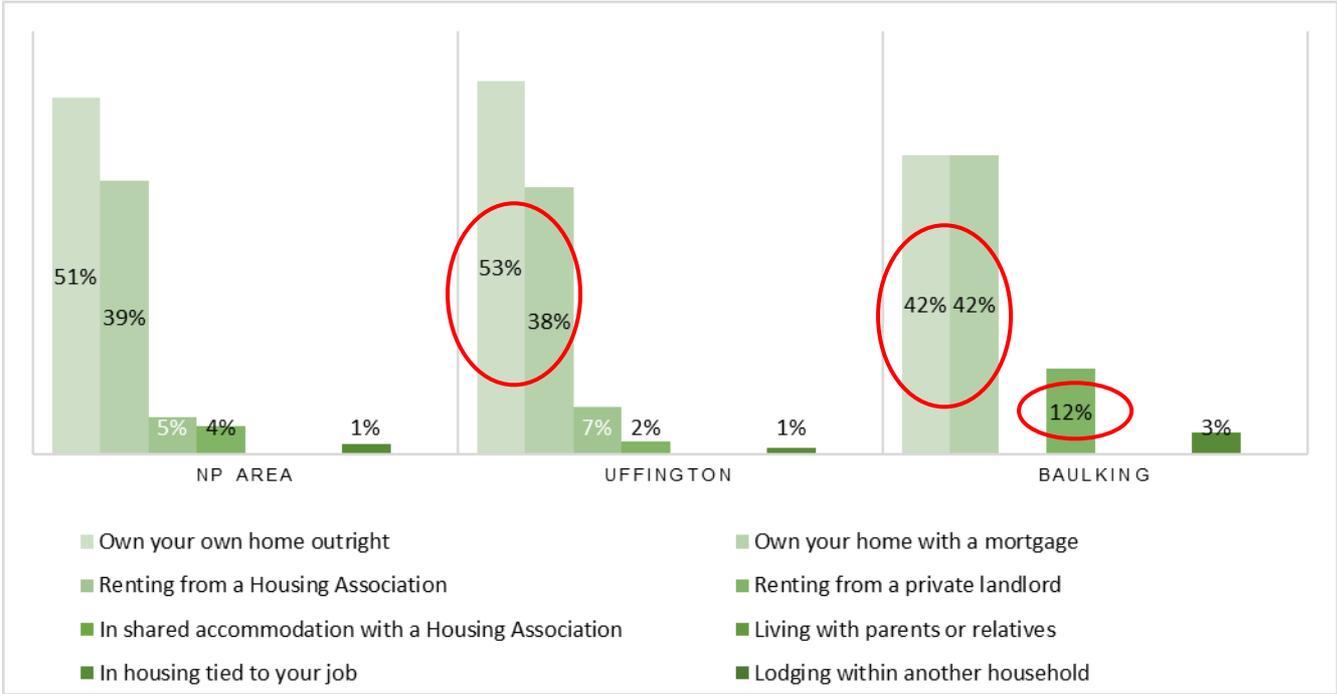
The majority (51%) of respondents own their own home outright which decreases to 42% in Baulking. However, 39% own their home with a mortgage which increases to 42% in Baulking.

While 5% of respondents in the NP Area rent from a housing association, none of the respondents in Baulking selected this option. However, 12% of the respondents in Baulking rent from a private landlord compared to 2% in Uffington.

No respondents replied that they are in 'shared accommodation with a Housing Association' or that they are 'living with parents or a relative', however in the case of the later, this is likely to be influenced by the person completing the questionnaire being the parent as further evidence shows older children living with parents in both parishes. Also, no-one recorded living with another household.

3% of respondents in Baulking live in accommodation tied to their job, compared to 1% in Uffington.

Chart 6 – Which of the following best describes your current accommodation?



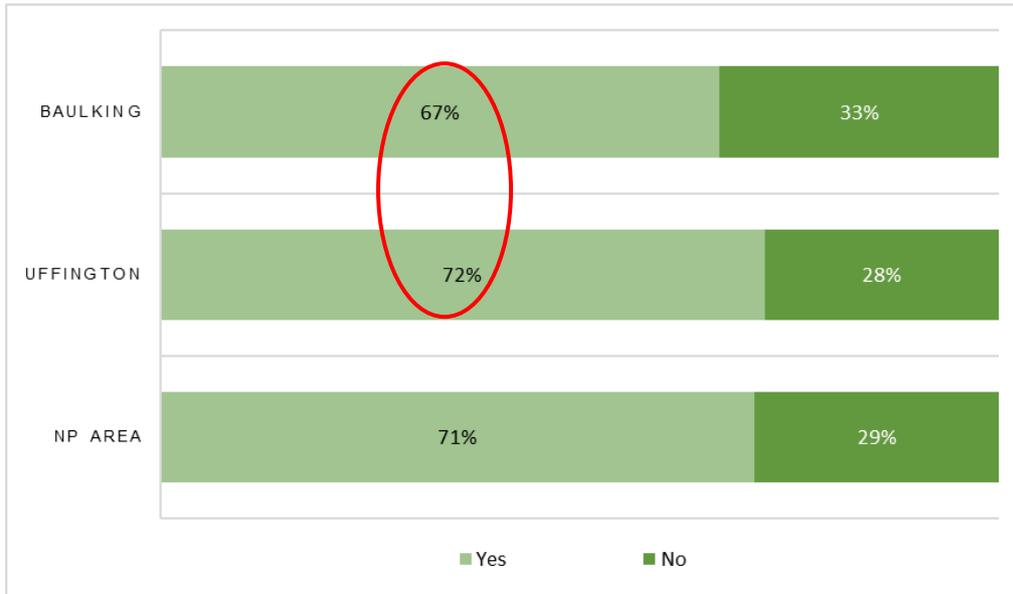
Base: All respondents

Communication

The majority of respondents (71%) have used/viewed the Uffington Parish Council Website, which drops slightly to nearly two thirds (67%) in Baulking. This suggests good communication of the website to both parishes.

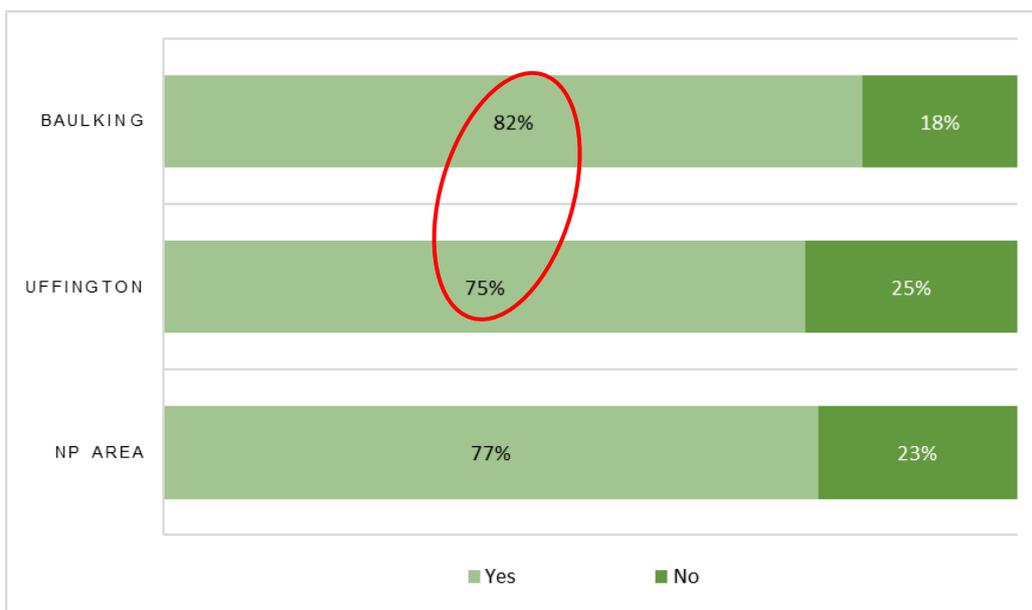
Conversely, while 77% of the NP Area know where to find updates and results relating to the Neighbourhood Plan, this increases to 82% in Baulking. This suggests excellent communication of the Neighbourhood Plan.

Chart 7 – Do you ever use/view the Uffington Parish Council website?



Base: All respondents

Chart 8 – Do you know where you can find updates on the Neighbourhood Plan progress and results of public consultations relating to the Neighbourhood Plan?



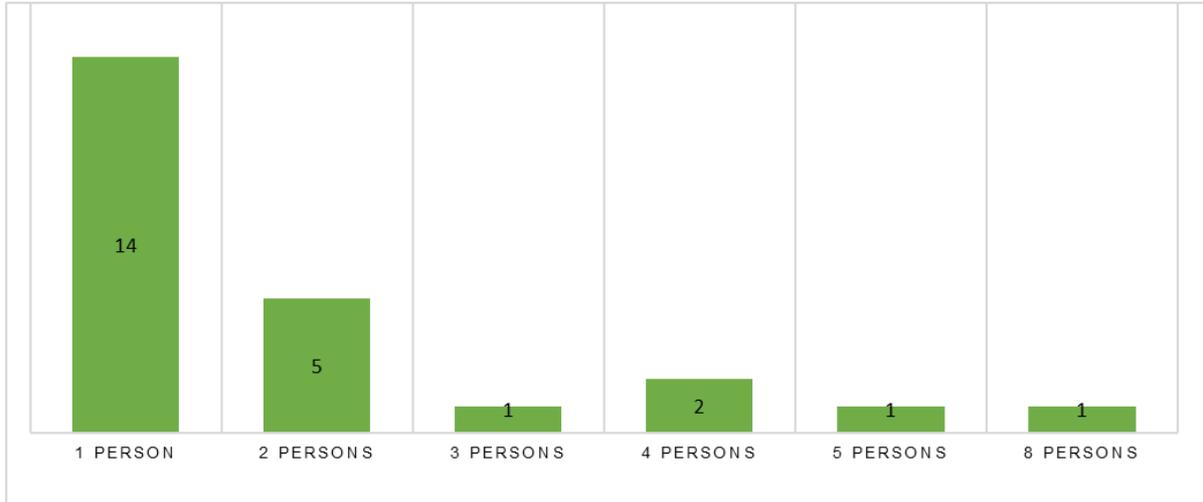
Base: All respondents

Reasons for members of the household to leave the village

Only 18% of respondents have had a former family member leave the village in the last 5 years. Respondents in Uffington account for 58% of households who had a member leave.

The majority of these had 1 person leave.

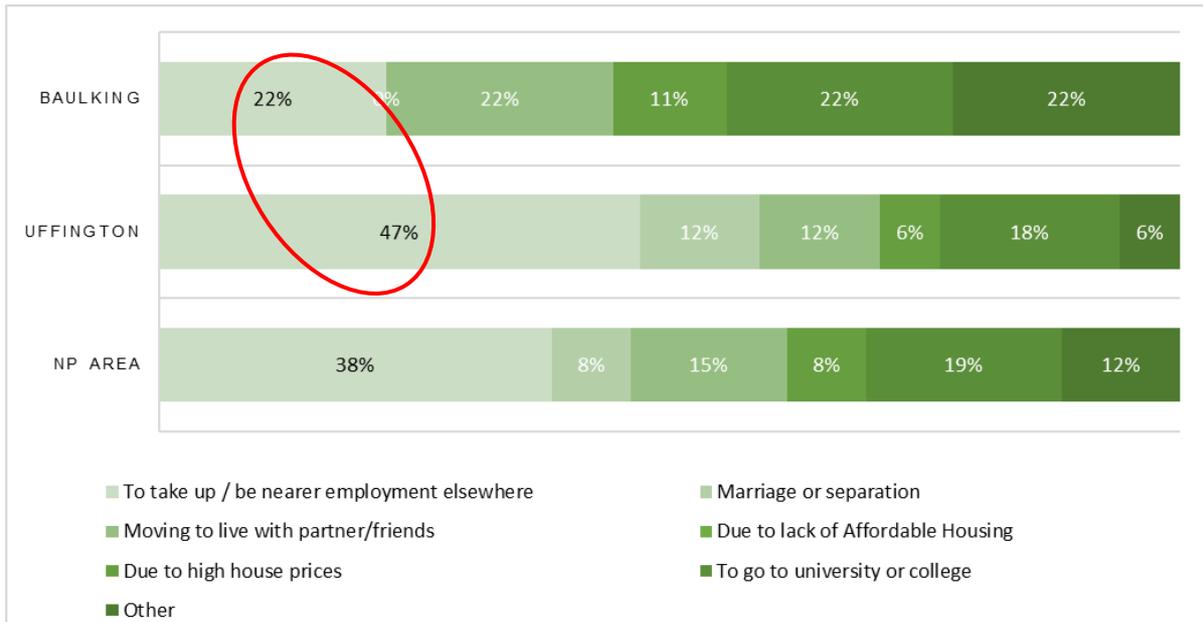
Chart 9 – Have any former members of your household left this village within the last 5 years?



Base: 24 respondents – actual counts

The main reason (38%) for leaving a household is to take up /be nearer employment elsewhere, this increases in Uffington (47%) compared to Baulking (22%). No one cited the reason as lack of affordable housing (as described as non-private market housing). A larger proportion of those who left went to university/college. 'Other' responses include death and insufficient space in property.

Chart 10 –Have any former members of your household left this village within the last 5 years? By village



Base: 26 respondents – actual counts

Part 2 – Perceptions of housing requirements

This section details the responses from all respondents to questions relating to what housing is perceived to be required in the Neighbourhood Plan Area. While this does not dictate actual housing need it provides useful insight into the assumptions of residents.

What type of housing is required

All respondents were asked to choose from a list of options, as to what type of housing they think is required in their village. They could select more than one option and provide other options. Starter Homes were described as 'for first time buyers between the ages of 23 and 40, sold at no more than 80% of open market value, capped £250,000 (exc. Greater London)'. Affordable homes were described as 'any home that is not private market housing, i.e. not a home bought privately or a home that's rented from a private landlord'.

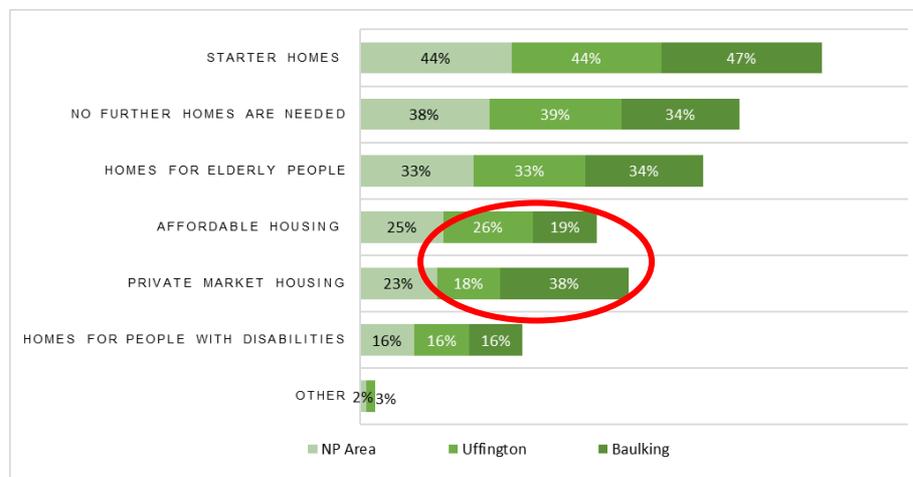
The majority (44%) of respondents feel that more starter homes (as described above) are required and this was consistent across both parishes. Conversely, 38% feel that no further homes are required at all and again this is similar in both parishes although slightly lower in Baulking at 34%.

Considering specialised needs, a third (33%) in the NP Area and parishes, feel that more homes for elderly people are required while 16% of all respondents feel that adapted home for people with disabilities are required.

When considering tenure, while a quarter of the NP Area feel that more Affordable Housing is required, this declines to 19% in Baulking where more private market housing is required (38%) than in Uffington (18%).

Only three people in Uffington suggested other options and of these two related to size of property which is covered later in this report. One person suggested sheltered accommodation to enable elderly people to remain independent.

Chart 11 – What type of housing do you think is needed in your village?



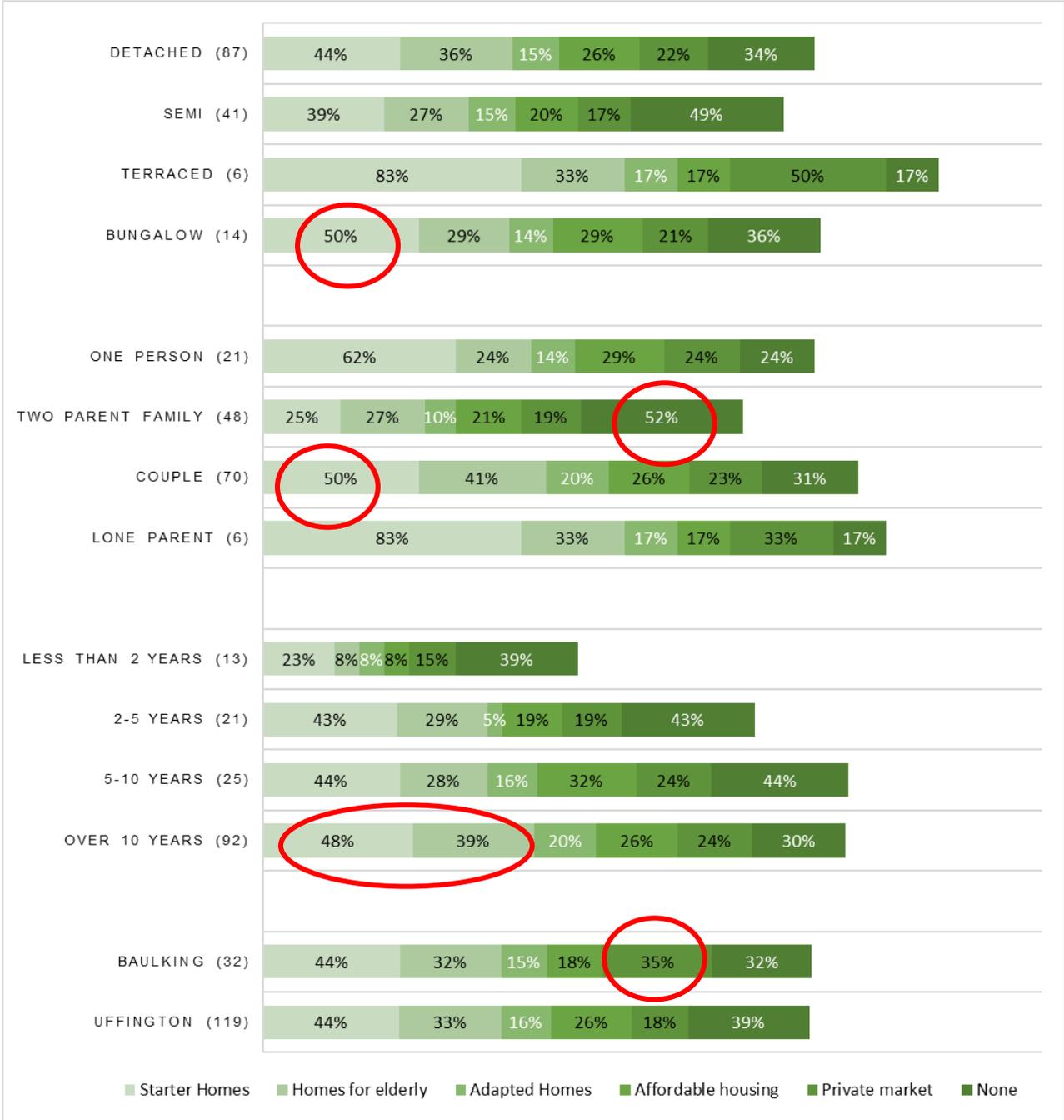
Base: All respondents

When analysing responses by respondents current housing and household composition, the results show some variations, however caution should be shown when viewing this chart due to the low sample bases (noted in brackets) of some categories.

Half (50%) of households with couples and 62% of one person households think more Starter Homes are required. Two-parent family households are more likely to feel more private market housing is required.

Those who have lived in their homes for ten or more years are more likely to support more starter homes (48%) and more homes for the elderly (39%).

Chart 12 – Sub groups for what type of housing do you think is needed in your village?



Bases: various – shown in brackets for each category



What size of housing is required

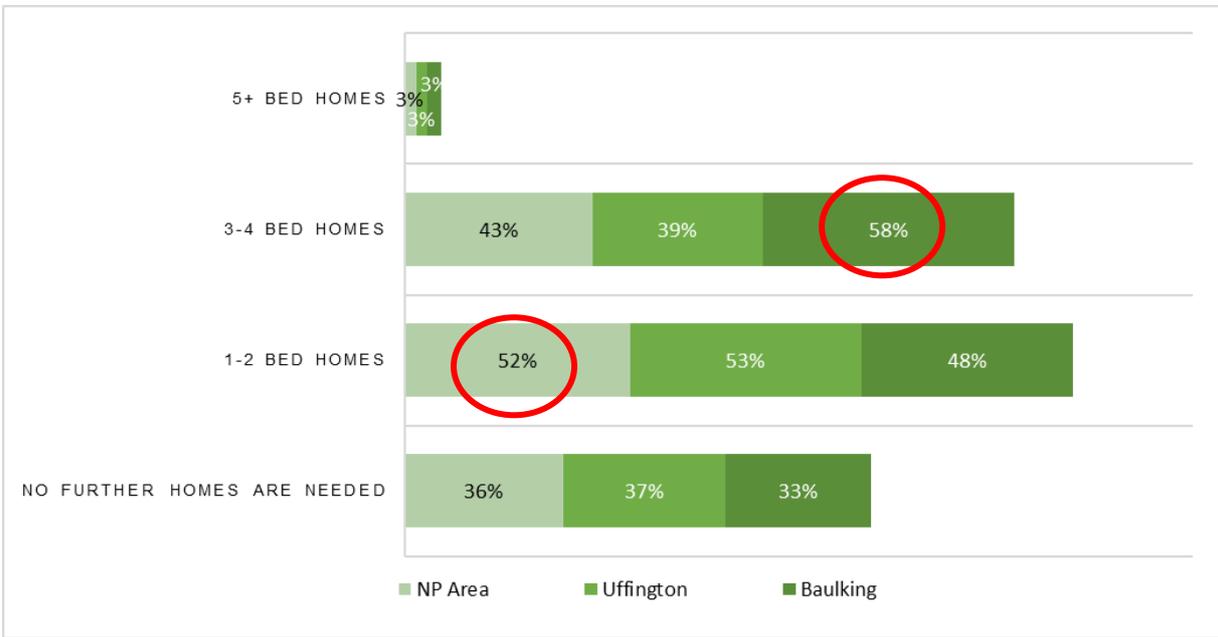
All respondents were asked to choose from a list of options, what size of housing they think is required in their village. They could select more than one option.

Similar to the previous question (chart 12) 36% of respondents in the NP Area felt no further homes are needed.

In the NP Area, just over half (52%) of respondents felt that 1-2 bed homes are required but this declines to 48% in Baulking where 58% felt 3-4 bed homes are required compared to the NP Area average of 43% and Uffington 39%.

Larger home of 5 bedrooms or more were not favoured with only 3% of respondents feeling these are required.

Chart 13 – What size of housing do you think is needed in your village?



Base: All respondents

When analysing by sub groups, those who have recently moved to the NP Area (less than 2 years) are more likely to feel no further homes are required (62%) compared to those who have lived in the village 10 years or more (30%).

Interestingly, current size of home seems to reflect views on the size of homes required, as those in larger detached homes are more in favour of 3-4 bed or more housing and those in smaller homes favour 1-2 bed housing. While this is only of use as an observation it seems to dispel the need for downsizing for those in large properties or more rooms required for those in smaller properties.

Couples are most likely to feel 1-2 bed homes are required (63%) than one person households (50%) or two parent families (36%). One person households are more likely to feel 3-4 bed homes are required (59%) than couples (43%) or two parent families (36%).



What style of housing is required

All respondents were asked to choose what style of housing they think is required in their village from a list of options. They could select more than one option.

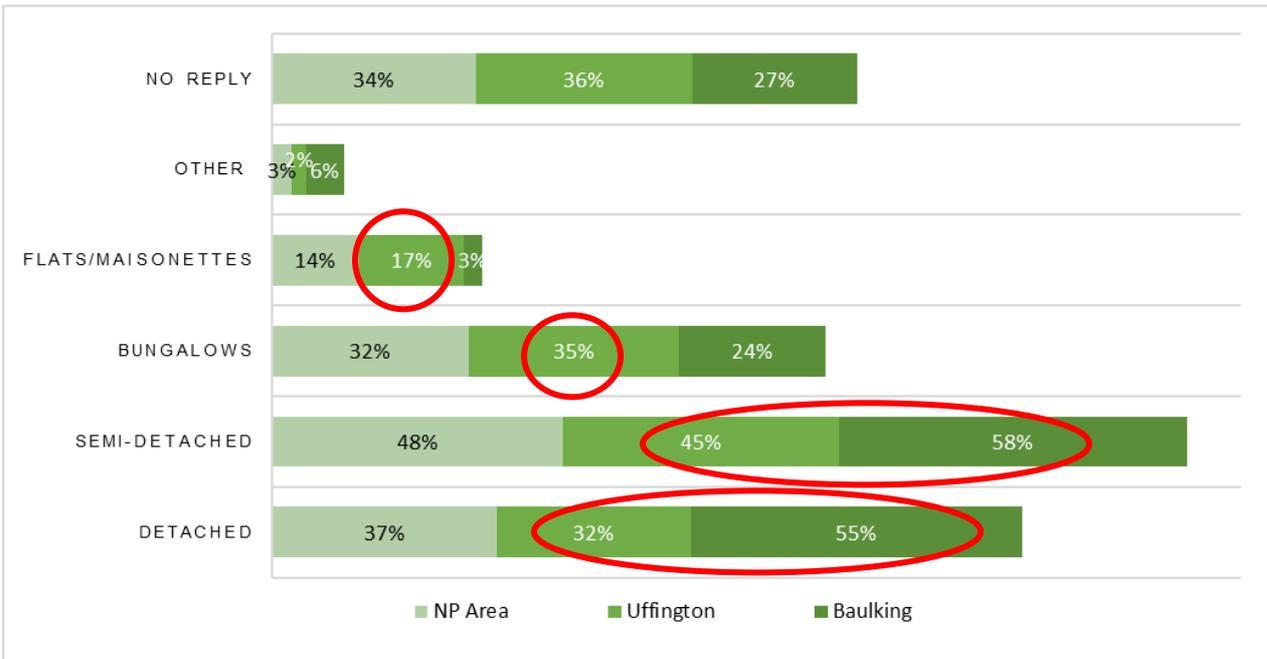
While the option to select 'no further housing is required' was not included in this question, the level of no replies suggests a similar amount of respondents (34%) did not feel any of the options were required.

The most popular style of housing selected is semi-detached with nearly half (48%) of respondents feeling this style is required. This increases to 58% in Baulking.

Similarly, detached housing was more popular for Baulking respondents (55%) than Uffington (32%).

There is a greater preference for flats and bungalows in Uffington than Baulking but the base is small.

Chart 14 – What style of housing do you think is needed in your village?



Base: All respondents including no replies.



Overall housing required

Comparing the last three questions it is possible to build a picture of the tenure, style and size of houses respondents feel are required in the NP Area. This is intended as a guide only due to low bases and perceptions rather than actual need.

The majority of respondents who feel there is a requirement for further development, suggest Starter Homes are required which should be mainly 1-2 bed and detached/semi-detached in style.

Respondents perceive there is a requirement for homes for older people which should be mainly 1-2 bed with some 3-4 bed properties and mainly bungalows and semi-detached housing. There is small perceived requirement for adapted homes for disabled persons. These should be mainly 1-2 bed bungalows or semi-detached houses.

Similar levels of perceived requirement are noted for private market and Affordable housing both of which should be a range of sizes from 1-4 bed. Private market and Affordable housing should be detached and semi-detached housing but Affordable housing should include some bungalows.

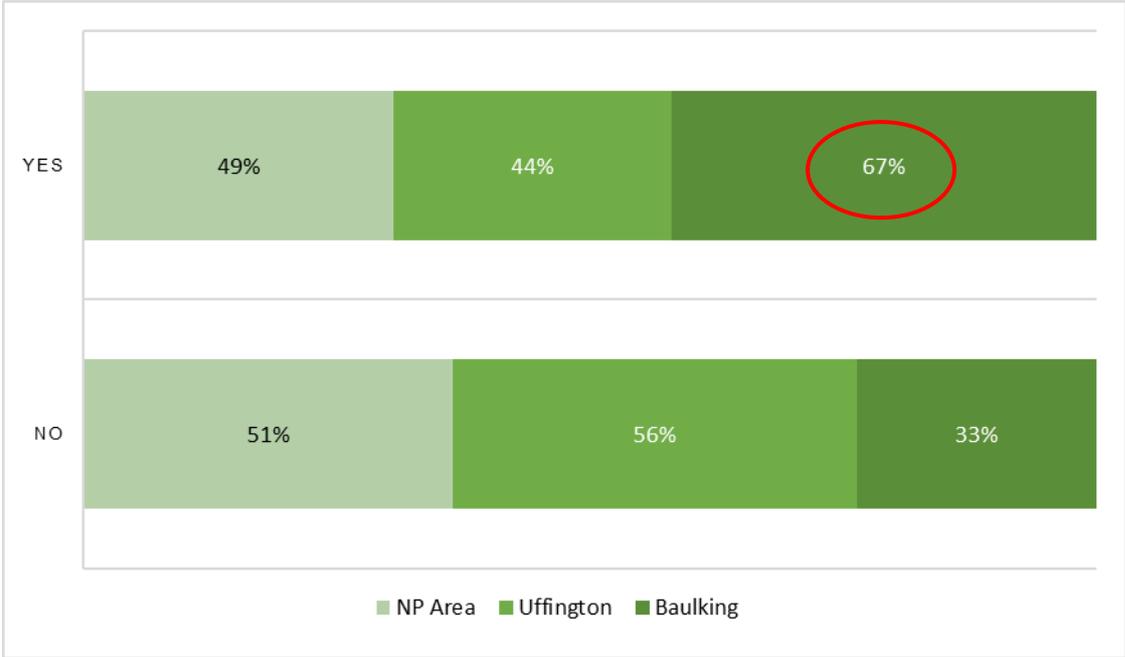
Table 1 – Type of housing required by size and style

	NP Area	1-2 bed homes	3-4 bed homes	5+ bed homes	Detached	Semi-detached	Bungalows	Flats/maisonettes	Summary
Starter Homes	67	60	44	2	35	55	32	17	High need should have 1-2 bedrooms and be detached/semi-detached
	71%	78%	71%	67%	66%	76%	64%	81%	
Homes for people with disabilities	24	23	18	1	12	21	23	9	Small need, mainly 1-2 bed bungalows and semi-detached
	26%	30%	29%	33%	23%	29%	46%	43%	
Homes for elderly people	50	45	33	3	28	40	43	12	High need, mainly 1-2 bed, some 3-4 bed bungalows and semi-detached housing.
	53%	58%	53%	100%	53%	56%	86%	57%	
Affordable Housing	37	31	29	2	24	31	21	11	Medium need, 1-4 bed, variety of styles
	39%	40%	47%	67%	45%	43%	42%	52%	
Private market housing	34	26	27	2	25	29	18	9	Medium need, 1-4 bed detached and semi detached homes
	36%	34%	44%	67%	47%	40%	36%	43%	
Other	3%	3%	5%	0%	4%	0%	2%	0%	Negligible
Base	94	77	62	3	53	72	50	21	

Base: Only respondents who felt there was a need for further housing – individual bases shown

Around half (49%) of respondents felt there is a lack of adequate housing in the NP Area with some difference between the two parishes as this rises from 44% in Uffington 44% and to 67% in Baulking.

Chart 15 – Do you feel there is a lack of adequate housing in the village?



Base: All respondents

65 respondents gave further explanation of why they felt there is a lack of adequate housing in their village, these responses were categorised by themes to analyse them.

Comments fall into three broad categories of; Issues, Types of housing required and Quantity needed.

Issues	Types of homes needed	Quantity
Keep local families together	Homes for disabled	Infill only
Sustain village	Family homes	A few needed
Little employment locally	Young couples	small clusters/individual homes
Keep community vibrant	Elderly (Downsize/ empty nesters /residential care home)	Development of private land
Allow young people to stay in village	Young families	
Housing too expensive	Affordability	
Infrastructure to support development	Smaller adapted homes	
Many 20-30 year olds living with parents	First time buyers	
Allow elderly to downsize but keep standard of home	Retired couples	
	Small/medium sized	
	Bungalows for elderly	
	Starter homes	
	Starter flats for young people	
	Bunglows for special needs	
	2-3 bed	
	Need reasonably prices homes	



The following are a selection of comments to illustrate the categories.

Lack of affordable accessible houses for older people, either to downsize or accommodate relatives who need to move nearer family

Lack of affordable housing for those that live at home but wish to remain in the village as 1st time buyers. Lack of affordable housing for those looking to downsize & wish to remain in the village including bungalows for those that are older or disabled.

Most children have to leave the village in past as houses not available and too expensive in general

Most homeowners are now grandparents whose grown up children in their 30's/40's need housing, pay exorbitant rent and would love to live where they grew up. With land in good supply, landowners could build for their children/grandchildren and thus ensure continuity in the village. Care needs for residents not available so villagers may have to leave area and move to a town they do not know at all. Strange environment

No opportunity to downsize. Too expensive for first time buyers

There is a big jump in price of housing from ex-local authority housing (2/3 bed) to other types of property which completely outprices any normal earning family/couple

There is a good range of housing except where older people can move to where they can live independently but with support when needed. At the moment these people, some of whom have lived in the village for 40+ years have to move away because there is no housing suitable to their needs

Uffington already has a range of housing and sufficient housing overall. There is no real evidence of demand to live in Uffington as opposed to large areas near the main means of transport. We have no industry in the village and no public transport

We need a balanced community long term. Uffington has a sufficient stock of larger family houses (4/5 bedrooms) and access to this stock can be helped by provision of smaller homes for the elderly. So, the focus of new houses should be on starter homes, affordable homes, smaller family homes and houses for the elderly. Jacks Lea goes a long way to meeting our numbers.

Additional homes provided through infill would allow growth of the village to include young families and there is a need for smaller accommodation to allow older community members to downsize to easily manageable, eco-friendly, well insulated property suitable for retirement. This would allow in turn a greater mix of age in the village to keep community vibrant, use church and community centre

children who grew up in the village having to move out to buy their own 'affordable' homes or rent.

Baulking has a unique community spirit, incomparable with other villages and this is the reason we don't wish to leave but want to build an eco friendly easy to manage low maintenance home. From the air, Baulking is ribbon type development with plenty of areas for building houses. Small clusters / individual houses needed to keep the village alive. Most residents wish to live in rural area

Quantity of new homes by specialised need and size

Respondents were then asked to suggest how many new homes were required for a selection of options which covered type and size of housing.

A total of 65 people responded with only 60 respondents giving actual figures; some others expressed quantity in terms of 'a few' or 'a lot' and have been discounted from the analysis. 18 responses were analysed for Baulking and 42 for Uffington. Caution is advised when viewing this data due to the low bases.

Respondents felt, starter homes are the main type of housing required in Baulking with a range of quantities suggested. Homes for the elderly are also suggested at a quantity of around 5. Some Adapted homes and Affordable homes are also suggested by 3 respondents.

When considering size of new housing, 3-4 bed housing is favoured with a quantity of between 3-6. Some smaller 1-2 bed housing is also suggested although the quantity is spread.

Given that some of the categories will overlap (i.e. elderly accommodation could be adapted and affordable housing) it is not recommended that figures are simply totalled to suggest an overall quantity.

Table 2– How many of the following homes do you think are needed in Baulking? – actual counts

Baulking	Quantity required			
	1-2	3-4	5-6	7-10
Starter Homes	3	3	2	1
Elderly	1	1	3	1
Adapted		1	2	
Affordable		1	2	
1-2 bed	5	2	3	
3-4 bed	2	7	7	1
5+ bed			1	

Base: 18

When considering responses for Uffington, the range of quantity of housing increases and a slightly different profile of housing is suggested.

Homes for the elderly are the main suggestion with the majority of respondents (22) suggesting between 5 and 10 homes are required.

A similar number of Starter Homes is suggested with 19 respondents suggesting between 5 and 10 are required of this type.

Affordable homes were suggested 19 respondents of which the majority (17 respondents) feel between 5 and 10 homes are required.

Some Adapted homes were also suggested by 11 respondents with mixed responses as to the quantity.

When considering the size of new housing, smaller sized 1-2 bed properties were favoured by 32 respondents with the majority (26 respondents) suggesting between 5-10 houses of this size are required.

Family homes are also recommended with between 5 to 10 houses with 3-4 beds.

The support for larger homes of 5 or more beds is very low.

Table 3 – How many of the following homes do you think are needed in Uffington? – actual counts

Uffington	Quantity required						
	1-2	3-4	5-6	7-10	15	20	30
Starter Homes		1	6	13	2	3	
Elderly	1	1	9	13	1	2	
Adapted	2	3	7			1	
Affordable			9	8		1	1
1-2 bed			13	13	2	4	
3-4 bed	1		6	11	3	5	
5+ bed	1	2	2	1			

Base: 42

This is supported by further analysis on what type of home respondents felt is required in their village, where starter homes are the preferred new housing in both parishes, with 88% of respondents in Uffington who felt there was a requirement for these types of homes and 67% in Baulking. Please note that the bases are small for both parishes.

However, there is perceived to be a significantly lower need for homes for the elderly in Baulking (16%) than Uffington (81%). Smaller homes were favoured by Uffington respondents compared to medium family homes in Baulking.

Table 4 – What type of homes do you think are required by parish.

	Uffington	Baulking
Starter Homes	88%	67%
Homes for elderly	81%	16%
Specially adapted homes	53%	28%
1-2 bed homes	100%	76%
3-4 bed homes	86%	94%
5+ bed homes	56%	22%
Base	43	18



When analysing responses for size of home by type of home, similarities between the parishes are apparent and these are shown below.

In Baulking the majority of respondents feel 2-3 bed homes are required and these should be predominantly houses with some bungalows. Properties with 3 or more beds should be houses and respondents. However, respondents preferred houses and bungalows for 1 bed housing, not flats.

Table 5 – Type of homes required by size of home – Baulking respondents

Baulking	House	Bungalow	Flat
1 bed	6	5	1
2 -3 bed	17	7	-
3 -4 bed	15	2	-
5+ bed	3	-	-

Base: 18 respondents

In Uffington the majority of respondents also feel 2-3 bed homes are required and these should be predominantly houses with some bungalows. Properties with 3 or more beds should be houses and respondents favour Bungalows and Flats for 1 bed housing.

Table 6 – Type of homes required by size of home – Uffington respondents

Uffington	House	Bungalow	Flat
1 bed	12	19	18
2 -3 bed	40	26	8
3 -4 bed	32	5	1
5+ bed	13	-	-

Base: 43 respondents



Tenure of new homes by size and need

When considering tenure for different sizes of homes, respondents in Uffington predominantly felt these should be 'for sale'. However, there was also a requirement suggested for some 1-2 bed properties to be available for rent from Housing Associations and some as 'shared ownership'. Again, larger 5 bed or more homes were not favoured.

Similarly, for types of homes, Uffington respondents felt Starter Homes which are smaller in size, should be available predominantly for sale but also rented from Housing Associations and with some 'shared ownership'. Homes for the elderly should be for sale and available to rent from Housing Associations with some private rent. However, specially adapted homes fall predominantly under rental tenure – either from Housing Associations or private landlords.

Table 7 – Please indicate what tenure each of these new types of homes should be – Uffington

Uffington	For sale	Private rent	Rent from Housing Association	Shared ownership	None of these homes required
1-2 bed homes	29	9	16	14	1
3-4 bed homes	30	5	8	6	3
5+ bed homes	6	-	-	-	18
Starter Homes	23	6	12	13	4
Homes for elderly	23	9	13	6	1
Specially adapted homes	7	10	14	4	3

Base: 43 respondents

Although Baulking respondents also favoured housing being for sale as the predominant tenure by housing size and need, there is a degree of private rent suggested for 3-4 bed homes.

Starter Homes are spread across tenures, with respondents favouring for sale, rent from Housing Association and Shared Ownership.

Table 8– Please indicate what tenure each of these new types of homes should be – Baulking

Baulking	For sale	Private rent	Rent from Housing Association	Shared ownership	None of these homes required
1-2 bed homes	11	3	3	2	-
3-4 bed homes	15	5	1	2	1
5+ bed homes	1	-	-	-	3
Starter Homes	8	2	5	5	-
Homes for elderly	6	4	2	2	2
Specially adapted homes	2	-	2	-	2

Base: 18 respondents

Part 3 – Actual Housing Need

This section considers responses to a part of the questionnaire only completed by those respondents who expressed they had a current or imminent housing need. Therefore the base for responses is very low and data should be used with caution.

Housing need for current residents

Only 8% of respondents (12 persons) replied that someone in their household would need to set up home separately from them in the village now or in the next five year. Respondents were most likely to be from family households (two parent or lone parent).

A further question asked, 'are you, or someone in your household in need of another home in the village?' and here 20 persons (13%) replied "yes" with an equal spread over timeframes of immediate need, within 12 months, within 3 years and within 5 years. However, 87% replied that they did not need another home in the village.

To determine the future accommodation needed for respondents who had expressed a need the following questions were asked ONLY to these people. Given the very low sample base of 20 persons the results should be considered as of interest only.

Respondents were most likely to have lived in the village for 10 years or more (17 persons).

The majority of respondents with a housing need, either have close family in the NP Area/nearby or were born/grew up in the NP Area. When considering the 'other' category, all of these four respondents have moved here in adult years and have lived here since.

Table 9 – Connection to the village

	NP Area	Uffington	Baulking
I was born/grew up here	7	3	4
I currently work here	3	2	1
I currently work nearby	4	2	2
Close family live here/nearby	8	3	5
Other (lived here 29 years or more)	4	3	1
Base	19	11	8

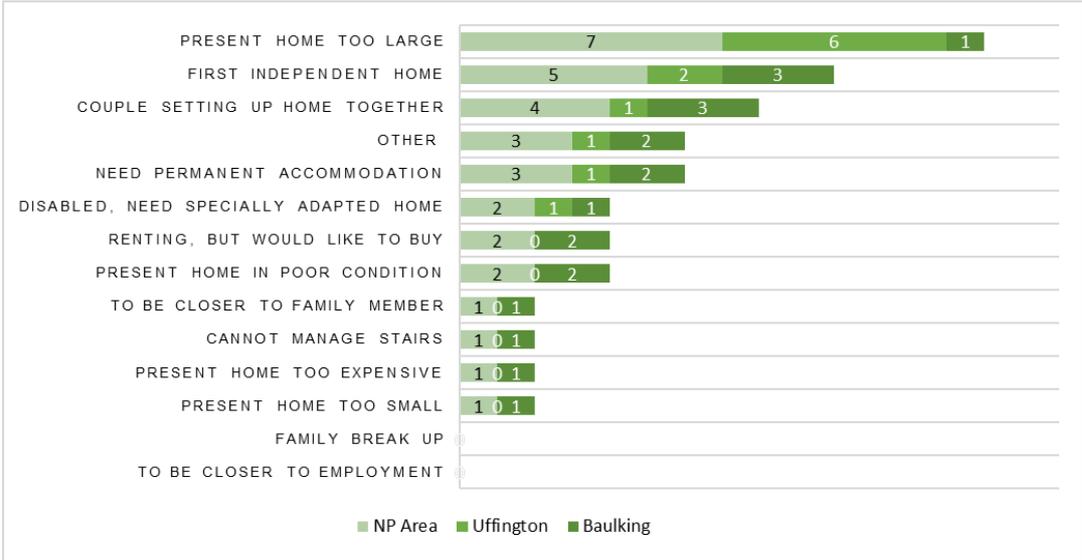
An equal split of persons said that this new home would be in addition to their current home and the remainder that it would mean the sale of their current home. Note the base for this question fell to only 16 respondents. While exercising caution due to the low numbers, this is interesting as it shows a 50/50 split between households where family members are moving out to set up on their own in the village compared with those who are changing property within the village.

This is perhaps clearer when considering the reasons for the housing need (note more than one reason could be selected) in chart 16. Those who replied that the present home was too large were most likely to sell their current home so this suggests they wish to downsize. Those respondents replying someone in their household was setting up a home together/first independent home were most likely to require the home in addition to their current home.

The 'other' response option appears to have been used to explain the reasons for housing need and does not provide any additional options.

“Anticipating age-related need for a slightly smaller property with a more easily-managed garden”
“Present home is high maintenance - more difficult as we get older”

Chart 16 – Reasons for Housing Need



Base: 19 respondents who expressed a housing need – (actual counts)

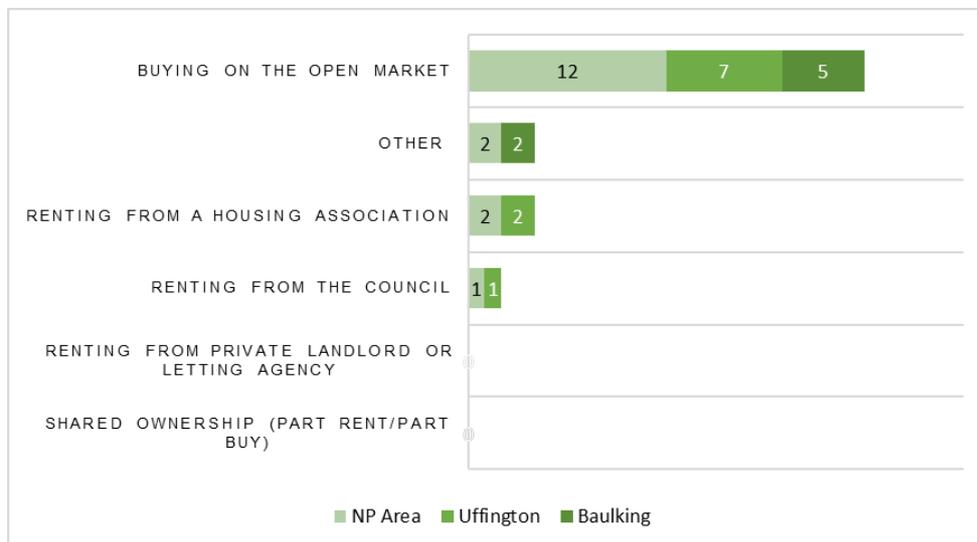


Type, size and style of housing needed

The preferred tenure to meet the housing need is buying on the open market with 12 persons selecting this option. Affordable housing is required by 2 persons.

The 2 people who selected 'other' option would prefer to self-build on their own land.

Chart 17 – What type of housing would best suit your housing need? Main preference only



Base: 17 respondents who have a housing need (actual counts)

When asked to consider which size and style of housing would best suit their need, most respondents require a 3-bed house but of these some also selected a 2-bed property and/or a 4-bed property.

No respondents selected a flat as their required housing style or that they required 5 or more bedrooms.

Table 10 – Which of these size/styles of housing would best suit your need?

What size/style of housing would best suit your need				
1-bed	2 bed	3bed	4 bed	5+ bed
	Bungalow			
	House			
		House	House	
		House		
Bungalow	House			
		House	House	
	House	Bungalow	Bungalow	
		House		
	House	House		
		House		
	House	House		
	Bungalow	Bungalow		
	Bungalow	Bungalow		
		House		
	House			
		House	House	
		House		
		Bungalow		
		House		

Base: 19 respondents

Employment for those with a housing need

The majority of respondents (8 persons) either work from home or travel between 1 to 15 miles although a similar number (8 persons) are retired.

Only 2 respondents travel over 20 miles for work. Most work full-time.

This seems to support the previous split of housing need for either those who are older/retired and those who are of working age who wish to move into their own home.

Table 11 – How far do you commute to work? Main distance only

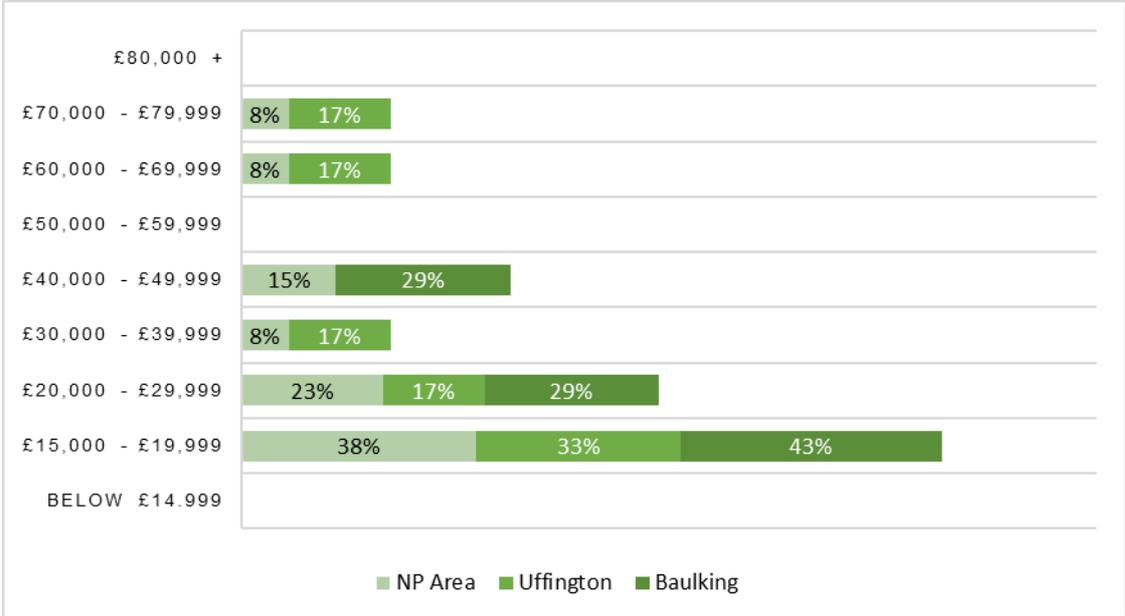
	NP Area	Uffington	Baulking
Retired/Do not work	8	5	3
Work from home	3	1	2
Between 1-5 miles	2	2	-
Between 6-10 miles	1	-	1
Between 11-15 miles	2	2	-
Between 16-20 miles	-	-	-
More than 20 miles	2	-	2
Base	18	10	8

Table 12 – Your employment. Main form of employment only

	NP Area	Uffington	Baulking
Working full-time	9	4	5
Working part-time	1	1	-
Unemployed	-	-	-
Retired	8	5	3
In full time or further education	-	-	-
Claming benefit	-	-	-
Claiming Job Seeker's Allowance	-	-	-
Incapacity Benefit	-	-	-
Other	-	-	-
Base	18	10	8

When considering the net annual income of the household/individual needing a property, the majority (38%) have between £15,000 to £19,999 per annum, this varies slightly by parish but again the low bases mean this is not significant.

Chart 19 – Your income



Base: 13 respondents (6 Uffington, 7 Baulking)

Although those respondents who advised that they have a housing need were asked to provide the level of saving/equity which could be used towards purchasing a home, many did not reply and therefore with such a low sample base this question has not been included in the analysis.



Appendix A – Questionnaire

To be added on final version



Uffington and Baulking Neighbourhood Development Plan

Landscape Capacity Study

November 2017





LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

Uffington and Baulking Neighbourhood Development Plan

Landscape Capacity Study

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Abbreviations

AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
DC	District Council
DPD	Development Plan Document
GLVIA	Guidelines for Landscape and Visual Impact Assessment
ha	Hectares
km	Kilometres
LCA	Landscape Character Area
LCT	Landscape Character Type
LCS	Landscape Capacity Study
LVIA	Landscape and Visual Impact Assessment
m	Metres
NCA	National Character Area
NDP	Neighbourhood Development Plan
OWLS	Oxfordshire Wildlife and Landscape Study
PRoW	Public Rights of Way
SAC	Special Area of Conservation
SAM	Scheduled Ancient Monument
SSSI	Site of Special Scientific Interest

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Executive Summary

Lepus Consulting Ltd has been appointed by Uffington and Baulking Neighbourhood Development Plan (NDP) Steering Group to carry out a Landscape Capacity Study (LCS) to inform the forthcoming Neighbourhood Development Plan for the two villages which will cover the period 2011-2031.

Uffington and Baulking are villages based in close proximity to each other, located in the south of Oxfordshire. Uffington is the larger of the two villages.

The villages each have a range of built forms and include a strong and distinctive historic evolution since before the time of the Norman Invasion. Both villages are surrounded by gently undulating open countryside. The hills of the North Wessex Downs AONB are a short distance away, lying less than 2km to the south of Uffington. These hills form a distinctive panoramic skyline and are nationally protected for their landscape and cultural heritage value. They form a scenic and striking land form when viewed from both villages.

The landscape capacity study uses established landscape capacity methodological principles to develop a methodology for the project. The methodology is summarised as following a sequential classification and evaluation of landscape and visual factors to determine landscape sensitivity.

The evaluation of landscape sensitivity is combined with landscape value to determine landscape capacity.

Landscape capacity is rated according to five orders of magnitude as follows: Low, Medium/Low, Medium, Medium/High and High. A total of 205 land parcels were evaluated in Uffington and 120 land parcels in Baulking were evaluated.

Land parcels classified as Low capacity mean that the landscape cannot accommodate areas of new development without a significant and adverse impact on 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.

Land parcels classified as Medium/Low capacity mean that 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.

Land parcels classified as Medium capacity mean that 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.

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.

Land parcels 177 and 175 in Uffington are evaluated as having Medium capacity for development. In other words, 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 should be retained and enhanced.

Land parcels 95 and 31 in Baulking are evaluated as having Medium capacity for development. In other words, 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 should be retained and enhanced (see **Chapter 6** on the main report for more detail).

Landscape capacity maps illustrating the scoring of all parcels have been included in **Appendix A**.

This study is an evidence document prepared at a high level with limited ground-truthing to review and confirm parcels that were less clearly definable from a desktop study alone. Any proposals for development at any location in the study area should be subject to separate Landscape and Visual Impact Assessment (LVIA).

This report is focused on landscape matters and related interdisciplinary issues including ecology, cultural heritage, hydrology and geology where they are relevant. Other planning matters will need to be considered alongside the findings of this report when using it to inform the NDP.

This report was conducted between May and November 2017.

1 Introduction

1.1 Appointment

1.1.1 Lepus Consulting Ltd has been appointed by Uffington and Baulking NDP Steering Group to carry out a LCS in the NDP area.

1.1.2 Lepus Consulting is an environmental assessment practice specialising in landscape and ecological impact assessment. This report has been prepared by Will Ewart (BSc) and Neil Davidson (BSc, MSc, CEnv, CIEEM, CMLI).

1.1.3 This report was conducted between May and November 2017.

1.2 Background

1.2.1 The Uffington and Baulking area designation for a NDP was submitted on 26th November 2016 and was approved by the Vale of White Horse District Council (DC) on 10th March 2017. The Vale of White Horse DC is the qualifying body for the preparation of a NDP for the designated area.

1.2.2 The Parish Council has set up a Steering Group for the NDP and has granted delegated authority in exercise of all relevant plan-making functions to the NDP Steering Group.

1.2.3 The Steering Group has a landscape focus group which has appointed independent landscape consultants to prepare this study since the NDP area includes part of the nationally important North Wessex Downs AONB.

1.3 Vale of White Horse District Council - Local Plan

1.3.1 The Vale of White Horse Local Plan 2031 provides a policy framework for the delivery of sustainable development across the district. It replaces the Local Plan 2011.

- 1.3.2 The Local Plan 2031 prepared by Vale of White Horse District Council will be used to inform decisions on planning applications across the district, in conjunction with any Development Planning Documents (DPDs) relating to minerals and waste prepared by Oxfordshire County Council, and any neighbourhood plans prepared by the community¹.

1.4 Scope of work

- 1.4.1 The original scope of work related to Landscape and Visual Impact Assessment (LVIA), however, following a decision not to allocate sites for development, it was agreed that the better approach would be to consider landscape capacity in the NDP area. This matter was discussed at the inception meeting on 23rd May 2017.

¹ Vale of White Horse District Council (2017) The new Local Plan 2031. Accessed on 03/10/17. Available at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>

2 Landscape capacity methodology

2.1 Landscape capacity studies - context

2.1.1 Best practice guidance does not provide a universal, fixed method for conducting all landscape capacity studies. Instead, the guidance presents a structure under which landscape capacity studies are based, and this will change depending on a number of factors including the location and scale of the study. The methodology for the Uffington and Baulking NDP is based on guidance taken from the following key texts:

- Scottish Natural Heritage and the Countryside Agency Landscape Character Assessment (2002) and subsequent Topic Paper 6 Techniques and Criteria for Judging Capacity and Sensitivity (2006)
- The Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment 3rd edition (2013) (GLVIA).
- Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

2.1.2 The following methodology has also been informed by the Landscape Capacity Assessment for sites on the edge of the larger villages in South Oxfordshire (2014).

2.1.3 Landscape capacity is defined as:

“the degree to which a particular landscape character type or area is able to accommodate change without significant effects on its character, or overall change of landscape character type. Capacity is likely to vary according to the type and nature of change being proposed.”²

2.1.4 Landscape capacity is assessed within ‘parcels’ of land. For this study, parcels are defined by field boundaries. Stands of woodland are also considered as parcels.

2.1.5 Please note, the landscape capacity maps include an (up to date) vector GIS layer showing the locations of buildings across the parishes (coloured black). These buildings may not line up exactly with the buildings shown on the OS 1:25,000 scale base map. The purpose of including this layer was to show the new development at Jacksmeadow estate and Waylands.

² Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

2.1.6 Areas of land that are uncoloured ('white' parcels) in the landscape capacity maps are previously developed and are unlikely to change during the plan period.

2.1.7 The assessment of landscape capacity began with a desktop assessment to gauge the scope and scale of the study area. This exercise was then followed by the field study. During this phase, the assessment of parcels were 'ground-truthed' to determine aesthetic and perceptual factors including, but not limited to, views to and from the North Wessex Downs AONB. The study does not visit every single parcel in the NDP area and instead concentrates on those parcels that score as 'medium', 'medium/high' or 'high' in terms of landscape capacity.

2.2 Housing density

2.2.1 The assessment of parcels is based on the extent to which the land in question would change when compared to existing, or baseline, conditions. Landscape sensitivity was determined from baseline information and landscape value for existing designated landscape or landscape-related receptors. The potential density and design of housing was not specified by the client team and for the purposes of this project. When determining capacity, housing density and design was loosely based on nearby housing in relation to the parcel being assessed.

2.3 Methodology

2.3.1 Landscape capacity is derived from landscape character sensitivity and visual sensitivity (that combine to form landscape sensitivity) and landscape value (see **Table 8**). A diagram illustrating this process is shown in **Figure 3.1**.

2.3.2 The methodology has five stages:

1. Determine landscape character sensitivity.
2. Determine visual sensitivity.
3. Calculate landscape sensitivity.
4. Determine landscape value.
5. Calculate landscape capacity.

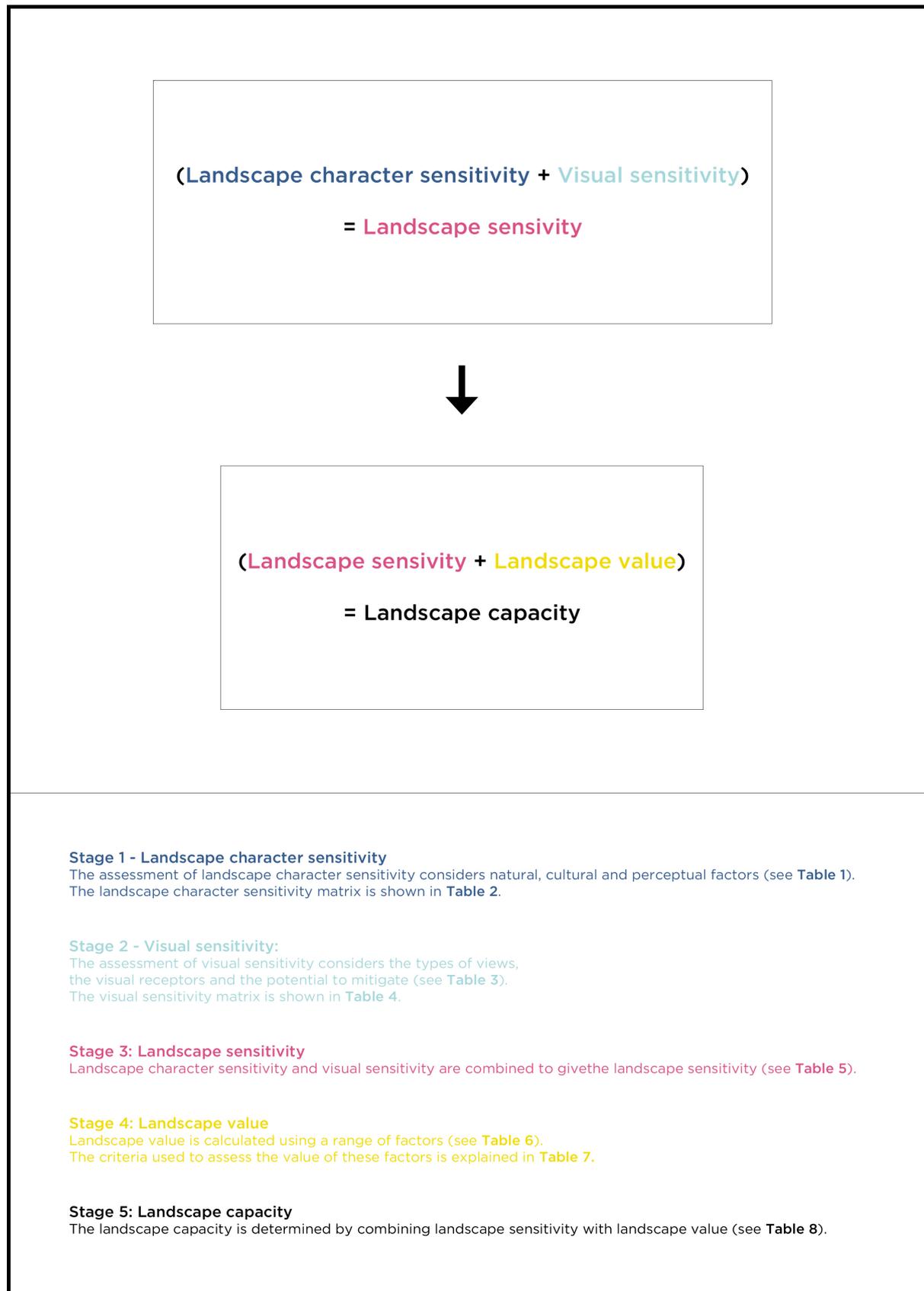


Figure 3.1: Methodology diagram.

2.4 Stage 1: Landscape character sensitivity

2.4.1 The assessment of landscape character sensitivity considers natural, cultural and perceptual factors (see **Table 1**). The landscape character sensitivity matrix is shown in **Table 2**.

2.4.2 Parcels are reviewed to assess their relative landscape character sensitivity. Natural factors, cultural factors and perceptual factors are scored from low (1) to high (5), these scores are then added up (see **Table 2**).

2.4.3 To achieve transparency and clarity, sensitivity assessments should aim to:

- Identify criteria which are clearly relevant to the specified development and the landscape which is being assessed;
- Provide a clearly presented assessment of the sensitivity of each individual criterion in each landscape area;
- Make sure that all relevant information is presented in an accessible form – there should be no ‘leaps of faith’, you should be able to understand exactly how the consultants have come up with the sensitivity rating;
- Avoid complexities, such as adding together scores through a series of stages to provide difficult to unravel aggregate scores;
- Avoid ‘weighting’ criteria without a clear rationale – i.e. making some of the criteria more important than the others – unless the reason for doing this is easy to understand and robust;
- Minimise ‘double counting’ or ‘cancelling out’ i.e. when one criterion is very similar to another, or when one attribute of the landscape is scored highly sensitive in relation to one criterion, but then is allocated a lower rating in another criterion;
- Make sure that there is a clear rationale linking analysis, assessment and recommendations or conclusions; and
- Keep it as simple as possible – it needs to be used by people who are not on the steering group. It is important to scrutinise the method to make sure that it is transparent and that it is easy to understand how the overall, final assessment of sensitivity has come about³.

³ Scottish Natural Heritage (2017) A Guide to Commissioning a Landscape Capacity Study.

Table 1: Landscape character sensitivity features (this is not exhaustive)

Factor	Higher sensitivity	Lower sensitivity
Natural	Native woodland	Plantation
	Significant tree/groups	Insignificant/young trees
	Strong hedgerow structure with hedgerow trees	Weak structure and no trees
	Species rich grassland	Arable field
	Significant water feature(s)	No water feature(s)
	Varied landform and distinctive feature of the area	Uniform landform and lack of topographical features
	Pronounced geology	Lack of geological features
	Soils significantly contribute to landscape features	Soils are not an important feature
	Complex and vulnerable land cover	Simple robust land cover
	Presence of other significant vegetation cover	Absence of other significant vegetation
	Presence of valued wildlife habitats	Absence of valued wildlife habitats
	Significant wetland habitats and meadows	Poor water logged areas
	Presence of common land	No common land
Cultural	Distinctive good quality boundary features	Generic or poor boundary features
	Evidence of surviving part of a historic landscape	No evidence
	Complex historic landscape pattern with good time depth	Simple modern landscape
	Important to setting or in a conservation area	No relationship
	Includes a scheduled ancient monument important to setting	No relationship
	Locally distinctive built form and pattern	Generic built form
	Important to setting of a listed building	No relationship
	Distinctive strong settlement pattern	Generic or eroded pattern
	Locally significant private gardens	Poorly maintained gardens erode the character
	Evidence of visible social cultural associations	Lack of social cultural associations
Perceptual	Quiet area	Noisy area
	Absence of intrusive elements	Intrusive elements present
	Dark skies	High levels of light pollution
	Open exposed landscape	Enclosed visually contained landscape
	Unified landscape with strong landscape pattern	Fragmented/'bitty' or featureless landscape
	Well used area of land appreciated by the public	Inaccessible by public
	Important rights of way	None present
	Well used and valued open air recreational facilities	None present
	Open access land	None present

Table 2: Landscape character sensitivity matrix

Natural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Cultural factors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Perceptual features	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Overall landscape sensitivity	3-4 = Low; 5-7 = Med/Low; 8-10 = Med; 11-13 = Med/High; 14-15 = High				

2.5 Stage 2: Visual sensitivity

2.5.1 The assessment of visual sensitivity considers the types of views, the visual receptors and the potential to mitigate (see **Table 3**). The visual sensitivity matrix is shown in **Table 4**.

2.5.2 Parcels are reviewed to assess their relative visual sensitivity. Types of views, visual receptors and potential to mitigate are scored from low (1) to high (5), these scores are then added up (see **Table 4**).

Table 3: Visual sensitivity features

Factor	Higher sensitivity	Lower sensitivity
Types of views	Sequenced and exposed views	Fleeting and limited views
	Most of site area visible	Little of site area visible
	Site is a key focus in available wider views	Site is an incidental part of wider views
	Site includes prominent and key landmarks	No landmarks present
	Important vistas or panoramas in/out of the area	Unimportant or no vistas
	Prominent skyline	Not part of skyline
Visual receptors	Large extent or range of key sensitive receptors	Lack of sensitive receptors
	Large number of people see site	Few can see site
	Key view from a sensitive receptor	Views of site are unimportant
	Site is part of valued view	Site does not form a part of a valued view
	Site in key views to/across/out of settlement	Not part of setting of settlement view
Potential to mitigate	Mitigation not very feasible	Mitigation possible
	Mitigation would interrupt key views	Would not obscure key views
	Mitigation would damage local character	Mitigation would not harm local character

Table 4: Visual sensitivity matrix

Types of views	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Visual receptors	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Potential to mitigate	L (1)	L/M (2)	M (3)	M/H (4)	H (5)
Overall visual sensitivity	3-4 = Low; 5-7 = Med/Low; 8-10 = Med; 11-13 = Med/High; 14-15 = High				

2.6 Stage 3: Landscape sensitivity

2.6.1 Landscape character sensitivity and visual sensitivity are combined to give the landscape sensitivity (see **Table 5**).

Table 5: Landscape sensitivity

Visual sensitivity	High	M	M/H	M/H	H	H
	Med/High	M/L	M	M/H	M/H	H
	Medium	M/L	M/L	M	M/H	M/H
	Med/Low	L	M/L	M/L	M	M/H
	Low	L	L	M/L	M/L	M
		Low	Med/Low	Medium	Med/High	High
Landscape character sensitivity						

2.7 Stage 4: Landscape value

2.7.1 Landscape value is calculated using a range of factors (see **Table 6**). The criteria used to assess the value of these factors is explained in **Table 7**. Lepus refined the contents of this list during the field work.

Table 6: Range of factors that can help in the identification of valued landscapes⁴

Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Scenic quality	The term used to describe the landscape that appeals primarily to the senses (primarily but not wholly the visual senses).
Rarity	The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.
Representativeness	Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
Conservation interests	The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.
Recreation value	Evidence that the landscape is valued for recreational activity where experience of the landscape is important.
Perceptual aspects	A landscape may be valued for its perceptual qualities, notably wilderness and/or tranquillity.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

⁴ Landscape Institute / IEMA Guidelines for Landscape and Visual Impact Assessment (2013) (GLVIA)

Table 7: Landscape value criteria

Value	Typical criteria	Typical example
High	Very high importance (or quality) and rarity. No or limited potential for substitution	North Wessex Downs AONB
		Fernham Meadows SSSI
		Whitehorse Hill SSSI
		Ancient Woodland
		Bronze Age bowl barrow and a pair of Anglo-Saxon burial mounds 70m south of the White Horse on Whitehorse Hill SAM
		Dragon Hill SAM
		Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle on Whitehorse Hill SAM
		The White Horse hill figure 170m NNE of Uffington Castle on Whitehorse Hill SAM
		Uffington Castle: a univallate hillfort immediately north of the Ridgeway on Whitehorse Hill SAM
		Grade I and II* listed buildings and their settings
Ridgeway National Trail		
Medium/High	High importance (or quality) and rarity. Limited potential for substitution	Setting of North Wessex Downs AONB
		Local landscape designation
		Landscape value identified in the Local Plan
		Baulking Conservation Area
		Uffington Conservation Area
		Grade II listed buildings and their setting
		Priority habitats that contribute to landscape character
		Public footpaths
		Bridleways
		Open access land (including) Registered Common Land
Medium	Medium importance (or quality) and rarity. Limited potential for substitution.	Kingstone Warren Down (north) Local Wildlife Site
		Local recreational facilities of landscape value
		Evidence of ridge and furrow
Medium/Low	Local importance (or quality) and rarity. Limited potential for substitution.	Local buildings of historic interest and their settings
Low	Low importance (or quality) or rarity.	Area of little value and identified for improvement.

2.8 Stage 5: Landscape capacity

2.8.1 The landscape capacity is determined by combining landscape sensitivity with landscape value.

Table 8: Landscape capacity

Landscape sensitivity	High	M	M/L	L	L	L
	Med/High	M/H	M	M/L	L	L
	Medium	H	M/H	M	M/L	L
	Med/Low	H	H	M/H	M	M/L
	Low	H	H	H	M/H	M
		Low	Med/Low	Medium	Med/High	High
		Landscape value				

Table 9: Guide to orders of magnitude used in the definition 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.

3 Baseline information

3.1 Location

3.1.1 The parishes of Uffington and Baulking are located within the administrative boundary of Vale of White Horse District Council in the English county of Oxfordshire.

3.1.2 The NDP area encompasses 1823.4 ha or 18.2 km². Uffington is the larger of the two parishes at 1184.4 ha or 11.84 km² and Baulking comprises 639 ha or 6.4 km².

3.1.3 Constraints maps have been included in **Appendix B**.

3.2 Landscape Character Assessment

3.2.1 The different individual components of a landscape set one area apart from those adjacent to it and make its character unique to the people who live in or visit the area. Recognition of this character variation requires an understanding of the influences that give different areas a unique 'sense of place'.

3.2.2 Landscape Character Assessment is a process of characterising a landscape and of informing decision makers when considering effects on landscape character. Natural England guidance on landscape character assessment was published in 2014, "An Approach to Landscape Character Assessment"⁵.

3.2.3 Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale.

3.2.4 The scales at which Landscape Character Assessments are carried out varies from the national to the local / site level. The three key levels at which such assessments are carried out are:

- National and regional scale, typically at 1:250,000 identifying broad patterns in the variation of landscape character – assessments at this scale often provide the context for more detailed assessments;
- Local authority scale, applied at the county, unitary authority or district level, at 1:50,000 or 1:25,000 identifying landscape types

⁵ Natural England (2014) An Approach to Landscape Character Assessment. Accessed on 04/08/16. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf

and / areas – landscape character traverses administrative boundaries so care needs to be taken to ensure assessments on either side of administrative boundaries match up; and

- Local scale or site level, at 1:10,000 or larger scales.

3.2.5 Assessments can also be carried out at any level in between, or below, these 3 key levels.

3.2.6 The following landscape character assessment information is relevant to this study.

National Level

3.2.7 At a national level, landscape character assessment has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs)⁶.

3.2.8 The NDP area is located within two NCAs: Upper Thames Clay Vales NCA (No. 108)⁷ and Berkshire and Marlborough Downs NCA (No. 116)⁸.

3.2.9 Key facts and data of the Upper Thames Clay Vales NCA and Berkshire and Marlborough Downs NCA are presented in **Appendix C**.

County Level

3.2.10 The Oxfordshire Wildlife and Landscape Study (OWLS) is the current landscape character assessment for the county of Oxfordshire⁹. OWLS presents 24 different landscape types in the county. These landscape types comprise of individual landscape description units with a similar pattern of geology, topography, land use and settlements.

3.2.11 Three landscape types from the OWLS are located within the NDP area: Chalk Downlands and Slopes (No. 2)¹⁰, The Clay Vale (No. 3)¹¹ and Estate Farmlands (No. 4)¹².

⁶ Natural England (2014) National Character Areas – defining England's natural boundaries. Accessed on 04/08/17. Available at <http://www.naturalengland.org.uk/publications/nca/default.aspx>
⁷ Natural England (2012) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17.

Available at:
<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

⁸ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

⁹ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Accessed on 04/08/17. Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

¹⁰ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

3.2.12 An overview of the Chalk Downlands and Slopes (No. 2) is as follows:

“An open, downland landscape with steep escarpments and ridges dominated by arable cropping and a number of small plantations. Remnants of unimproved chalk grassland still survive on some of the steeper slopes”¹³.

3.2.13 Key characteristics of the Chalk Downlands and Slopes (No. 2) include:

- Open, undulating landscape with steep escarpments.
- Large, open arable fields.
- Variety of woodlands, including recently planted mixed and deciduous plantations, shelterbelts and deciduous secondary and ancient woodland.
- Extensive areas of chalk grassland and patches of ancient woodland on steep slopes.
- Sparsely settled landscape with a few isolated farmhouses¹⁴.

3.2.14 An overview of the The Clay Vale (No. 3) is as follows:

“This is a low lying vale landscape associated with small pasture fields, many watercourse and hedgerow trees and well-defined nucleated villages”¹⁵.

3.2.15 Key characteristics of The Clay Vale (No. 3) include:

- A flat, low-lying landform.
- Mixed land uses, dominated by pastureland, with small to medium-sized hedged fields.
- Many mature oak, ash and willow hedgerow trees.

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹¹ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: The Clay Vale. Accessed on 04/08/17. Available at:

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Clay+Vale/>

¹² Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at:

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹³ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹⁴ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Chalk Downland and Slopes. Accessed on 04/08/17. Available at:

http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Calk+Downland+_+Slopes/Chalk+Downland+_+Slopes+Information/

¹⁵ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: The Clay Vale. Accessed on 04/08/17. Available at:

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Clay+Vale/>

- Dense, tree-lined streams and ditches dominated by pollarded willows and poplars.
- Small to medium-sized nucleated villages.

3.2.16 An overview of Estate Farmlands (No. 4) is as follows:

“This is a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations”¹⁶.

3.2.17 Key characteristics of Estate Farmlands (No. 4) include:

- Medium to large, regularly-shaped hedged fields.
- Small, geometric plantations and belts of trees.
- Large country houses set in ornamental parklands.
- Small estate villages and dispersed farmsteads¹⁷.

District Level

3.2.18 The Landscape Character Assessment for Vale of White Horse will be published alongside the Local Plan 2031 Part 2, which is anticipated to be published for consultation in October 2017.

North Wessex Downs AONB

3.2.19 The integrated Landscape Character Assessment for the North Wessex Downs AONB identifies eight landscape types which are broken down into landscape character areas. The area of the AONB that is located within the parish of Uffington contains two landscape character areas: Lambourn Downs (No. 1B)¹⁸ and Liddington – Letcombe Open Scarp (No. 5F)¹⁹.

¹⁶ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹⁷ Oxfordshire County Council (2004) Oxfordshire Wildlife & Landscape Study. Landscape Type: Estate Farmlands. Accessed on 04/08/17. Available at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Landscape+Types/Estate+Farmlands/>

¹⁸ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

¹⁹ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

3.2.20 Lambourn Downs (No. 1B) is located within the Open Downland (No. 1) landscape type. A description of this landscape character area is as follows:

The character of the Lambourn Downs is largely created by the strong structural landform and the spacious rolling topography typical of the Open Downlands. Long views can be gained across a series of subtly receding ridges, which form strong open horizons. Although topographically complex at the local level, the pattern is consistent and repeats across the area creating a landscape of drama and variety²⁰.

3.2.21 Key characteristics of the Lambourn Downs landscape character area includes:

- Part of the main chalk plateau of the AONB, underlain by the hard rocks of the Upper and Middle Chalk which dip gently southwards.
- Strong structural landform with a series of flat topped or gently rounded hills and ridgelines forming successive horizons, intersected by wide dry valleys.
- Arable farming dominates with large scale fields. Extant hedgerows tend to be gappy and poorly maintained, although occasional mature hedgerow trees are a feature.
- Unimproved pasture limited to tiny fragmented sites on steep slopes.
- Thin linear skyline shelterbelts, hill top beech clumps and small isolated mixed woodland blocks are a distinctive feature of the area.
- Sparsely populated with two hamlets and the outer edges of the larger valley settlement of Lambourn/Upper Lambourn. Elsewhere, settlement is limited to occasional isolated farms and racehorse establishments.
- Many gallops and rides established over the downs, particularly to the north of Lambourn Valley.
- Vernacular built form includes flint, red brick, weatherboard and clay tile roofs. Modern large scale farm buildings are also dominant.
- Limited road access with minor tracks connecting farms. By contrast there is an extensive network of public rights of way.
- Prominent barrows located on ridges and hilltops, plus lynchets and banks defining large blocks of later prehistoric field systems, trackways and settlements.

²⁰ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

- Field pattern including parallel and sinuous boundaries from 17th and 18th century informal enclosure, and the more regular, straight edged fields of Parliamentary enclosure.
- Strong qualities of remoteness and openness²¹.

3.2.22 Liddington - Letcombe Open Scarp (No 5F) is located within the Downs Plain and Scarp (No.5) landscape type. A description of this landscape character area is as follows:

"The scarp is the defining edge of the AONB and is a highly visible feature from Swindon and Wantage and the adjacent low lying clay Vales. The strong landform dominates skyline views and provides a dramatic backdrop from these areas signalling the presence of the North Wessex Downs. The steep gradients limit extent of arable cultivation so that a mix of grazed pasture within small hedged fields dominates. The area is characterised by its openness and the large blocks of woodland and hangers that characterise the scarp further west (5E) are largely absent. Woodland is confined to small areas of natural regeneration, and those associated with the parks and estates that are a feature of the area"²².

3.2.23 Key characteristics of the Liddington - Letcombe Open Scarp (No 5F) landscape character area includes:

- Steep scarp slope presenting a smooth, nearly vertical, face in some areas, while in others it is deeply convoluted. A strong horizon and skyline in the view from the lower lying Vales.
- Numerous springs issue at the junction of the chalk and clay creating tiny incised coombe valleys running down to the Vale to the north.
- Grazed pasture within small hedged fields forms a more open landscape compared to the wooded scarp to the west.
- Unimproved herb-rich chalk grassland survives in fragments along the scarp and combes.
- Woodland is confined to small areas of natural regeneration, plus woodlands associated with the parks and estates.
- Highly distinctive White Horse chalk cut figure at Uffington.

²¹ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 1: Open Downland. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%204%20-%20OPEN%20DOWNLAND.pdf

²² Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at: http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

- Neolithic chambered long mound of Wayland's Hill plus isolated Bronze Age round barrows in prominent locations on the scarp edge.
- The Ridgeway, a prehistoric routeway, follows the top of the scarp and remains well used as a recreational route today.
- Numerous lanes cut up and down the scarp face, often deeply incised and overhung by steep earth or grass banks²³.

3.3 Natural factors

Geology and landform

3.3.1 The topography of Baulking comprises a gently undulating landscape ranging from 70m above ordnance datum (AOD) at the far eastern extent of the Parish to 94m AOD on land to the north west of St. Nicholas Church. Other notable high points include Baulking Hill at 85m AOD.

3.3.2 The topography of Uffington is more varied than that of Baulking, ranging from 77m AOD in the north eastern area of the Parish to 261m AOD at Whitehorse Hill. Other notable high points include Alfred's Hill at 92m AOD in the north western area of the parish.

3.3.3 The escarpment of the North Wessex Downs AONB rises sharply in the central southern region of the parish of Uffington, forming a distinctive landscape feature visible from across much of the NDP area.

Hydrology

3.3.4 Notable watercourses that cross through the NDP area include the River Ock. The River Ock runs along the northern boundary of the Uffington and Baulking parish boundary and diverts south at Gains Bridge before skirting round Alfred's Hill. Stutfield Brook runs along the southern boundary of Baulking. A section of the disused Wiltshire and Berkshire Canal is located in Uffington parish.

3.3.5 There also exists a network of smaller watercourses that cross through the NDP area.

²³ Land Use Consultants (2002) North Wessex Downs Area of Outstanding Natural Beauty Integrated Landscape Character Assessment. Landscape Type 5: Downs Plain and Scarp. Accessed on 04/08/17. Available at:
http://www.northwessexdowns.org.uk/uploads/File_Management/Publications/Landscape/LCA_Chapters/Landscape%20Character%20Assessment%208%20-%20DOWNS%20PLAIN%20AND%20SCARP.pdf

3.3.6 Localised flooding from rivers (fluvial) and heavy rainfall (pluvial) creates constraints to development and affects part of Uffington to the west of the village, along the course of a tributary of the River Ock, as well as to the north west of the study area, north of the railway where the River Ock flows. Flooding is a temporary effect and has limited effects of landscape character since it is generally a short term visual phenomena.

Biodiversity/flora and fauna

3.3.7 The NDP contains two Sites of Special Scientific Interest (SSSI) both of which are located within the parish of Uffington. These are Whitehorse Hill SSSI and Fernham Meadows SSSI²⁴.

3.3.8 Whitehorse Hill is designated as a SSSI for the following notified features:

- *Festuca ovina - Avenula pratensis* lowland calcareous grassland.
- *Bromus erectus* lowland calcareous grassland.
- *Brachypodium pinnatum* lowland calcareous grassland.
- *Bromus erectus - Brachypodium pinnatum* lowland calcareous grassland.
- Karst.
- Population of Schedule 8 plant - *Gentianella anglica*, *Early Gentian*.
- *Fraxinus excelsior - Acer campestre - Mercurialis perennis* woodland²⁵.

3.3.9 Fernham Meadows is designated as a SSSI for the following notified features:

- *Cynosurus crisatus - Centaurea nigra* grassland.
- Populations of national scarce butterfly species – *Strymonidia pruni*, Black Hairstreak²⁶.

3.3.10 Ancient Woodland is located at Uffington Wood and Oldland Copse in the parish of Uffington and at Church's Copse and Green Close Copse in the parish of Baulking²⁷.

²⁴ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

²⁵ Natural England (1986) Whitehorse Hill SSSI. Accessed on 04/08/17. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001206>

²⁶ Natural England (1990) Fernham Meadows SSSI. Accessed on 04/08/17. Available at: <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1005874&SiteName=meadow&countyCode=34&responsiblePerson=&SeaArea=&IFCAArea=>

²⁷ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

3.4 Cultural and social factors

North Wessex Downs AONB

3.4.1 The North Wessex Downs was designated as an AONB in 1972 under the National Parks and Access to Countryside Act 1949. It is one of 46 AONBs in the United Kingdom²⁸.

3.4.2 A description of the North Wessex Downs AONB is as follows:

“The North Wessex Downs is a visibly ancient landscape of great beauty, diversity and size. It embraces the high, open arable sweeps of the chalk downs and dramatic scarp slopes with their prehistoric monuments and beech knolls, the moulded dip slopes, sheltered chalk river valleys; intimate and secluded wooded areas and low-lying heaths with a rich mosaic of woodland, pasture, heath and commons. The North Wessex Downs form a surprisingly remote, expansive and tranquil landscape in the heart of southern England”²⁹.

3.4.3 A large area of the North Wessex Downs AONB is located within the parish of Uffington. The northern boundary of the AONB is located adjacent to the south of the B4507 road.

Historic features

3.4.4 There are two Grade I Listed Buildings in the NDP area, these are the Church of St Mary in Uffington and the Church of St Nicholas in Baulking. There are no Grade II* Listed Buildings. There are 44 Grade II Listed Buildings. This includes eleven in Baulking and 33 in Uffington³⁰.

3.4.5 There are five Scheduled Ancient Monuments located within the NDP area (all within the parish of Uffington). These are listed below:

- Dragon Hill.
- The White Horse hill figure 170m NNE of Uffington Castle on Whitehorse Hill.
- Bronze Age bowl barrow and a pair of Anglo-Saxon burial mounds 70m south of the White Horse on Whitehorse Hill.

²⁸ North Wessex Downs AONB (2014) The North Wessex Downs AONB Management Plan 2014-2019. Accessed on 04/08/17. Available at http://www.northwessexdowns.org.uk/uploads/File_Management/NWD_Docs/About_Us/Management_Plan/NWD_AONB_Management_Plan_2014-19.pdf

²⁹ North Wessex Downs AONB (2014) The North Wessex Downs AONB Management Plan 2014-2019. Accessed on 04/08/17. Available at http://www.northwessexdowns.org.uk/uploads/File_Management/NWD_Docs/About_Us/Management_Plan/NWD_AONB_Management_Plan_2014-19.pdf

³⁰ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

- Neolithic long barrow and Romano-British inhumation cemetery 70m north of Uffington Castle on Whitehorse Hill.
- Uffington Castle: a univallate hillfort immediately north of the Ridgeway on Whitehorse Hill³¹.

3.4.6 Evidence of ridge and furrow exists around the village of Uffington, particularly to the south east. Ridge and furrow is evident in parcels 1, 139 and is visible under certain conditions at 118. Further to the south there are very good examples at parcels 108 (school field), 101 and 92. Lynchetts also exist in parcel 12.

Public rights of way

3.4.7 The NDP area contains good numbers of Public Rights of Way (PRoW). The Ridgeway National Trail crosses through the NDP area between Whitehorse Hill and Rams Hill in the AONB. Lambourn Valley Way Long Distance Route is located in the AONB adjacent to the western boundary of the NDP area. There also exists a network of public footpaths and bridleways that cross through the area.

Conservation areas

3.4.8 The historic cores of the villages of Uffington and Baulking are contained within conservation areas. Maps showing the conservation areas are included in **Appendix B**.

Settlement

3.4.9 Settlement in the parish of Baulking is focused around the village green. Away from the village green to the south and east, settlement is comprised of scattered farmsteads.

3.4.10 Settlement in the parish of Uffington is focused around the main village. Development to the north and south comprises scattered farmsteads and residential properties.

3.4.11 The Vale of White Horse Design Guide (March 2015)³² includes information regarding character of the villages.

³¹ Natural England (2017) MAGIC. Accessed on 04/08/17. Available at: <http://magic.defra.gov.uk/MagicMap.aspx>

³² Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

3.4.12 Baulking is located within Zone 2A: The Western Clay Vale. The following text concerns Zone 2A:

Landscape Character

The Western Clay Vale stretches from the north of Uffington as far as the Corallian Ridge near Faringdon, eastwards to Charney Bassett and westwards to Bourton. The pastures and hedgerows of the clay soils are concentrated in the west, between Woolstone and Lyford.

The landscape was once heavily wooded, but is now relatively open largely due to the loss of Elm trees in the 1970's. Some hedgerows have also been removed to create larger fields.

Built Environment Character

As the original landscape of the Clay Vale was low lying and either heavily wooded or very wet marshland, it had relatively few settlements.

These are generally smaller villages and hamlets, usually located on outcrops of gravel raised above the wet land.

Zone 2A: Palette of Materials

Although a clay zone, the proximity to stone has led to stone being the predominant building material. It is a rural zone with many wide frontage cottages and low thatched roofs.

Walls

- *The local coursed corallian limestone with a variety of tones;*
- *Uncoursed stone appears on the earliest of dwellings or former agricultural buildings;*
- *Colour washed render is rarely found but usually covers stone beneath;*
- *Brick is less frequently used;*
- *Brick has a common decorative use on stone buildings for quoins and window detailing; and*
- *Weatherboard is usually found on outbuildings and agricultural buildings and conversions.*

Roofs

- *Roofing materials predominantly stone slates;*
- *Clay tiles are often a later replacement for stone slates;*
- *Thatch is also common on smaller cottages; and*
- *Blue slate is less common - usually found on later dwellings.*

Fenestration and Doors

- *Timber sash and casement, iron leaded casement windows and*
- *Timber doors.*

Timber Finishes:

- *The paint colour palette is narrow, with white or pale colours such as greens and greys. The exception is in urban locations, where a broader, palette is observed;*
- *Tar and pitch on barns and timber frame; and*
- *Untreated oak³³.*

3.4.13 Uffington is located within Zone 4: Chalk Villages along the Spring Line. The following text concerns Zone 4:

Zone 4 stretches from the west of East Challow to Idstone. The villages open out to the south onto a steeply rising landscape with large open fields.

In other areas the Lower Chalk spreads out and with its small valleys forms an undulating landscape. Near Uffington the Lower Chalk narrows to form a ledge.

The Icknield Way runs at the foot of the Lower Chalk where the Chalk meets the Greensand. Watercourses drain from springs towards the River Ock.

The area around the Upper Greensand and the lower slopes of the Lower Chalk is characterised by considerable tree cover and a gentler landscape than the Upper Chalk Downland.

Built environment character

Zone 4 is characterised by small settlements, with Uffington being the largest. The character of the villages is distinctly rural, typically comprising informal cottages and farmsteads, although some villages include large Manor houses.

Zone 4: Palette of Materials

³³ Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

The most prominent material is local chalk blocks set on a foundation of sarsen stones. Sometimes sarsen stones alone make up the walls. As these are extremely difficult to cut, they are always laid as whole stones in a random uncoursed fashion.

Small 1.5-2 storey wide frontage cottages often with thatched roofs predominate.

Walls

- *Chalk block either regular sized and laid in courses or random sized and uncoursed;*
- *Sarsen stone mixed with other materials such as chalk or brick;*
- *Timber framing;*
- *Berkshire orange brick usually used for brick quoins and detailing around windows and doors and repairs to chalk;*
- *Colour washed lime render; and*
- *Weatherboard on outbuildings.*

Roofs

- *Thatch with a plain, flush ridge;*
- *Red/orange clay tiles;*
- *Stone slates; and*
- *Blue slate.*

Fenestration and Doors

- *Timber sash and casement, iron leaded casement windows; and*
- *Timber doors.*

Timber Finishes

- *The paint colour palette in rural areas is narrow, with white or pale colours such as greens and greys often with black contrasts;*
- *Tar and pitch on barns and timber frame; and*
- *Untreated oak³⁴.*

³⁴ Vale of White Horse District Council (2015) Design Guide. Accessed on 05/10/17. Available at: http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/supplementar-2?utm_source=Vale%20Community&utm_medium=Email&utm_campaign=Design%20Guide%20consultation

Notable people

- 3.4.14 Notable people with a connection to the area include include the author Thomas Hughes (Tom Brown's School Days), the poet John Betjeman (poet laureate of the United Kingdom from 1972 until his death), the author Candida Lycett-Green and the poet Pam Ayres. Lord Craven of Uffington was Lord Mayor of London in 1610.

4 Landscape capacity (Low)

4.1 Landscape character sensitivity

- 4.1.1 The landscape character sensitivity at parcels classified as having Low capacity for change in terms of introducing housing are associated with distinctive natural factors including significant tree groups, strong hedgerow structure, presence of value wildlife habitats including ponds and water courses such as the River Ock and Stutfield Brook. Ancient woodland is another important contributor to landscape character sensitivity, providing an overall score of Medium/High or High for landscape character sensitivity in most parcels. The combination of natural factors at some locations such as those located to the west of Uffington e.g. parcel 204, serves to provide a sense of enclosure but also tranquility and distinctiveness. The most obvious striking natural feature is the geological influence of the North Wessex Downs, whose chalk landform dominates much of the skyline to the south of both villages.
- 4.1.2 There is a man-made lake at Baulking which also forms an important feature in the Low capacity land parcels. Baulking parcel numbers 109, 115, 97 and 114 are all woodland features of one sort or another.
- 4.1.3 Cultural factors include the presence of St Mary's Church whose octagonal tower forms a distinctive landmark and the setting of the Scheduled Ancient Monument that is the White Horse hill figure. Other influencing factors were the presence of Conservation Areas in Baulking and Uffington and numerous Listed Buildings.
- 4.1.4 Perceptual factors included a strong sense of naturalness once out of the villages and especially in the shadow of the Downs. It is likely that dark skies are a special association with this part of Oxfordshire although no survey work has been prepared to confirm this. There is a distinct lack of perceptual distractors in the southern area of the study. The Great Western Mainline railway line is a noisy distractor that generally leads to a lower quality of perceptual quality. Despite being adjacent to the railway, parcels 165 (in Uffington), 112, 105 and 104 (in Baulking) are considered to be Low capacity for development as they are comprised of broadleaved woodland.

4.2 Visual sensitivity

4.2.1 Types of views in land parcels with a Low capacity for development include the distinctive skyline of the North Wessex Downs and tower of St Mary's Church. The Downs form a distinctive and significant panorama from many of the parcels identified as having a Low capacity. Views from the North Wessex Downs have also been considered as part of the assessment of these parcels and been used to inform the categorisation.

4.2.2 Visual receptors are diverse and varied, significantly they include high sensitivity receptors such as residents and people enjoying open air recreation. Uffington's appeal as a small attractive village means that the village is also used for tourism purposes all of which increases the significance of visual qualities around the village. Baulking's relatively open and distinctive common land provides local vistas across the common and into the surrounding countryside as well as connecting a series of Listed Buildings which are in turn associated with resident's views.

4.2.3 There is little potential to mitigate the effects likely to be associated with development and the setting of the AONB in locations marked as Low on the assessment map (see **drawing number LC-313_1 in Appendix A**).

4.3 Landscape sensitivity

4.3.1 Most of the landscape sensitivity scores for the Low capacity land parcels are Medium/High or High (see **Appendix D**) indicating that the level of landscape sensitivity is generally high.

4.4 Landscape Value

4.4.1 High value features can be found throughout or within the setting of the AONB in the Low capacity parcels. High value features include the AONB, the White Horse, Uffington Castle hillfort, St Mary's Church and the Ridgeway National Trail and several SSSIs.

4.5 Landscape Capacity

4.5.1 Land parcels classified as Low capacity mean that the landscape cannot accommodate areas of new development without a significant and adverse impact on 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.

5 Landscape capacity (Medium-Low)

5.1 Landscape character sensitivity

5.1.1 The natural factors that influence landscape character sensitivity in the land parcels characterised as Medium-Low, are not dissimilar to those features identified for the Low capacity land parcels. These include significant tree groups, strong hedgerow structure, presence of value wildlife habitats including ponds and water courses such as the River Ock, Stutfield Brook and the disused canal.

5.1.2 Cultural factors relate to historic field systems that are largely a product of the Parliamentary Enclosures. The presence of nucleated Grade II Listed Buildings in Baulking and at Moor Mill Farm, combined with countryside that is possibly less significant in terms of the setting of the AONB and the White Horse mean that scores for landscape character sensitivity are largely Medium.

5.1.3 Perceptual factors include a strong sense of rurality with disturbing influences including the railway line and occasional plane movements towards the north east.

5.2 Visual sensitivity

5.2.1 Locations in general that are more distant from the AONB mean that views associated with the Downs are less strong than those to the south of the settlements. Visual receptors include some residential receptors; a network of footpaths and bridleways that facilitate open air recreation opportunities for recreational receptors. Rail users are another class of visual receptor that frequently experience the countryside at the parcels classified as Medium/Low. Overall, visual sensitivity is considered to be Medium or Medium/High with some potential to mitigate the visual impacts of development.

5.3 Landscape sensitivity

5.3.1 Most of the landscape sensitivity scores for the Medium/Low capacity land parcels are Medium (see **Appendix D**) indicating that the level of landscape sensitivity is moderate.

5.4 Landscape Value

- 5.4.1 The landscape value of features amongst the Medium/Low capacity parcels include the network of footpaths and bridleways and the setting of Grade II Listed Buildings.

5.5 Landscape Capacity

- 5.5.1 Land parcels classified as Medium/Low capacity mean that 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.

6 Landscape capacity (Medium)

6.1 Landscape character sensitivity

6.1.1 Parcels 175, 177 (in Uffington) and 31 and 95 (in Baulking) have been classified as having Medium capacity for development. In terms of landscape character sensitivity, the parcels have been identified since they have lower concentrations of either natural, cultural or perceptual features. Importantly they are located very close to existing buildings or the railway and are well screened from long distance views to the AONB.

6.2 Visual sensitivity

6.2.1 The presence of residential receptors introduces high visual sensitivity considerations to the assessment of these parcels, however it is considered possible to mitigate impacts in the longer term.

6.3 Landscape sensitivity

6.3.1 The landscape sensitivity scores for each parcel of land are Medium for the Uffington parcels and Medium for the Baulking parcels (see **Appendix D**).

6.4 Landscape Value

6.4.1 There are various features of landscape value associated with the different parcels. For example, the Uffington parcels include footpaths and Listed Buildings whilst one of the Baulking locations (parcel 95) is adjacent to Open Access Land.

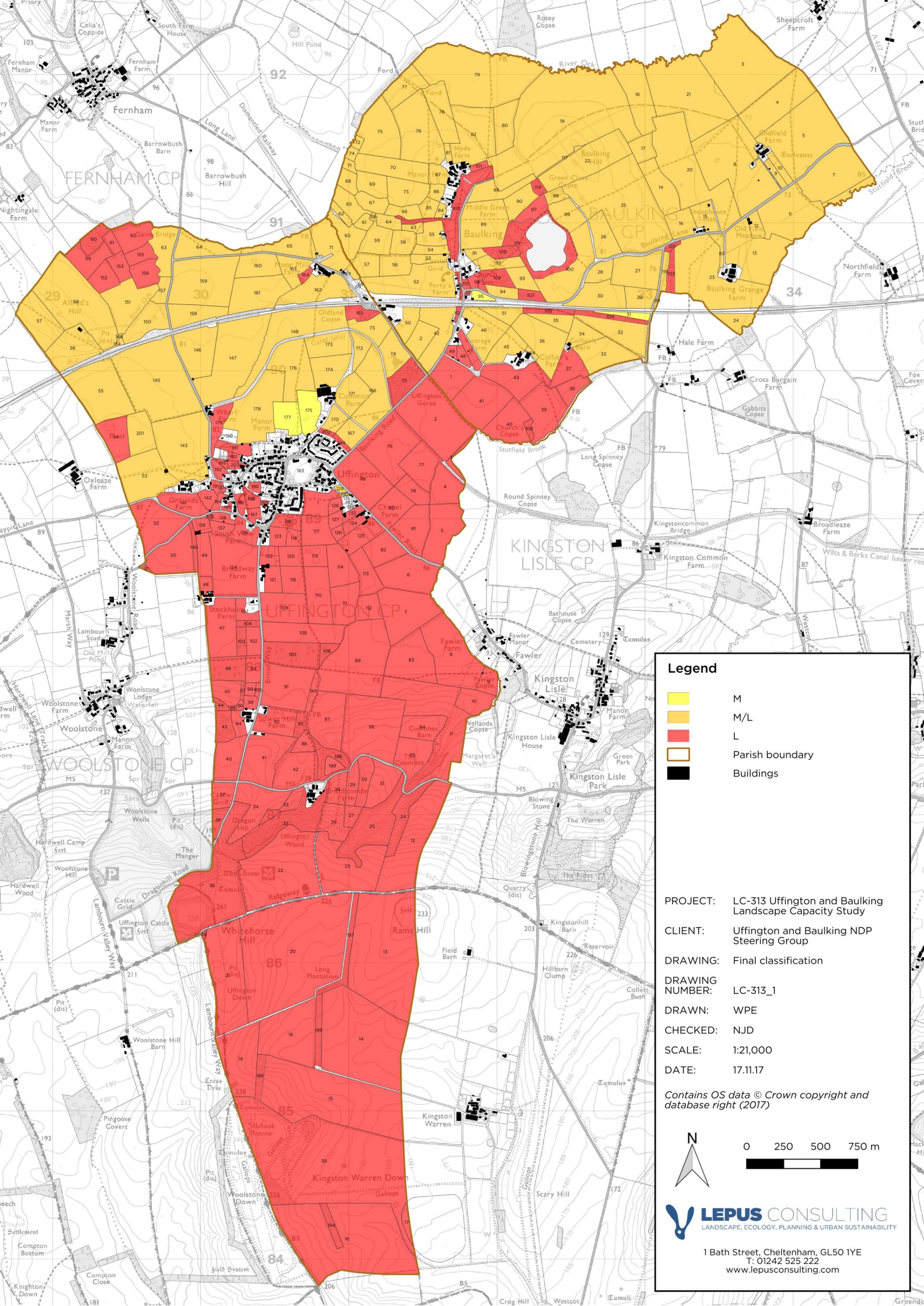
6.5 Landscape Capacity

6.5.1 Land parcels classified as Medium capacity parcels mean that 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.

7 Conclusions

- 7.1.1 In conclusion, the NDP area is a sensitive landscape that is strongly influenced by the presence of the North Wessex Downs AONB and also by historic influences, particularly the White Horse Hill Figure.
- 7.1.2 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.
- 7.1.3 Land parcels 177 and 175 in Uffington are evaluated as having Medium capacity for development. In other words, 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.
- 7.1.4 Land parcels 95 and 31 in Baulking are evaluated as having Medium capacity for development. In other words, 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.
- 7.1.5 The findings of this report can be used by the NDP team to help inform planning policy. Any proposals in the plan area for new development should not rely on the capacity study report alone and instead should be accompanied by a suitable form of landscape appraisal such as that advocated in the Guidelines for Landscape and Visual Impact Assessment (3rd edition, 2013).

APPENDIX A: Landscape capacity maps



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: Final classification

DRAWING NUMBER: LC-313_1

DRAWN: WPE

CHECKED: NJD

SCALE: 1:21,000

DATE: 17.11.17

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N

0 250 500 750 m

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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

DRAWN: WPE

CHECKED: NJD

SCALE: 1:9,000

DATE: 17.11.17

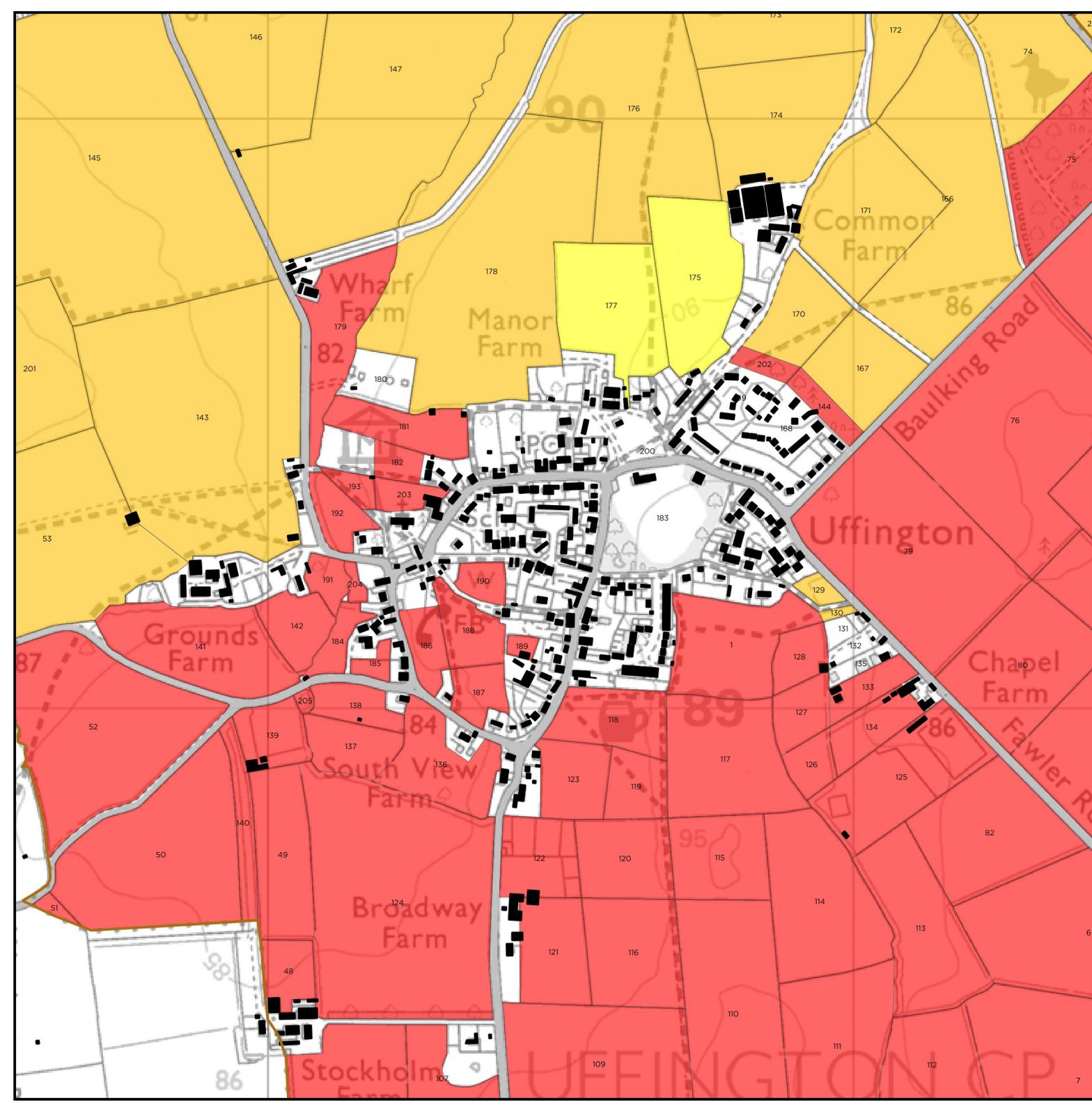
Contains OS data © Crown copyright and database rights (2017)

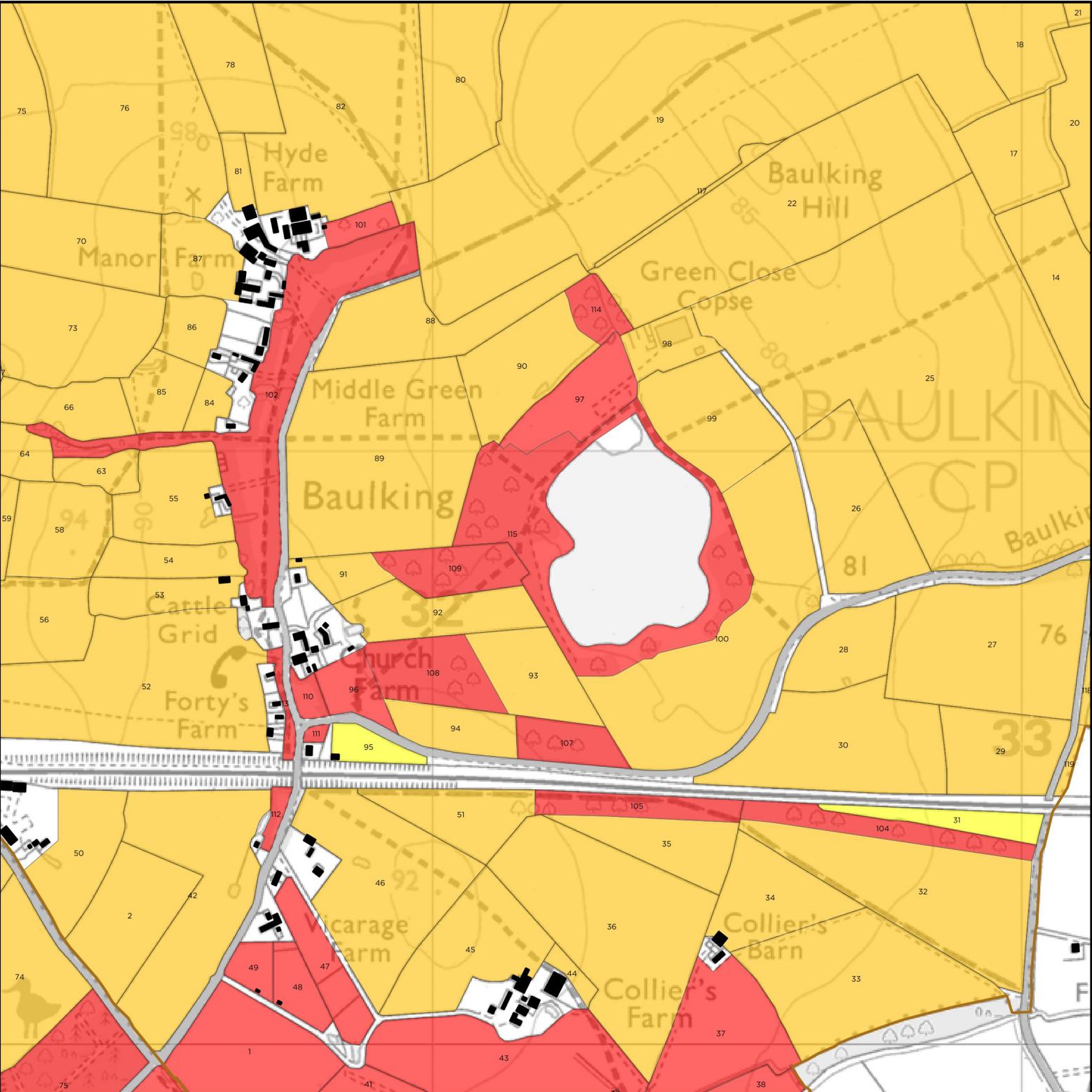


0 100 200 300 400 m



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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

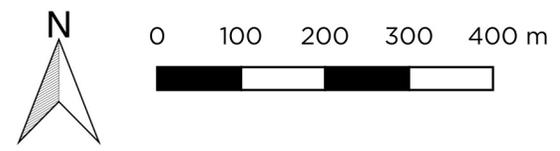
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CHECKED: NJD

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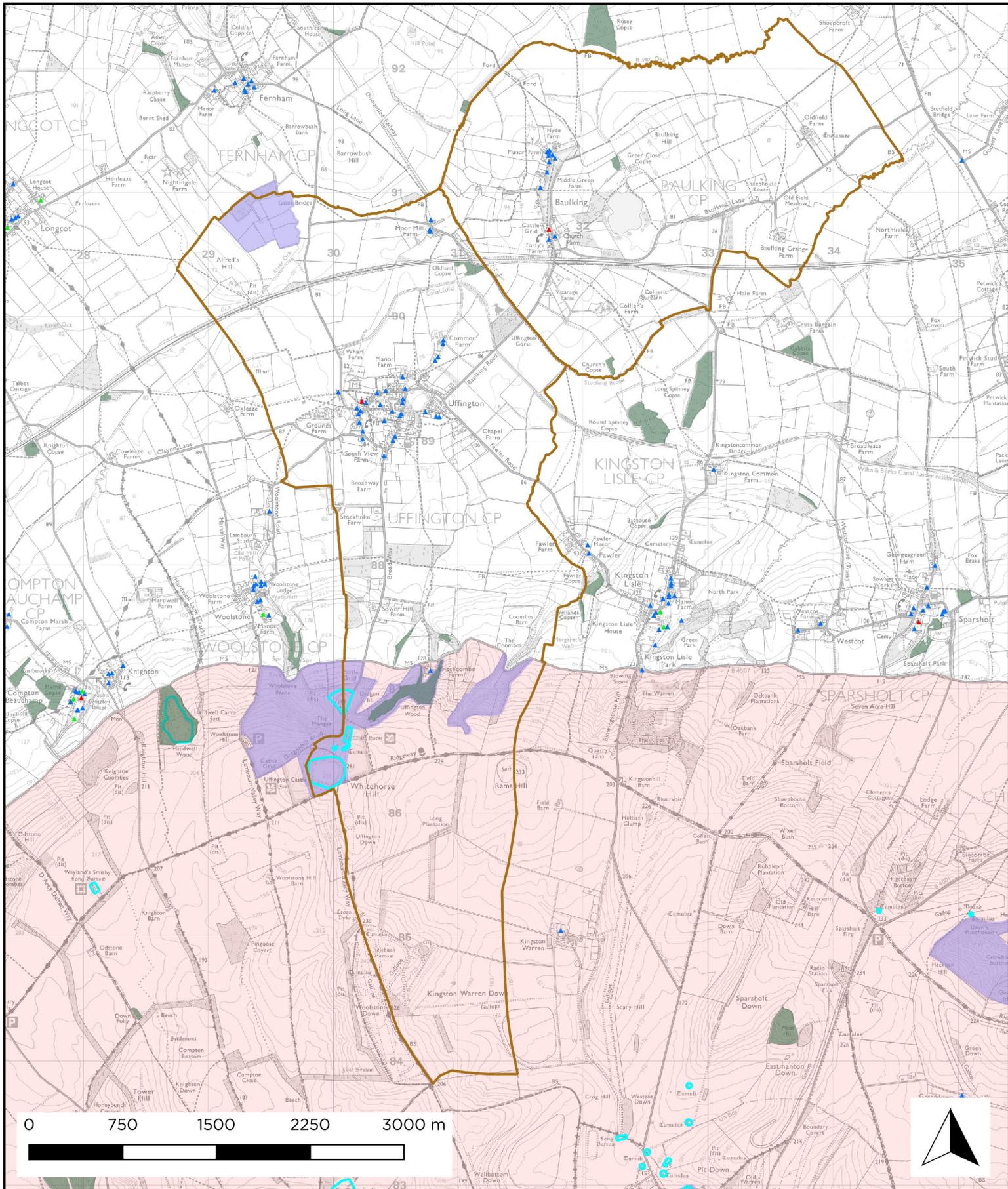
DATE: 05.10.17

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APPENDIX B: Constraint maps



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Legend

-  Parish boundary
-  Ancient Woodland
-  Scheduled Ancient Monument
-  Site of Special Scientific Interest
-  Grade I Listed Building
-  Grade II Listed Building
-  Grade II* Listed Building
-  North Wessex Downs AONB

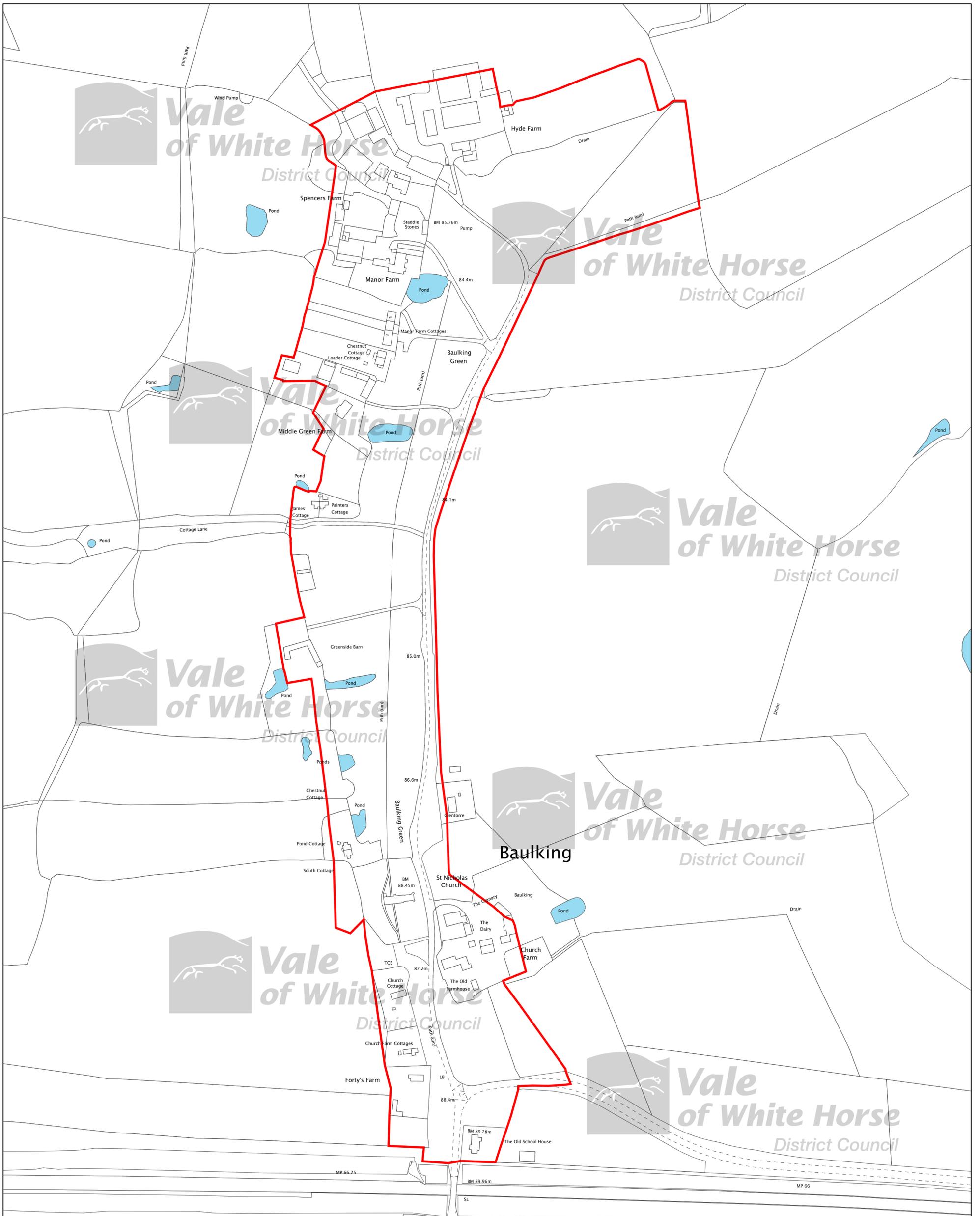
Uffington & Baulking NDP -
Landscape Capacity
Assessment

Constraints map

1:40,000 scale

04.10.17





Conservation Area

Baulking

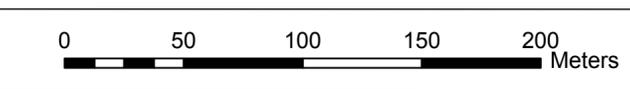
Map Number: 7
 Date of Designation: 03.02.71
 Date of Amendment:
 Area: 14.17 ha



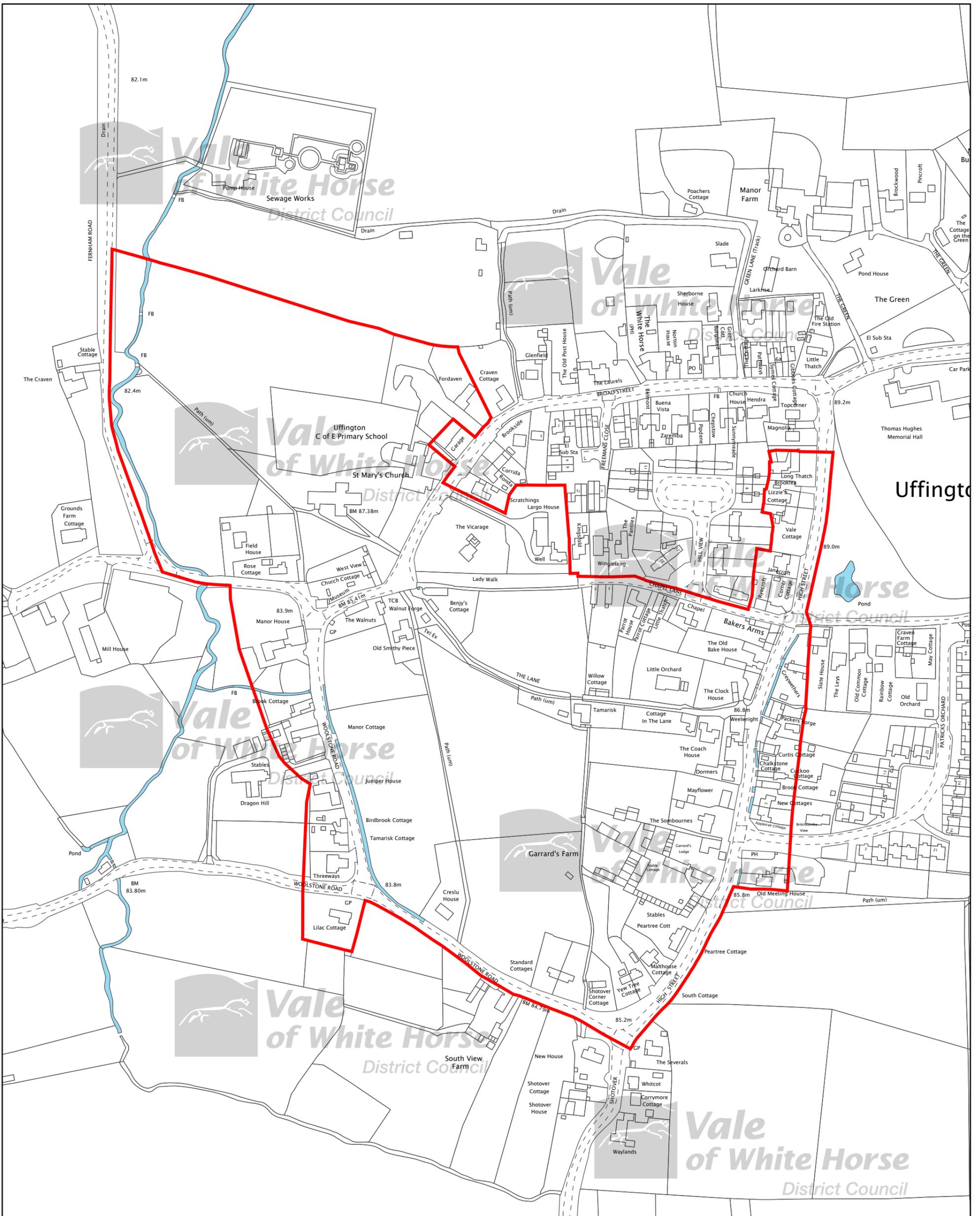
Vale of White Horse
 Data supplied by
 Vale of White Horse District Council
www.whitehorsedc.gov.uk



May 2009
 1:2500 @ A2



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Conservation Area

Uffington

Map Number: 46

Date of Designation: 03.02.70

Date of Amendment:

Area: 15.88 ha



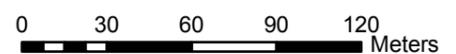
Vale of White Horse



Data supplied by
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May 2009

1:2500 @ A3



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APPENDIX C:

National Character Area profile information

At a national level, landscape character assessment has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape character called National Character Areas (NCAs)³⁵.

The NDP area is located within two NCAs: Upper Thames Clay Vales NCA (No. 108)³⁶ and Berkshire and Marlborough Downs NCA (No. 116)³⁷.

A description of the Upper Thames Clay Vales NCA is as follows:

“The Upper Thames Clay Vales National Character Area (NCA) is a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays. Blenheim Palace World Heritage Site falls within the NCA, along with around 5,000 ha of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and smaller areas of the Chilterns AONB and the Cotswolds AONB. Two of its Special Areas of Conservation (SAC) are designated for their lowland meadow vegetation communities, while Little Wittenham SAC has one of the most studied great crested newt populations in the UK. There are contrasting landscapes, including enclosed pastures of the claylands with wet valleys, mixed farming, hedges, hedge trees and field trees and more settled, open, arable lands. Mature field oaks give a parkland feel in many places”³⁸.

Key characteristics of Upper Thames Clay Vales NCA include:

- Low-lying clay-based flood plains encircle the Midvale Ridge. Superficial deposits, including alluvium and gravel terraces, spread over 40 per cent of the area, creating gently undulating topography. The Upper Jurassic and Cretaceous clays and the wet valley bottoms give rise to enclosed pasture, contrasting with the more settled, open, arable lands of the gravel.

³⁵ Natural England (2014) National Character Areas – defining England’s natural boundaries. Accessed on 04/08/17. Available at <http://www.naturalengland.org.uk/publications/nca/default.aspx>

³⁶ Natural England (2012) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

³⁷ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

³⁸ Natural England (2014) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at:

<http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

- The large river system of the River Thames drains the Vales, their headwaters flowing off the Cotswolds to the north or emitting from the springline along the Chilterns and Downs escarpments. Where mineral extraction takes place, pits naturally fill with water, and limestone gravels from the Cotswolds give rise to marl formation. There are a high number of nationally important geological sites.
 - Woodland cover is low at only about 3 per cent, but hedges, hedgerow trees and field trees are frequent. Watercourses are often marked by lines of willows and, particularly in the Aylesbury Vale and Cotswold Water Park, native black poplar.
 - Wet ground conditions and heavy clay soils discourage cultivation in many places, giving rise to livestock farming. Fields are regular and hedged, except near the Cotswolds, where there can be stone walls. The Vale of White Horse is made distinct by large arable fields, and there are relict orchards on the Greensand.
 - In the river corridors, grazed pasture dominates, with limited areas of historic wetland habitats including wet woodland, fen, reedbed and flood meadow. There are two areas of flood meadow designated for their importance at a European level as Special Areas of Conservation (SAC). There are also rich and extensive ditch systems.
 - Wetland habitat attracts regionally important numbers of birds including snipe, redshank, curlew and lapwing and wintering wildfowl such as pochard. Snake's head fritillary thrives in the internationally important meadows. The area also supports typical farmland wildlife such as brown hare, bats, barn owl, tree sparrow and skylark.
 - There are many heritage features, including nationally important survivals of ridge and furrow, Roman roads, deserted medieval villages and historic bridges.
 - Brick and tile from local clays, timber and thatch are traditional building materials across the area, combined with limestone near the Cotswolds and occasional clunch and wichert near the Chilterns.
 - Settlement is sparse on flood plains, apart from at river crossings, where there can be large towns, such as Abingdon. Aylesbury and Bicester are major urban centres, and the outer suburbs of Oxford and Swindon spread into this NCA. Market towns and villages are strung along the springlines of the Chilterns and Downs. Major routes include mainline rail, canals, a network of roads including the M40 and M4 and The Ridgeway and Thames Path National Trails³⁹.
- A description of the Berkshire and Marlborough Downs NCA is as follows:

³⁹ Natural England (2014) NCA Profile:108 Upper Thames Clay Vales (NE570). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

“Vast arable fields stretch across the sparsely settled, rolling Chalk hills of the Berkshire and Marlborough Downs National Character Area (NCA). There are extensive views from the escarpment in particular, punctuated by landmarks including chalk-cut horse figures, beech clumps and ancient monuments. Historic routeways, including the Ridgeway National Trail, provide public access across this landscape. Writers and artists have been inspired by this landscape, including Eric Ravilious and Richard Jefferies, while monuments around Avebury have attracted historians and antiquarians such as John Aubrey. Avebury stone circle is a popular visitor destination and part of a World Heritage Site and there are numerous other Scheduled Monuments and heritage features across this landscape. Heritage features are at risk from damage by cultivation and animal burrowing. The natural beauty and special scenic qualities of the area lead to the majority of the area (97 percent) being included in the North Wessex Downs Area of Outstanding Natural Beauty”⁴⁰.

Key characteristics of Berkshire and Marlborough Downs NCA include:

- Uplifted mass of Chalk dipping south-east into the London Basin and edged by an extensive, complex escarpment. Rolling hills of the dip slope defined by the River Kennet valley and its tributaries, many of which are dry ‘combes’.
- Sarsen stones are prominent in prehistoric monuments, in historical buildings and in the countryside.
- Chalk rivers, wet woodland, reedbed and wet grassland in the major chalk valleys, supported by groundwater. River Lambourn displays exemplary chalk river ecology.
- Woodland and hedgerows concentrated on clay-with-flint soils of the lower dip slope where Savernake Forest is the nucleus of ancient woodland. Isolated beech clumps and shelterbelts stand out on the hills.
- Huge arable fields managed in very large holdings stretch across the chalk soils of the uplands, bounded by post-and-wire fencing and grass baulks. In the valleys and around Savernake, agriculture is more mixed and boundaries are irregular and hedged, often with oak trees. Savernake farmsteads are small scale.
- Gallops and stables of large horse-racing establishments, with a nucleus in the Lambourn Valley.
- Small areas of species-rich chalk grassland scattered on the scarps and steep slopes of dry valleys display colourful and rare plants such as early gentian.
- Mosaic of farmland habitats supports established populations of farmland birds, arable plants, harvest mouse and brown hare.

⁴⁰ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

- High density of monuments, many being prominent landmarks across the arable uplands including stone circles, hill forts, barrows, chalk-cut horse figures and historic routeways. Avebury World Heritage Site is internationally significant.
- Traditional building materials include thatch, red brick, flint and sarsens.
- Settlement is sparse on the high Downs, offering experiences of tranquillity, dark skies and far-reaching views. Villages cluster in valley bottoms and near springs, often associated with historical mills, watercress beds and water meadows, and farmsteads at low densities.
- Recreation focused on limited areas of open access land, well-known heritage features including Avebury and historic routeways, including the Ridgeway National Trail and Kennet and Avon Canal. Private fishing interests dominate access to chalk streams.
- The Vale of Pewsey is a low-lying corridor of Upper Greensand enclosed by chalk escarpments. Villages are densely scattered across high-grade agricultural land supporting mixed agriculture⁴¹.

⁴¹ Natural England (2013) NCA Profile:116 Berkshire and Marlborough Downs (NE482). Accessed on 04/08/17. Available at: <http://publications.naturalengland.org.uk/publication/4822422297509888?category=587130>

APPENDIX D: Scoring tables

Uffington

Methodology table	Table 2	Table 4	Table 5	Table 7	Table 8
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Parcel number	Landscape character sensitivity	Visual sensitivity	Landscape sensitivity	Landscape value	Landscape capacity	Notes
1	M/H	M/H	M/H	M/H	L	Gladman site. Public footpath. Adjacent to Grade II Listed Buildings.
2	M/H	M/H	M/H	M/H	L	Public footpath.
3	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
4	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
5	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
6	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
7	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
8	M/H	M/H	M/H	M/H	L	Mature oak trees. Public footpath. Setting of AONB.
9	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
10	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
11	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
12	H	H	H	H	L	AONB. Adjacent to Ridgeway.
13	H	H	H	H	L	AONB. Adjacent to Ridgeway. Fort
14	H	H	M/H	H	L	AONB.
15	H	H	M/H	H	L	AONB.
16	H	H	M/H	H	L	AONB.
17	H	H	M/H	H	L	AONB.
18	H	H	M/H	H	L	AONB.
19	H	H	H	H	L	AONB. Cross Dyke. Lambourn Valley Way.
20	H	H	H	H	L	AONB. Adjacent to Ridgeway.
21	H	H	H	H	L	AONB. Adjacent to Lambourn Valley Way.
22	H	H	H	H	L	AONB. Adjacent to Ridgeway.
23	H	H	H	H	L	AONB. Adjacent to Ridgeway.
24	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
25	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
26	H	H	H	H	L	AONB. Public footpath.
27	H	H	H	H	L	AONB.
28	H	H	H	H	L	AONB. Public footpath.
29	H	H	H	H	L	AONB.
30	H	H	H	H	L	AONB.
31	H	H	H	H	L	AONB.
32	H	H	H	H	L	AONB. Whitehorse Hill SSSI. Ancient Woodland. Adjacent to Grade II Listed Building.
33	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
34	H	H	H	H	L	AONB.
35	H	H	H	H	L	AONB. The White Horse hill figure SAM, Whitehorse Hill SSSI. Adjacent to Ridgeway.
36	H	H	H	H	L	AONB. Dragon Hill SAM. Whitehorse Hill SSSI.
37	H	H	H	H	L	AONB. Whitehorse Hill SSSI.
38	H	H	H	H	L	AONB. Adjacent to Ridgeway.
39	H	H	H	H	L	AONB. Gallops. Kingston Warren Down. Barrow.
40	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
41	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
42	H	M/H	H	H	L	Ancient Woodland. Public footpath. Open countryside. Setting of AONB.

43	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
44	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
45	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
46	M/H	M/H	M/H	M/H	L	Public footpath. Coniferous woodland.
47	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
48	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
49	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
50	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
51	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
52	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
53	M	M	M	M/H	M/L	Public footpath. Open countryside.
54	M/H	M	M/H	H	L	Moat. Open countryside.
55	M	M	M	M/H	M/L	Public footpath. Open countryside.
56	M	M	M	M/H	M/L	Public footpath. Open countryside.
57	M	M	M	M/H	M/L	Public footpath. Open countryside.
58	M	M	M	M/H	M/L	Open countryside (Alfred's Hill).
59	H	M/H	H	H	L	Fernham Meadows SSSI.
60	H	M/H	H	H	L	Fernham Meadows SSSI.
61	H	M/H	H	H	L	Fernham Meadows SSSI.
62	H	M/H	H	H	L	Fernham Meadows SSSI.
63	M	M	M	M/H	M/L	Open countryside.
64	M	M	M	M/H	M/L	Public footpath. Open countryside.
65	M	M	M	M/H	M/L	Bridleway. Adjacent to Grade II Listed Building.
66						Previously developed land.
67						Previously developed land.
68						Previously developed land.
69						Previously developed land.
70						Previously developed land.
71	M	M	M	M/H	M/L	Bridleway and public footpath. Adjacent to Grade II Listed Building. Open countryside.
72						Previously developed land.
73	M	M	M	M/H	M/L	Open countryside.
74	M	M	M	M/H	M/L	Open countryside.
75	M/H	M/H	M/H	M/H	L	Ancient Woodland. Access land.
76	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
77	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
78	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
79	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
80	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
81	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
82	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
83	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
84	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
85	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
86	M/H	H	H	M/H	L	Open countryside. Setting of AONB.
87	M/H	H	H	M/H	L	Public footpath. Open countryside. Setting of AONB.
88	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
89	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
90	M/H	M/H	M/H	M/H	L	Woodland. Setting of AONB.
91	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
92	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.

93	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Public footpath.
94	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
95	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
96	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
97	M/H	M	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
98	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
99	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
100	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
101	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
102	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
103	M/H	M/H	M/H	M/H	L	Coniferous woodland. Setting of AONB.
104	M/H	M/H	M/H	M/H	L	Coniferous woodland. Setting of AONB.
105	M/H	M/H	M/H	M/H	L	Public footpath. Coniferous woodland.
106	M/H	M/H	M/H	M/H	L	Broadleaved woodland. Setting of AONB.
107	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
108	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
109	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
110	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
111	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
112	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
113	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
114	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
115	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
116	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
117	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
118	M/H	M/H	M/H	M/H	L	Public footpaths. Adjacent to Grade II Listed Buildings. Setting of AONB.
119	M/H	M/H	M/H	M/H	L	Public footpaths. Open countryside. Setting of AONB.
120	M/H	M/H	M/H	M/H	L	Public footpath. Open countryside. Setting of AONB.
121	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
122	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
123	M/H	M/H	M/H	M/H	L	Setting of AONB.
124	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
125	M/H	M/H	M/H	M/H	L	Recreation ground. Setting of AONB.
126	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
127	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
128	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
129	M	M	M	M/H	M/L	Small scale, adjacent to existing development and less exposed than parcels to the south and east.
130	M	M	M	M/H	M/L	Small scale, adjacent to existing development and less exposed than parcels to the south and east.
131						Previously developed land.
132						Previously developed land.
133	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
134	M/H	M	M/H	M/H	L	Open countryside. Setting of AONB.
135						Previously developed land.
136	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
137	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.

138	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Building. Setting of AONB.
139	M/H	M/H	M/H	M/H	L	Setting of AONB.
140	M/H	M/H	M/H	M/H	L	Setting of AONB.
141	M/H	M/H	M/H	M/H	L	Setting of AONB.
142	M	M/H	M/H	M/H	L	Setting of AONB.
143	M	M	M	M/H	M/L	Public footpaths. Adjacent to Grade II Listed Building.
144	M	M/H	M/H	M/H	L	Young trees.
145	M	M	M	M/H	M/L	Public footpath. Open countryside.
146	M	M	M	M/H	M/L	Open countryside.
147	M	M	M	M/H	M/L	Open countryside.
148	M	M	M	M/H	M/L	Public footpath. Open countryside.
149	M	M	M	M/H	M/L	Small area of broadleaved woodland. Open countryside.
150	M	M	M	M/H	M/L	Open countryside.
151	M	M	M	M/H	M/L	Open countryside.
152	H	M/H	H	H	L	Fernham Meadows SSSI.
153	H	M/H	H	H	L	Fernham Meadows SSSI.
154	M	M	M	M	M/L	Open countryside.
155	H	M/H	H	H	L	Fernham Meadows SSSI.
156	H	M/H	H	H	L	Fernham Meadows SSSI.
157	M	M	M	M/H	M/L	Open countryside.
158	M	M	M	M/H	M/L	Open countryside.
159	M	M	M	M/H	M/L	Mature oaks. Open countryside.
160	M	M	M	M/H	M/L	Open countryside.
161	M	M	M	M/H	M/L	Open countryside.
162	M	M	M	M/H	M/L	Public footpath.
163	M	M	M	M/H	M/L	Open countryside.
164	M/H	M	M/H	M/H	L	Broadleaved woodland. Setting of Grade II Listed Buildings.
165	M/H	M	M/H	M/H	L	Ancient replanted woodland (Oldland Copse).
166	M	M	M	M/H	M/L	Public footpath. Open countryside.
167	M	M	M	M/H	M/L	Open countryside.
168						Jacksmeadow estate.
169						Jacksmeadow estate.
170	M	M	M	M/H	M/L	Public footpath. Adjacent to Grade II Listed Buildings. Open countryside.
171	M	M	M	M/H	M/L	Adjacent to Grade II Listed Buildings. Open countryside.
172	M	M	M	M/H	M/L	Open countryside.
173	M	M	M	M/H	M/L	Public footpath.
174	M	M	M	M/H	M/L	Open countryside.
175	M	M/L	M/L	M/H	M	Adjacent to existing built form. Northern side of Uffington less visible from AONB. Smaller scale than fields to the north and west.
176	M	M	M	M/H	M/L	Public footpath. Open countryside.
177	M	M/L	M/L	M/H	M	Adjacent to existing built form. Northern side of Uffington less visible from AONB. Smaller scale than fields to the north and west.
178	M	M	M	M/H	M/L	Open countryside.
179	M	M/H	M/H	M/H	L	Development would disrupt views to St Mary's Church from Fernham Road.
180						Sewage works.
181	M	M/H	M/H	M/H	L	Development would disrupt views to St Mary's Church from Fernham Road.

182	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Public footpath. Development would disrupt views to St Mary's Church from Fernham Road.
183						Uffington village green.
184	M/H	M/H	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
185	M/H	M	M/H	M/H	L	Adjacent to Grade II Listed Buildings. Setting of AONB.
186	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Development would disrupt views to St Mary's Church from Woolstone Road. Setting of AONB.
187	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Development would disrupt views to St Mary's Church from Woolstone Road. Setting of AONB.
188	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Adjacent to Grade II Listed Building. Setting of AONB.
189	M/H	M/H	M/H	M/H	L	Uffington Conservation Area.
190	M/H	M/H	M/H	M/H	L	Uffington Conservation Area. Adjacent to Grade II Listed Building.
191	M	M/H	M/H	M/H	L	Development would disrupt views south towards the AONB.
192	M/H	M/H	M/H	M/H	L	Uffington Conservation Area.
193	M/H	M/H	M/H	M/H	L	Public footpath. Uffington Conservation Area.
194	H	H	H	H	L	AONB. Broadleaved woodland.
195	H	H	H	H	L	AONB. Broadleaved woodland.
196	H	H	H	H	L	AONB. Broadleaved woodland.
197	H	H	H	H	L	AONB. Broadleaved woodland.
198	H	M/H	H	H	L	Broadleaved woodland including Ancient Woodland. Setting of AONB.
199	M/H	M/H	M/H	M/H	L	Setting of AONB.
200						Common land.
201	M	M	M	M/H	M/L	Open countryside.
202	M	M/H	M/H	M/H	L	Young trees.
203	M/H	M/H	M/H	H	L	Setting of Grade I St Mary's Church. Uffington C of E Primary School playing field and Uffington Conservation Area.
204	M/H	M/H	M/H	M/H	L	Development would disrupt views south towards the AONB.
205	M/H	M/H	M/H	M/H	L	Setting of AONB. Broadleaved trees.

Baulking

Methodology table	Table 2	Table 4	Table 5	Table 7	Table 8
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Parcel number	Landscape character sensitivity	Visual sensitivity	Landscape sensitivity	Landscape value	Landscape capacity	Notes
1	M/H	M/H	M/H	M/H	L	Open countryside. Setting of AONB.
2	M	M	M	M/H	M/L	Open countryside.
3	M	M	M	M/H	M/L	Open countryside.
4	M	M	M	M/H	M/L	Open countryside. Public footpaths.
5	M	M	M	M/H	M/L	Open countryside. Public footpath.
6	M	M	M	M/H	M/L	Open countryside.
7	M	M	M	M/H	M/L	Open countryside.
8	M	M	M	M/H	M/L	Public footpaths. Bridleway.
9	M	M	M	M/H	M/L	Open countryside.
10	M	M	M	M/H	M/L	Open countryside.
11	M	M	M	M/H	M/L	Open countryside. Public footpath.
12	M	M	M	M/H	M/L	Open countryside.
13	M	M	M	M/H	M/L	Open countryside.
14	M	M	M	M/H	M/L	Open countryside. Public footpath.
15	M	M	M	M/H	M/L	Open countryside.
16	M	M	M	M/H	M/L	Open countryside.
17	M	M	M	M/H	M/L	Open countryside.
18	M	M	M	M/H	M/L	Open countryside. Bridleway.
19	M	M	M	M/H	M/L	Open countryside. Bridleway.
20	M	M	M	M/H	M/L	Open countryside. Public footpaths.
21	M	M	M	M/H	M/L	Open countryside. Bridleway.
22	M	M	M	M/H	M/L	Open countryside. Public footpath.
23	M	M	M	M/H	M/L	Open countryside. Public footpath.
24	M	M	M	M/H	M/L	Open countryside.
25	M	M	M	M/H	M/L	Open countryside. Public footpath.
26	M	M	M	M/H	M/L	Open countryside.
27	M	M	M	M/H	M/L	Open countryside.
28	M	M	M	M/H	M/L	Open countryside.
29	M	M	M	M/H	M/L	Open countryside.
30	M	M	M	M/H	M/L	Open countryside.
31	M	M	M	M	M	Small, enclosed parcel adjacent to railway line.
32	M	M	M	M/H	M/L	Open countryside. Bridleway.
33	M	M	M	M/H	M/L	Open countryside.
34	M	M	M	M/H	M/L	Open countryside.
35	M	M	M	M/H	M/L	Open countryside.
36	M	M	M	M/H	M/L	Open countryside.
37	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
38	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
39	M/H	M/H	M/H	M/H	L	Public footpath. Setting of AONB. Open Countryside.
40	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
41	M/H	M/H	M/H	M/H	L	Setting of AONB. Open countryside.
42	M	M	M	M/H	M/L	Open countryside.
43	M/H	M/H	M/H	M/H	L	Public footpath. Setting of AONB. Open Countryside.
44	M	M	M	M/H	M/L	Small parcel adjacent to existing farm buildings. Public footpath.
45	M	M	M	M/H	M/L	Open countryside. Public footpath.

46	M	M	M	M/H	M/L	Open countryside. Public footpath.
47	M/H	M/H	M/H	M/H	L	Setting of AONB.
48	M/H	M/H	M/H	M/H	L	Setting of AONB.
49	M/H	M/H	M/H	M/H	L	Setting of AONB.
50	M	M	M	M/H	M/L	Open countryside.
51	M	M	M	M/H	M/L	Open countryside.
52	M	M	M	M/H	M/L	Open countryside.
53	M	M	M	M/H	M/L	Open countryside.
54	M	M	M	M/H	M/L	Open countryside.
55	M	M	M	M/H	M/L	Open countryside.
56	M	M	M	M/H	M/L	Public footpath. Open countryside.
57	M	M	M	M/H	M/L	Public footpath. Open countryside.
58	M	M	M	M/H	M/L	Public footpath. Open countryside.
59	M	M	M	M/H	M/L	Open countryside.
60	M	M	M	M/H	M/L	Open countryside.
61	M	M	M	M/H	M/L	Open countryside.
62	M	M	M	M/H	M/L	Open countryside.
63	M	M	M	M/H	M/L	Public footpath.
64	M	M	M	M/H	M/L	Open countryside.
65	M	M	M	M/H	M/L	Open countryside.
66	M	M	M	M/H	M/L	Open countryside.
67	M	M	M	M/H	M/L	Open countryside.
68	M	M	M	M/H	M/L	Open countryside.
69	M	M	M	M/H	M/L	Open countryside.
70	M	M	M	M/H	M/L	Open countryside.
71	M	M	M	M/H	M/L	Open countryside.
72	M	M	M	M/H	M/L	Open countryside.
73	M	M	M	M/H	M/L	Open countryside.
74	M	M	M	M/H	M/L	Open countryside.
75	M	M	M	M/H	M/L	Open countryside.
76	M	M	M	M/H	M/L	Open countryside. Public footpath.
77	M	M	M	M/H	M/L	Public footpath and bridleway.
78	M	M	M	M/H	M/L	Open countryside. Bridleway.
79	M	M	M	M/H	M/L	Open countryside. Public footpath.
80	M	M	M	M/H	M/L	Open countryside. Public footpath.
81	M	M	M	M/H	M/L	Open countryside. Public footpath.
82	M	M	M	M/H	M/L	Public footpath. Bridleway.
83	M	M	M	M/H	M/L	Open countryside. Public footpath.
84	M	M	M	M/H	M/L	Setting of Grade II Listed Building.
85	M	M	M	M/H	M/L	Open countryside. Public footpath.
86	M	M	M	M/H	M/L	Open countryside. Public footpath.
87	M	M	M	M/H	M/L	Open countryside. Public footpath.
88	M	M	M	M/H	M/L	Open countryside.
89	M	M	M	M/H	M/L	Open countryside. Public footpath.
90	M	M	M	M/H	M/L	Open countryside.
91	M	M	M	M/H	M/L	Open countryside.
92	M	M	M	M/H	M/L	Open countryside. Public footpath.
93	M	M	M	M/H	M/L	Open countryside.
94	M	M	M	M/H	M/L	Open countryside.
95	M	M/L	M/L	M/H	M	Small parcel adjacent to railway line and road.
96	M/H	M/H	M/H	H	L	Conservation area and public footpath.
97	M/H	M	M/H	M/H	L	Woodland. Public footpath.
98	M	M	M	M/H	M/L	Open countryside.
99	M	M	M	M/H	M/L	Public footpath. Open countryside.

100	M	M	M	M/H	M/L	Open countryside. Public footpath.
101	M/H	M/H	M/H	H	L	Conservation Area.
102	M/H	M/H	M/H	H	L	Access land. Conservation area. Public footpath. Setting of Grade I and Grade II Listed Buildings
103	M/H	M	M/H	M/H	L	Broadleaved woodland. .
104	M/H	M	M/H	M/H	L	Broadleaved woodland.
105	M/H	M	M/H	M/H	L	Broadleaved woodland. Bridleway.
106	M/H	M/H	M/H	H	L	Ancient woodland: Church's Copse.
107	M/H	M	M/H	M/H	L	Broadleaved woodland.
108	M/H	M	M/H	M/H	L	Broadleaved woodland.
109	M/H	M	M/H	M/H	L	Broadleaved woodland.
110	M/H	M/H	M/H	M/H	L	Access land. Conservation Area. Setting of Grade II Listed Building.
111	M/H	M/H	M/H	M/H	L	Access land. Conservation Area.
112	M/H	M/H	M/H	M/H	L	Access land. Conservation Area.
113	M/H	M/H	M/H	M/H	L	Access land. Conservation Area. Setting of Grade I and II Listed Buildings.
114	M/H	M	M/H	H	L	Ancient woodland: Green Close Copse.
115	M/H	M	M/H	M/H	L	Broadleaved woodland. Public footpath.
116	M	M	M	M/H	M/L	Open countryside.
117	M	M	M	M/H	M/L	Open countryside.
118	M	M	M	M/H	M/L	Open countryside.
119	M	M	M	M/H	M/L	Open countryside.
120	M/H	M	M/H	M/H	L	Broadleaved woodland.

Ecological Services

Green Infrastructure

Landscape and Visual Impact Assessment

Landscape Character Assessment

Habitats Regulations Assessment

Strategic Environmental Assessment

Sustainability Appraisal



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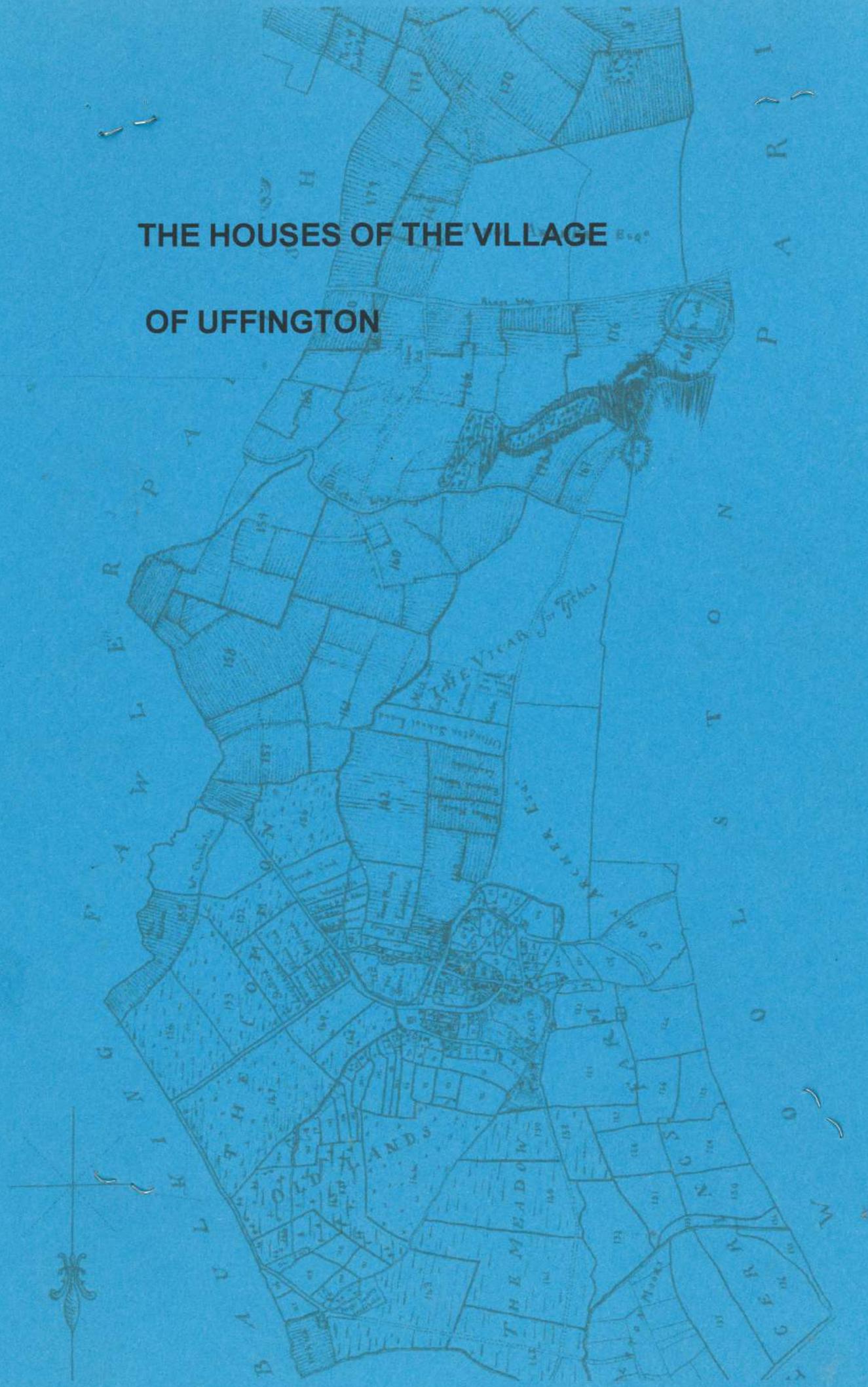
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**THE HOUSES OF THE VILLAGE
OF UFFINGTON**



Uffington Village. Housing developments. 1950-2009

It does not cover buildings on infill sites for 1 and 2 dwellings

Adult Population 1951 -520, 1991 – 748, 2011 - .

Location	Date of development	No of dwellings	Type of dwellings
White Horse	1920s,1930,s and 1940	32	houses
Hillview	1950's	22	houses
Vicarage Land	1960's	6	bungalows
Patrick's Orchard	1970's	34	18 houses 16 bungalows
Craven Common	1970's	24	Houses
The Green	1970's	3	houses
Freeman's Close	1996	11	2 &3brm houses
Broad Street			Incl.Social housing
Waylands	2005	11	4 flats, mixed houses
Fox Cover View	2009	4	2flats, 3houses eco buildings

CERTIFICATE IN ARCHITECTURAL HISTORY
DEPARTMENT OF CONTINUING EDUCATION
OXFORD UNIVERSITY

**AN INVESTIGATION INTO THE ORIGINS AND CHARACTER OF THE
HOUSES AND COTTAGES IN THE VILLAGE OF UFFINGTON IN
OXFORDSHIRE (HISTORICALLY BERKSHIRE)**



THE QUAKER MEETING HOUSE 1711

JANE COOPER
UFFINGTON
SEPTEMBER 1999

The houses in the village of Uffington

part 1 The Village and its background

The village of Uffington is situated at the western end of the Vale of the White Horse in Oxfordshire. It lies on heavy clay land about a mile to the north of the chalk escarpment of the Berkshire Downs. The area has signs of habitation stretching back to neolithic times. The village seems to have been a self-contained agricultural settlement with an average population of around 600, according to reliable records, from the beginning of the 19th century.

Geography

The geography is a good feature to look at first as its influences play a large part in establishing the character of the village. The parish of Uffington is long and narrow and extends from the gault clay up across the greensand belt to the chalk downs. All the local parishes are similar, giving each settlement a fair variety of land types. A number of streams originate in the spring line, running below the chalk downs, which make their way down to the River Ock. Two of these streams join at Uffington making the area very wet and liable to flood. The map, (no1) reputed to be from Saxon times, clearly shows these features, such as the water courses, the large swamp to the north of the village called Baccan Mor and the parish of Uffington. There is no indication of the village, although Moor Mill, now a mile from the centre of the village is shown. The impermeable gault clay underlies most of the village, with just one band of sand near the church. This clay provided material for the local brick kilns and fertile land for dairy and arable farming. The band of greensand is narrow and does not influence the village. The chalk on the downs has been the greatest influence, it is composed of skeletons and shells of microscopic sea animals, laid down on the seabed, crushed and compacted and finally tilted by the movements of the earth. This has provided a harder chalk than is usual. The chalk has been eroded in places leaving residual rocks of clay-with-flints and sarsen stones. The sarsen stones are thought to be resistant sandstone lumps left after the weathering of a parent sandstone, which once overlay the chalk. It provides an impervious material. These conditions have provided a dramatic landscape along the escarpment of the downs and a rich variety of local building materials.

Transport

Looking next at the accessibility of the village we see that Uffington is not, nor has it been, on any through road routes. It is described in the Victoria County History series for Berkshire as "very inaccessible". This is doubtless due to the nature of the land. The Icknield Way, a Roman road running east/west through Wantage, is a mile to the south and the Ridgeway, an older track on the downs, is a further half mile away. Three miles to the east is the old toll road from Faringdon to Wantage. Rob Morden's map (no2) from 1695 clearly shows this position. In 1806 the Wilts and Berks canal, running from Bristol to Abingdon, arrived at the eastern edge of the village. From 1810 -1841 the canal was a thriving concern and enabled new materials to be imported into the village as well as produce to leave. Many of the imported materials were used to build the Great Western Railway which ran close by the canal. The railway opened in 1841 causing the decline of the canal, which was little used after 1875 and finally closed in 1914. The railway flourished, with Uffington station a mile from the centre of the village. In 1864 a branch line was opened to Faringdon which was well used until the 1930's when transport was shifting to the roads. The branch line was closed in 1963 and by the end of 1964 Uffington station was closed, although the main line still operates. J & C Walkers' map (no3) of 1862 shows both the canal and the railway.

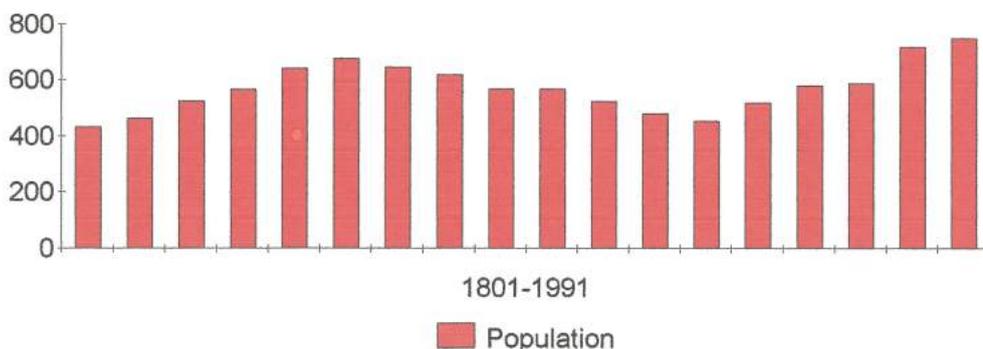
Pre-history and history

There is rich evidence for very long human occupation of the area, but for pre-historic times the evidence all comes from the downs. Recent aerial photos have suggested the possibility of an Iron Age settlement just to the north of the village but the first real evidence of occupation in the Vale is from Roman times. Roman villas have been discovered at Woolstone and West Challow (see map no3). In Uffington in 1973 artefacts from the Roman era were found when the foundations were excavated for the housing development known as Craven Common. No structured exploration took place, although a local family spent many hours searching for fragments, which were lodged with the Oxfordshire County Museum.. It was established that the occupation level was 450mm below the existing ground level.

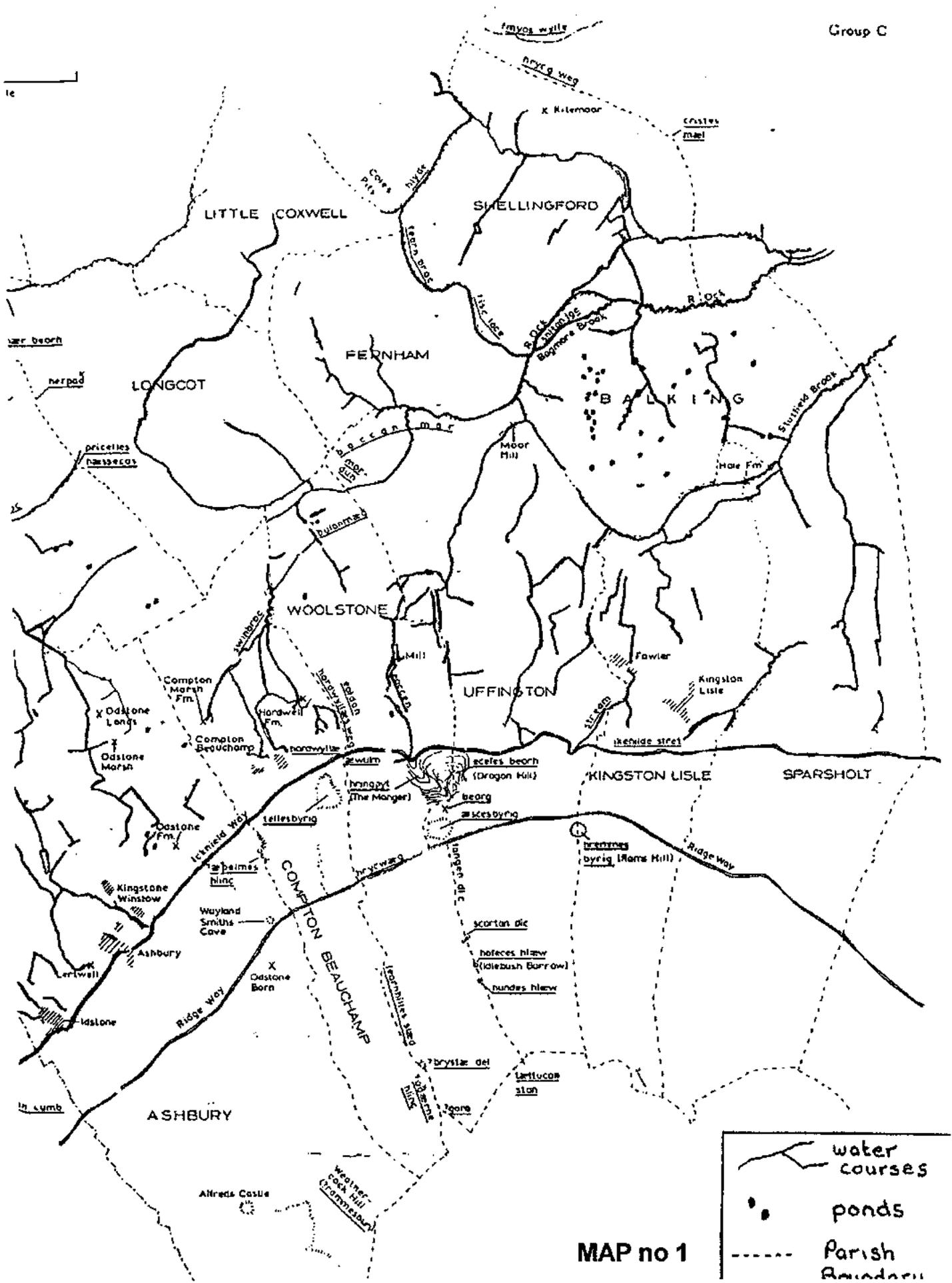
The first written evidence for Uffington's existence, as related by Margaret Gelling in her book on Berkshire Place Names, comes from the charters for three grants of land at AEscebyrig, the Old English name for Uffington Castle, which are preserved at Winchester and Abingdon. The charters are all dated in the middle of the 10th century. Abingdon Abbey remained the owners of the parish until it was conveyed to the Crown in 1537/8, following the dissolution of the monasteries by Henry V111. The Crown granted the estate to the King's tailor and it passed through various hands until bought by Elisabeth Craven for her son, who became Viscount Craven, in 1620. The Cravens owned vast estates, with the nearest of their great houses being at Hampstead Marshall, to the west of Newbury. Uffington remained part of the Craven estate until the mid 1950s.

It seems that Uffington was not of great interest to the Cravens, a steward lived in the village from time to time at the house now known as the Manor House. Most of the properties belonged to The Estate. The records show the land holdings but it is difficult to identify the cottage tenants. The estate would have been able to supply materials for building and upkeep, as they had a timber yard aswell as the brickworks. It is not clear when the two chalk quarries nearby on the downs were closed. The village during this period was described as a place "where the tide of progress stirs but just enough to avoid stagnation". A self supporting village based on traditional agriculture seems to be the best description. The village was split up in the late 1950's and the properties in it along with the surrounding farms were sold. At this time many of the tenants bought their cottages for a small sum. After this the village developed as a mixture of small estates, both council and private, and infill building of 1, 2 or 3 houses . Mr Henry, who moved to the village in 1973, reckons he has seen 60 houses built. This opinion does reflect when the major increase in the number of houses took place.

The following chart shows how the population has varied.



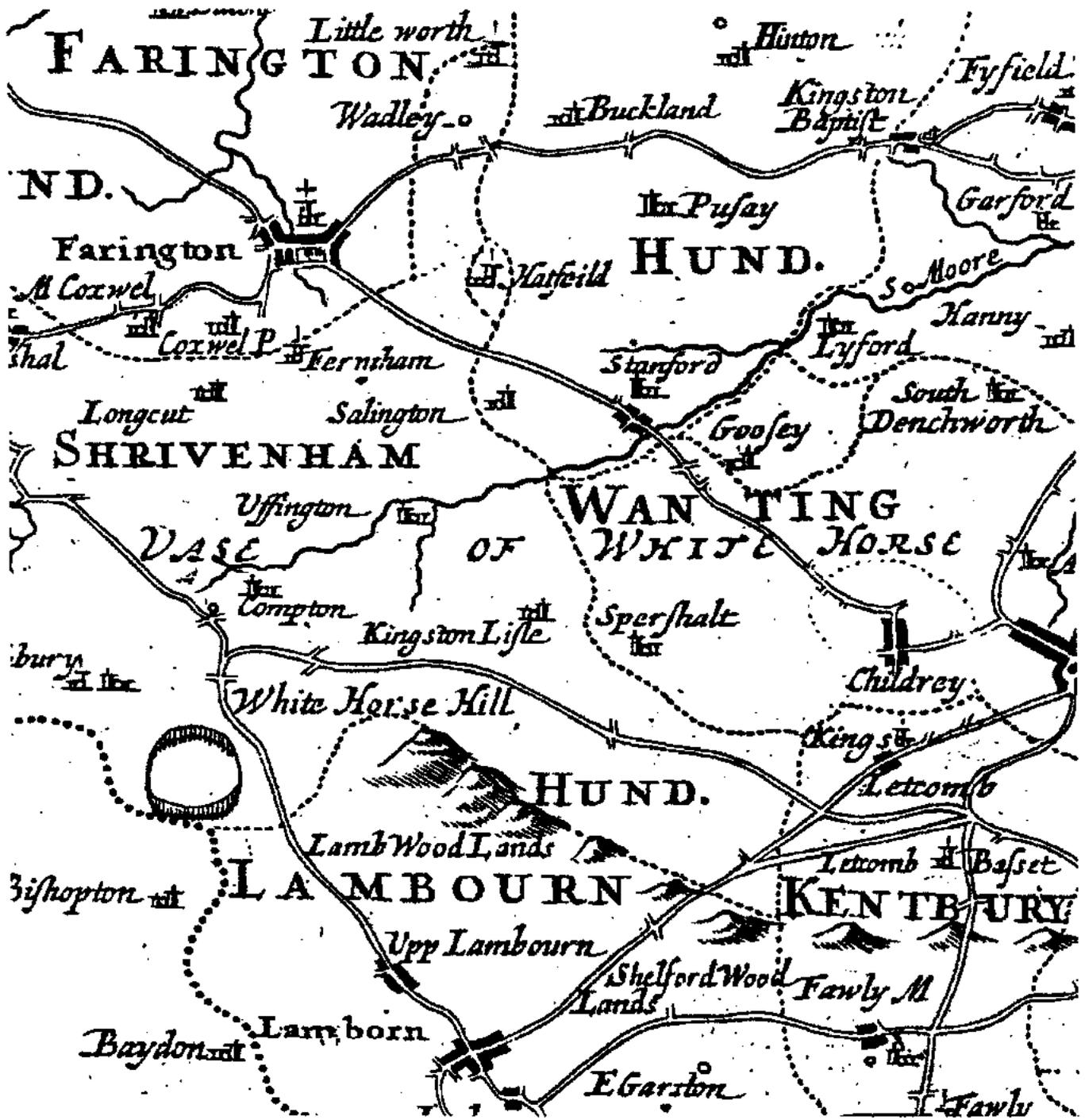
An undated map with Anglo-Saxon place names



Group C

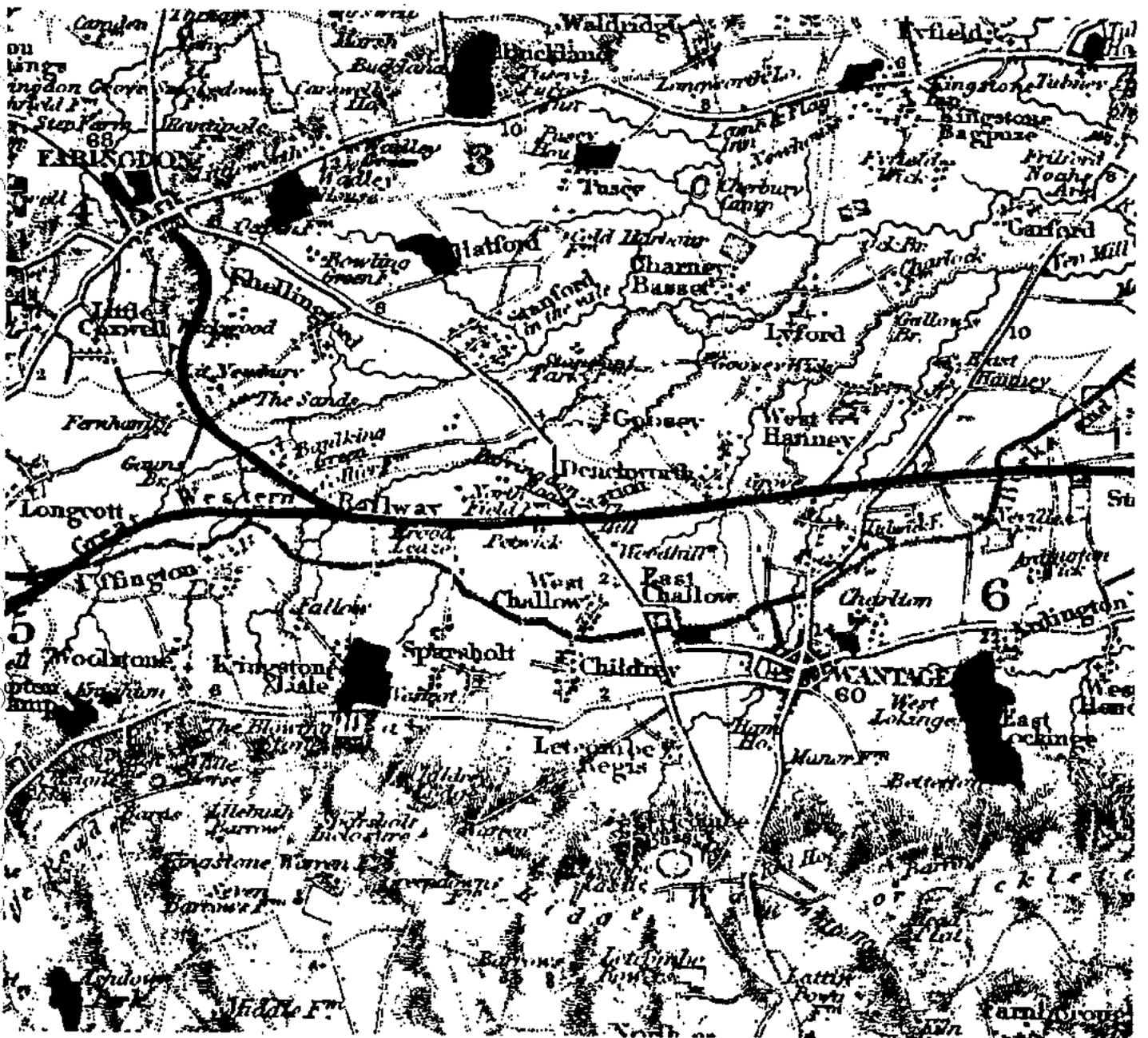
MAP no 1

	water courses
	ponds
	Parish boundaries



Bark Shire

by Rob Morden



BERKSHIRE

BY J. & C. WALKER

The village plan and C19th and C20th developments

The basic layout of the village has not changed during the time for which we have records. John Rocque's map (no4) of 1761 shows the circular route round the village with tracks going off. His sense of scale makes it difficult to equate with modern maps but the essence remains today. The current roads making up this circle are called Broad Street, High Street and Woolstone Road. The enlargement from the post enclosure map (no5) of 1785 (there being no enclosure map) is easier to follow and shows in addition to the tracks in the previous map, the track cutting across the circle towards the church and continuing on beside the Green. These tracks are now called Chapel Lane and Upper Common Lane. This map also shows two further tracks with buildings along them, one going out to Common Farm and now called Lower Common Lane, and the other parallel to Broad Street and now called Little Lane. Both these lanes are of less importance now, especially Little Lane. The deterioration in Little Lane had happened by the time Capt. G W Archer did his survey in 1878, for the first ordinance survey map (no6), as fewer buildings are shown there. It is interesting to compare this map with today's map, all the listed buildings appear on the older map along with others that now have different houses on the sites. There has been considerable infill but the layout is the same. The 1913 map (no7) is almost the same as the 1878 map but the 1960 (no 8) map shows changes.

The maps all show that the village had no one centre but that the houses were grouped in clusters, particularly along the High Street and Broad Street, with others spread along the tracks around the village (see listed buildings chart 2). There did not appear to be much development around the church although the Manor House is nearby. The church was built about 1250AD, most probably on the site of an earlier church. It is known to have been an outpost of Abingdon Abbey but it is unclear where the monks would have lived. The Vicar reports that the extension of the graveyard to the north-west of the church throws up building materials but this has never been investigated. No maps show any buildings there.

In 1849 the only architectural designed house in the village before the C20 was built opposite the church. This was the then vicarage designed by Henry Kendall, it is not clear whether it was father or son, for the Rev. Hughes, grandfather of the author Thomas Hughes. Another Victorian addition was the terrace of four cottages at the village end of Lower Common, known as New Buildings. A few other plainer cottages were also built, their materials, such as slate roofs and all brick walls showing the move away from the local chalk and thatch to newer materials.

One of the few developments to take place between the world wars was four brick houses built along the south side of Broad Street in 1919 for railway employees. It is related by the present owner of one of them that he saw accounts showing each house cost £450. The Council estate of White Horse, built before, during and after the second World War, was sited on the eastern edge of the village, and constituted a line of houses along the existing roads. Hillview, also a council estate, built in the 1950s was laid out along a new access road off Chapel Lane and around an oval grass centre behind existing houses. These all show on the 1960 map (no8). Six bungalows were built as a private enterprise in Broad Street during the early 1960's on part of the land belonging to the Old Vicarage when this was sold and the new vicarage built. This decade was the period of gardens being sold off and individual houses being built. If there was a planning policy it seems to have been "infill as you wish".

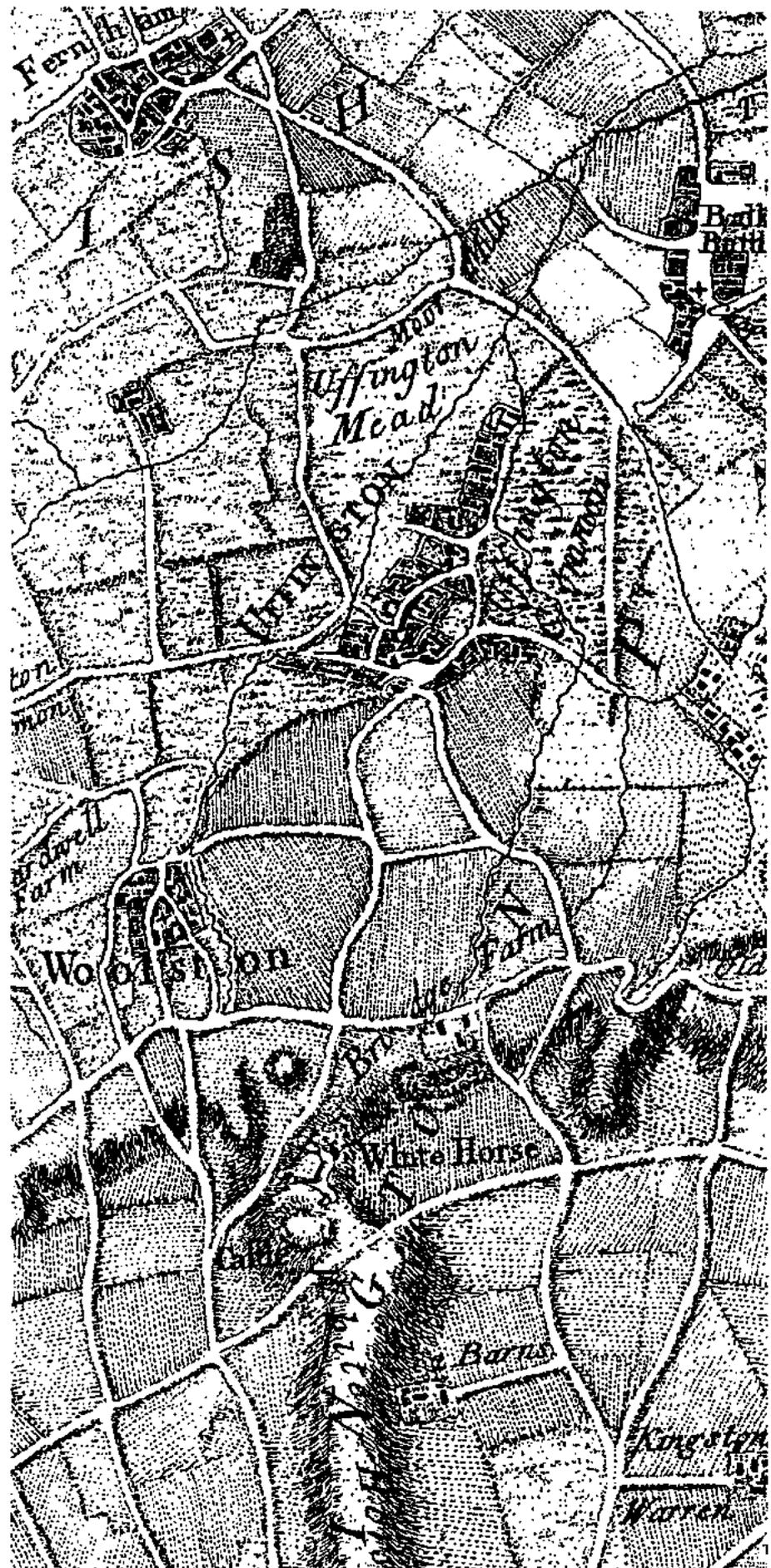
In 1970 the Berkshire County Council carried out a major review of the village and prepared a village plan which concluded "that Uffington falls into the category of villages of high amenity value warranting maximum consideration". By this time the third Council development, known as Patrick's Orchard, had been started and permission had also been given for the private development known as Craven Common. The 1970 plans (no 9) are significant as laying the foundation for the village envelope, for identifying the houses of historical interest and establishing the conservation area. The 1970s were a busy time for building in the village. The Vale of the White Horse District plan in 1984 (no10) for the village confirms the conservation area with minor alterations excluding one or two houses from this area. It should be noted that the policy behind the designation of the conservation area is as much about keeping the open areas and views of the downs as about the character of the built up parts of the village.

After this a few houses were built as "infill", otherwise no more estates were built until 1996 when the old carriers yard had houses built in what is known as Freemans Close (no 11). This development included some house to be let, known as Social Housing, to enable local people to stay in the village. This happened and at present a search is on for a suitable site for more Social Housing. The Vale of the White Horse Housing Strategy plan 1998, confirms the above policy. Uffington is one of the "Ridgeway" villages where development is to be kept to a minimum.

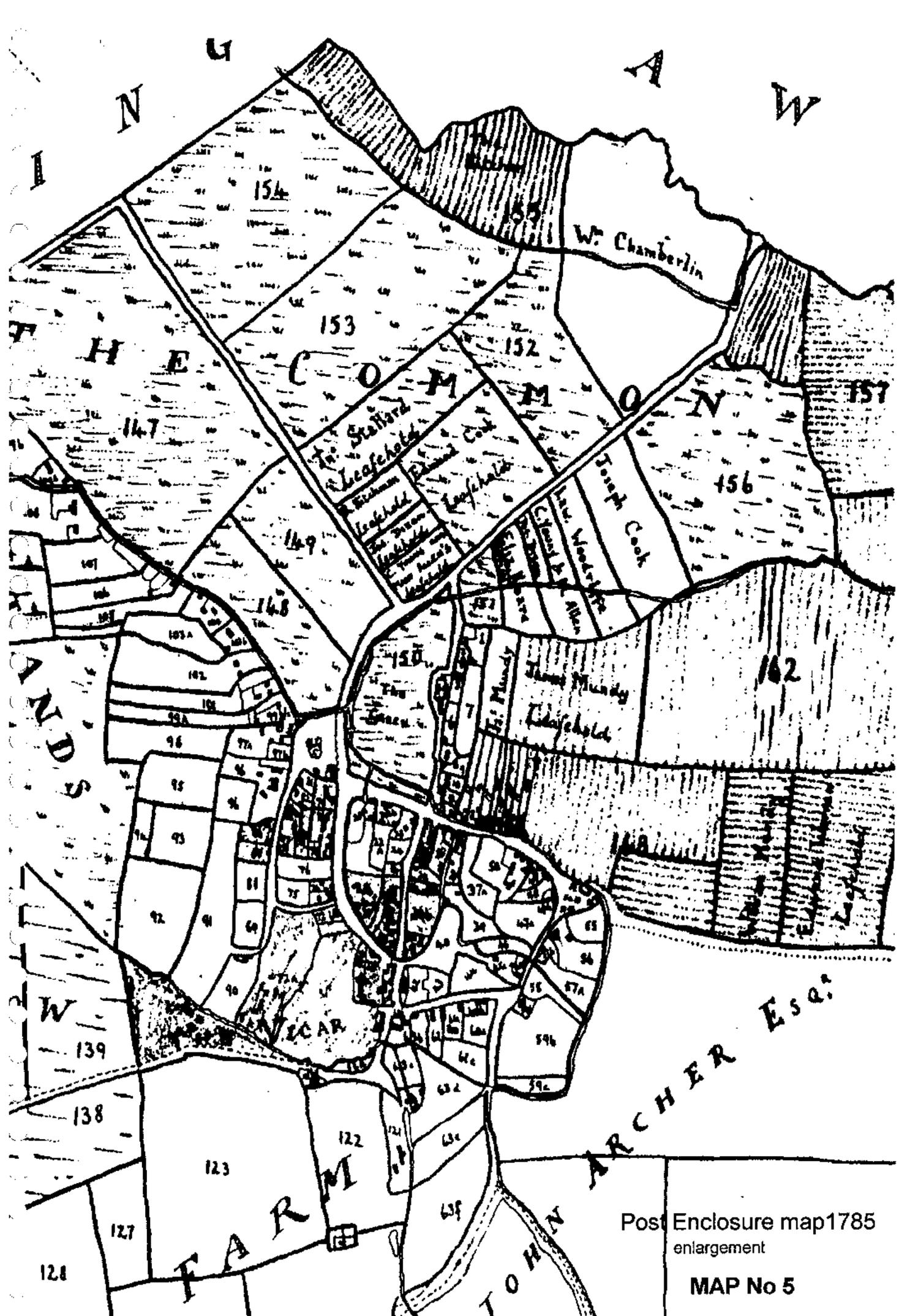
Services

Water in Uffington was collected from the stream that runs around the village, by standing on dipping stones which were usually large sarsen stones. In 1911 standpipes were introduced at points around the village, using water from one of the local springs. Main water to the houses was introduced from the late 1950's onwards, but was not popular owing to the taste of the water. Main drainage was laid in 1947/8 but a number of houses still have septic tanks. Glazed sinks were installed in some houses in the 1930's but they ran out into a bucket, which then had to be emptied by hand. Electricity arrived in 1935 and the birds nests of overhead wires have increased ever since then.

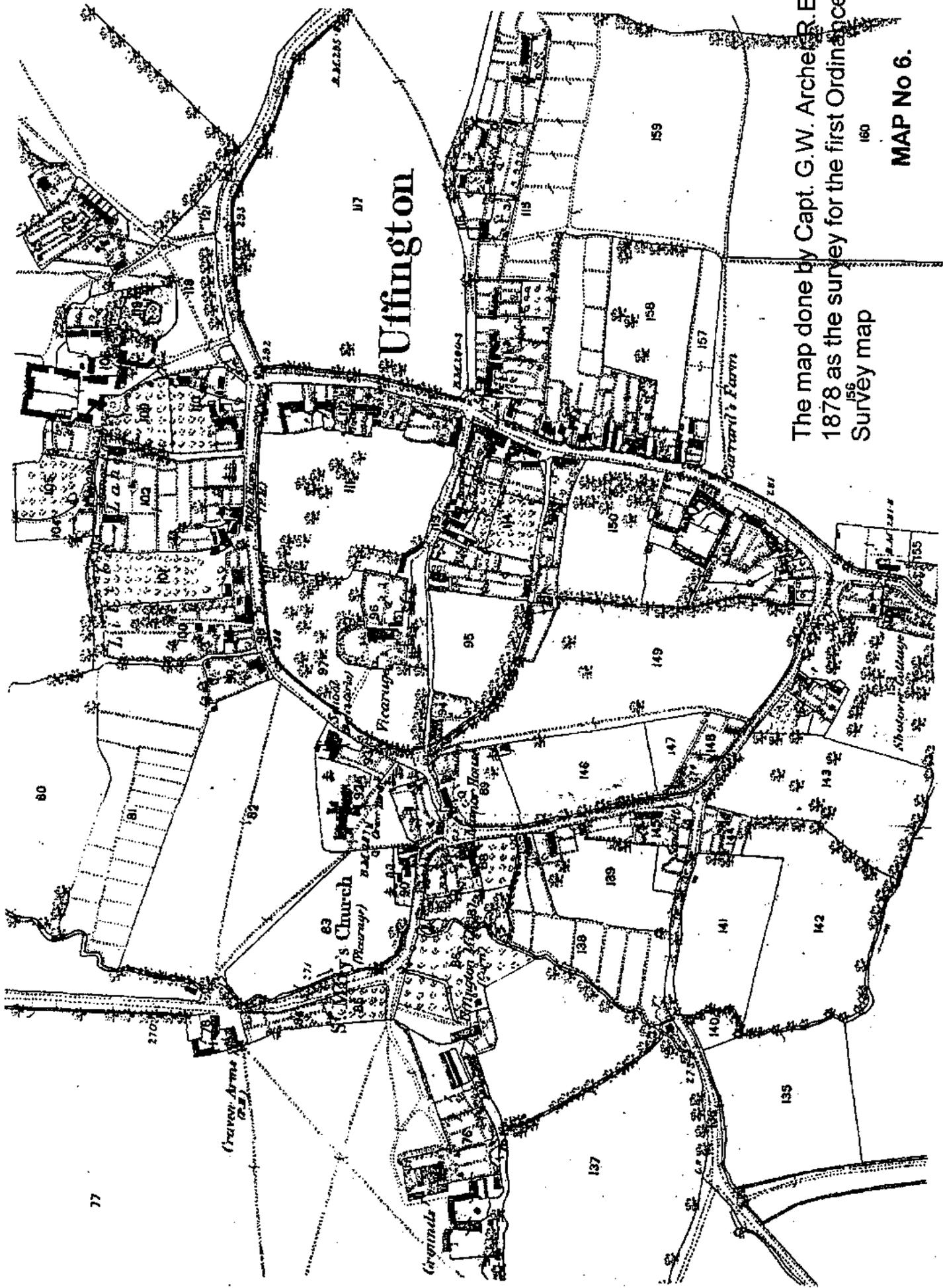
Copy of a map
drawn by
John Rocque,
dated 1761



MAP no 4

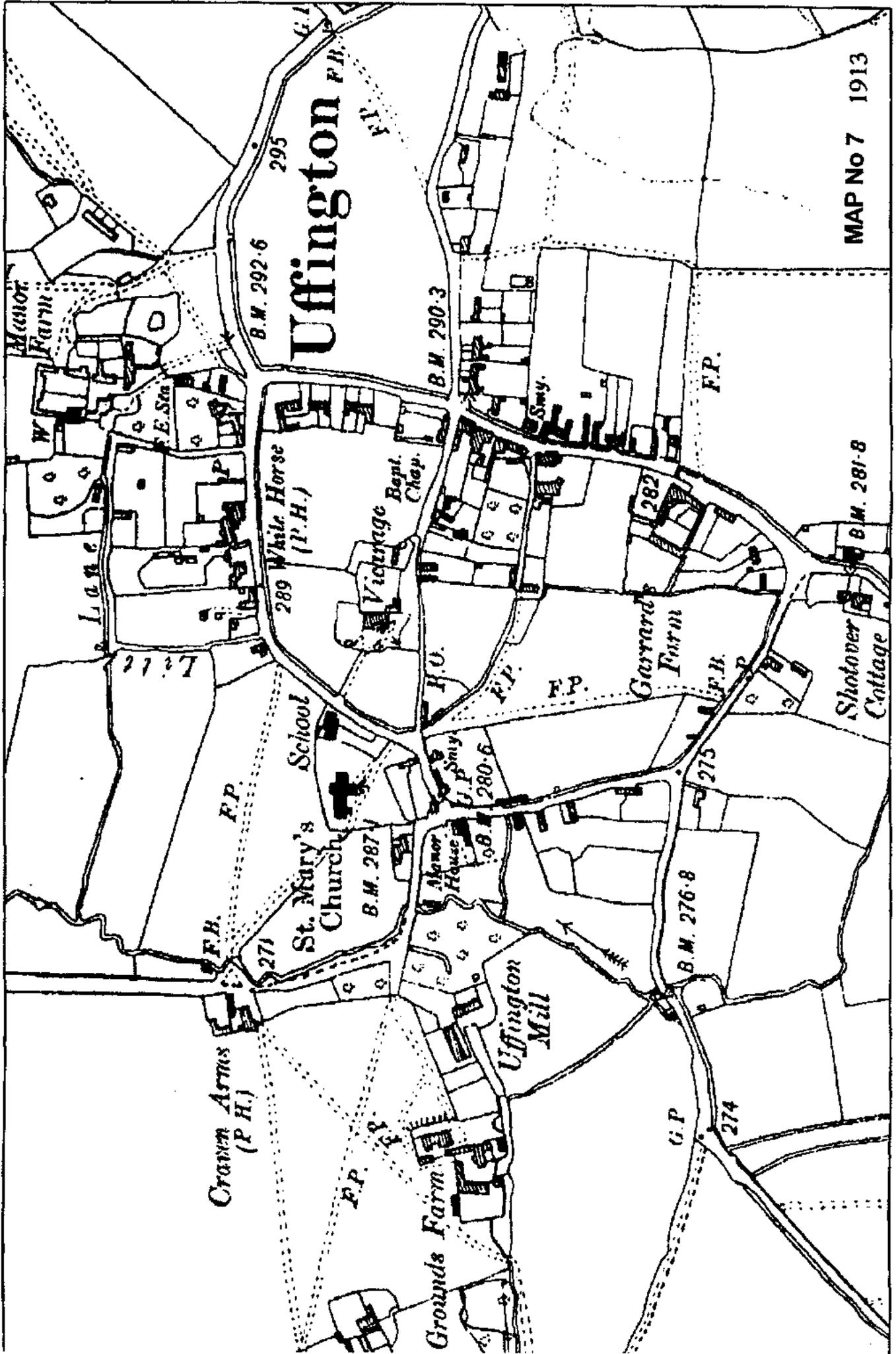


Post Enclosure map 1785
 enlargement
MAP No 5



The map done by Capt. G.W. Archer, R. E in 1878 as the survey for the first Ordnance Survey map 1878

MAP No 6.



Uffington

MAP No 7 1913

Craven Arms
(P.H.)

St. Mary's
Church

School

White Horse
(P.H.)

Uffington
Mill

Garrard's
Farm

Shotover
Cottage

B.M. 292.6

B.M. 290.3

B.M. 287

B.M. 280.6

B.M. 276.8

B.M. 281.8

295

271

280.6

275

274

282

Manor Farm

Lane

E. Sta.

Village Bap.
Chap.

H.O.

U. P. S.

Manor House

Smy.

F.P.

F.P.

F.P.

F.P.

F.P.

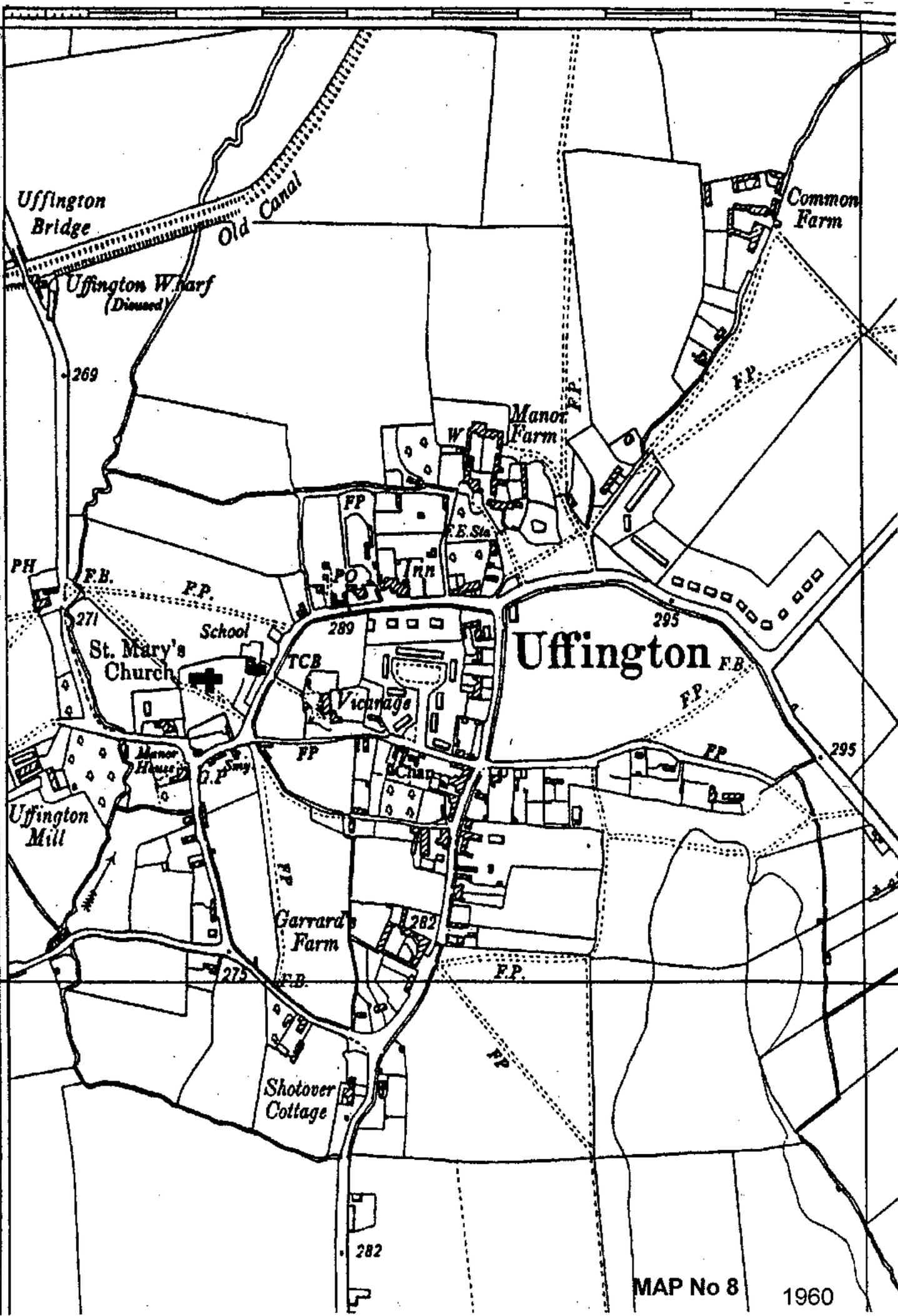
G.P.

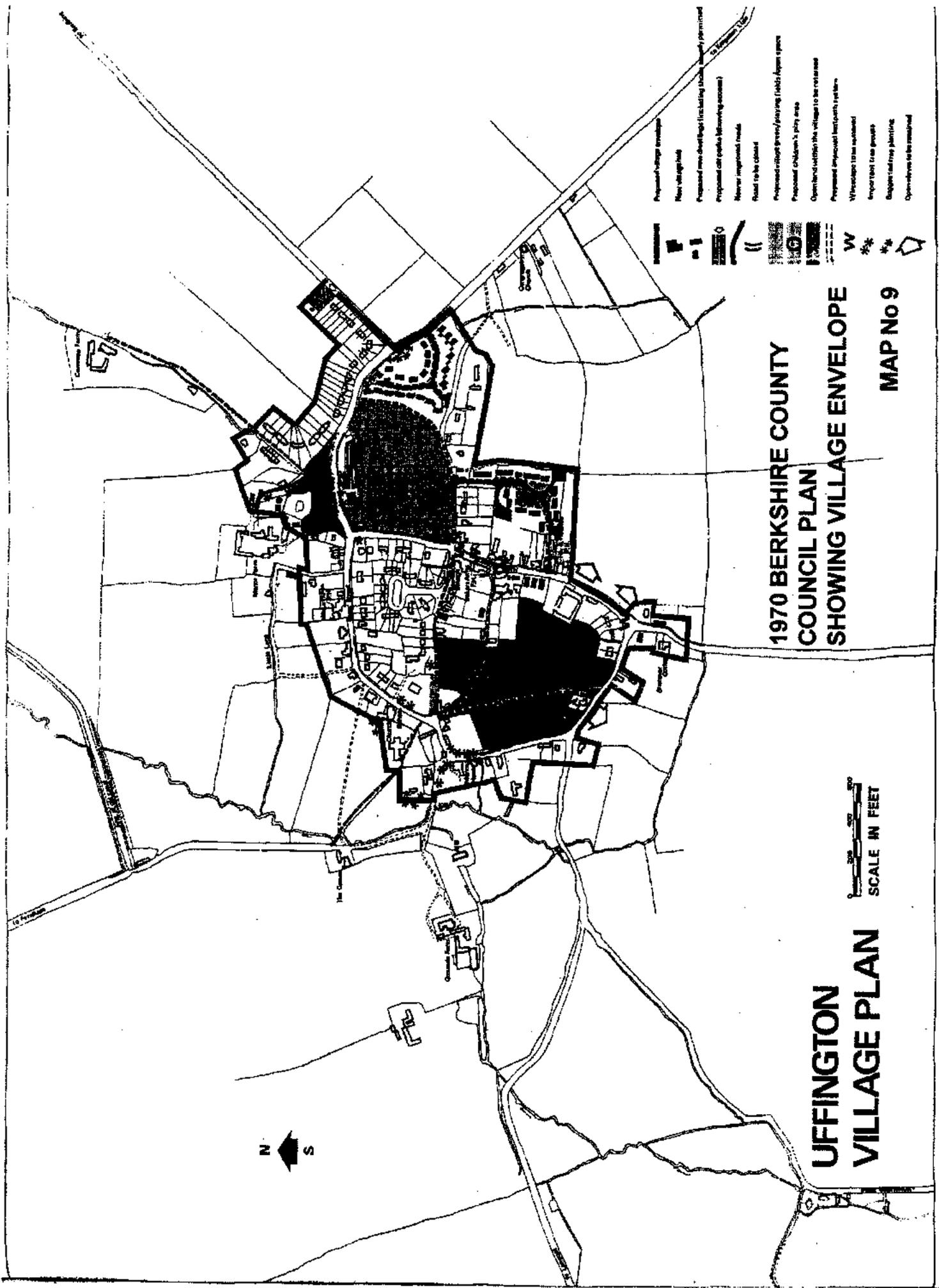
G.I.

P.H.

F.V.

F.P.





**1970 BERKSHIRE COUNTY
COUNCIL PLAN
SHOWING VILLAGE ENVELOPE
MAP No 9**

**UFFINGTON
VILLAGE PLAN**

SCALE IN FEET

- Proposed village boundary
- New buildings
- Proposed new buildings (including those to be permitted)
- Proposed car parks (including existing)
- New or improved roads
- Roads to be closed
- Proposed village green playing fields open space
- Proposed children's play area
- Open land within the village to be retained
- Proposed improved footpaths paths
- Wharfedale to be retained
- Proposed tree growth
- Proposed railway planning
- Open areas to be retained

VALE OF THE WHITE HORSE RURAL AREAS

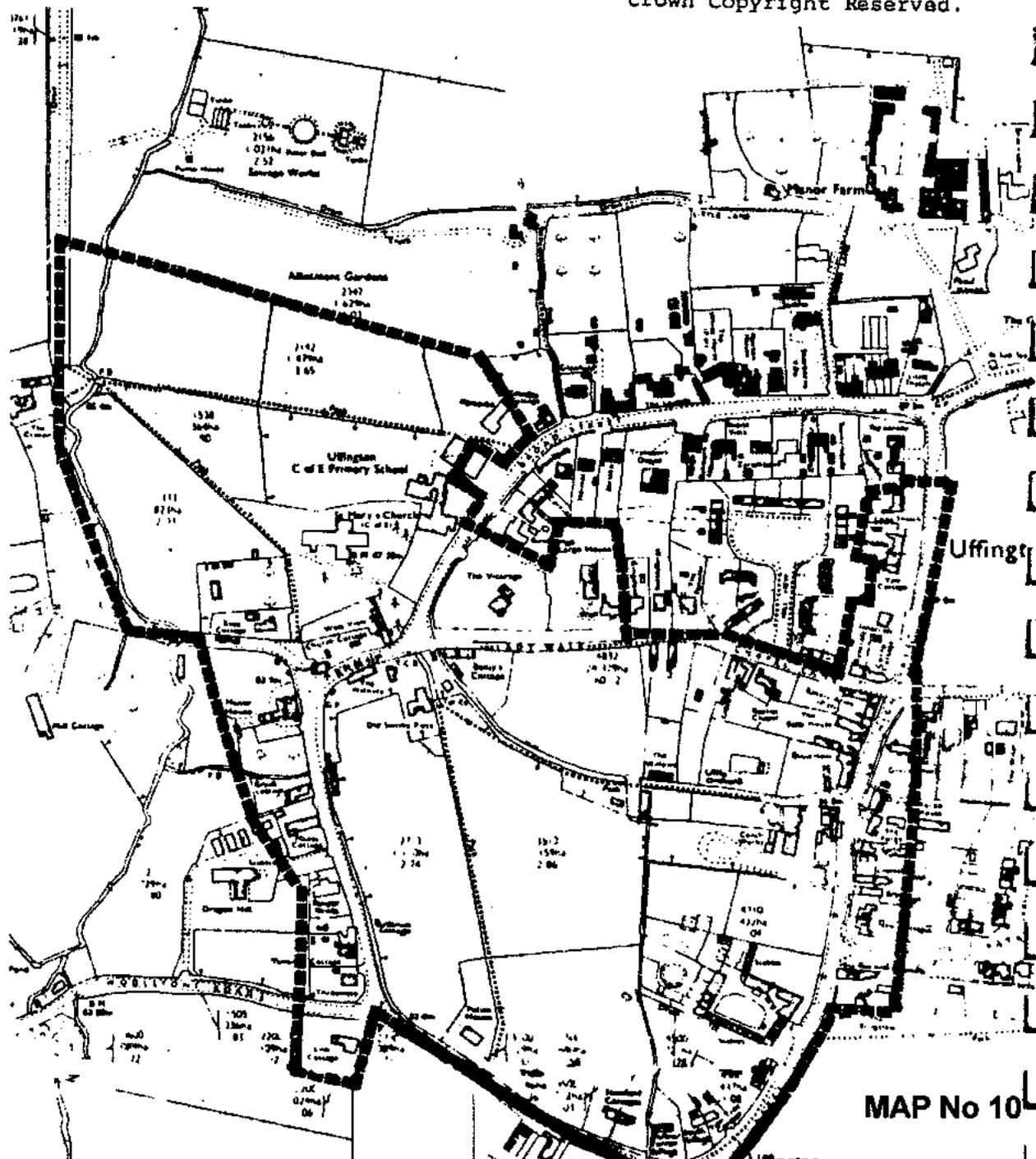
LOCAL PLANS 1984

Uffington

 Conservation Area
C10-C16

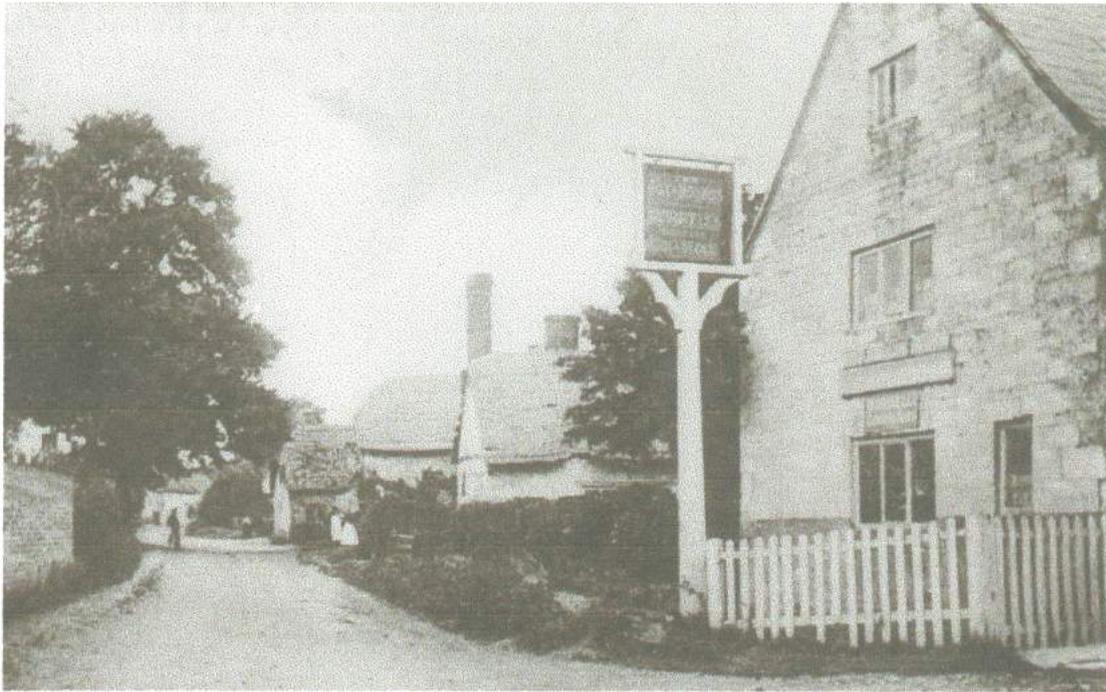
Scale  100 metres

Crown Copyright Reserved.





An aerial view taken in the late 1960's, with the church in the lower left corner. The new vicarage is the other side of Broad Street to the church, as are the then recently built bungalows. Broad Street sweeps around to the right with the older properties on the same side as the church. It then meets the top of the High Street which has old houses one side and the open Green the other. It can be clearly seen how the Hillview Council estate tucks in behind the earlier house, and the White Horse houses are strung out along the roadside. The track from the church through to the High Street can also be seen, after crossing the High Street it becomes Upper Common with old cottages along one side. The part of the High Street with the tradesmens houses cannot be seen.



Two Street scenes from around 1900 in the High Street. The top one is the view looking north with the Fox and Hounds Inn. The cottage immediately to the north of the Inn was demolished in the 1950's, by which time it was in a poor state of repair. It had been the cobblers cottage. The next two cottages are still there although they both now have gable ends. The lower photo is the next part of the High Street to the north, just visible in the upper picture. The house immediately to the left was the wheelwrights and his workshop door can just be seen. The next house is now known as Clock House and little seems to be known of its history. The shop window can be seen in the third house which was the baker's shop. This was the busy part of the village as the blacksmith's forge was opposite the wheelwrights.



The same street scenes in the High Street today.

In the upper picture the first thatched cottage on the right has gone. In the lower picture the picket fences are no more and the dormer windows in the Old Bakehouse have been removed, otherwise the buildings have altered little in looks although I am sure any of the inhabitants in the old pictures would find many changes if they were able to return today. The cars and the electric wires highlight the damage we do.



The houses in the village of Uffington

part 2. The houses and cottages

The following section will look at the houses in more detail in chronological order. Italics are used where house description are taken from the Environment Dept. list and the Berkshire County Council list. It is not possible to discuss every house so those selected either have special features or are typical of their group.

The houses and cottages

We have seen how Uffington has been a fairly isolated agricultural village, which from 1630-1958 was part of the Craven Estate. This means that the houses and cottages needed would have been for Farmers, Tradesmen and those working on the land or in the Estate enterprises. We have identified the vicarage and the Manor House for the bailiff as special houses, otherwise the houses would all have been simple and many just poor cottages. Apart from the butchers and the bakers the houses that used to be shops would not have been shops as we know them, some are still remembered as selling "just a few sweets".

Some of these cottages would have been just one room downstairs with the room above little more than an attic. Ladder staircases, often by the hearth, were common. Other cottages would have been two rooms downstairs again with attics in the roof. Reading through the descriptions of the houses under the listed buildings scheme, a number are described as originally 2-unit, indicating that dwellings that are now larger houses started as humble cottages. Cooking would have been at first on an open fire and later on a range in the main room. Leantos or outshuts were often attached at the back with a sink and copper. Privies were up the garden, a wooden seat over a hole, the night soil being valued for the vegetables. There is still a three seater privy in the neighboring village of Baulking. These privies and lean-tos would have been made of the cheapest materials to hand, such as brick, corrugated iron (after the 1830's) and reused timber. A few brick privies still stand today.

Materials

Until the coming of the canal in 1806 transport would have been very difficult and, as in most areas, the materials would have been those that were available locally. In Uffington this meant chalk blocks, also known as clunch, which was cut from two quarries nearby on the downs. This chalk is harder than the more usual chalk coming from a different strata of the cretaceous limestone. It is easily cut by hand but weathers badly. It absorbs the damp and therefore needs to always be raised on a plinth. The chalk flakes on the face and this caused houses to be lime-washed and later rendered. This treatment makes it difficult to determine the exact nature of the walls of some of the cottages now. The chalk was prepared in different ways. In the poorer cottages it was used as rubble, in others it was used in blocks, cut square and laid either in courses or at random. The joints were varied and fairly wide. Finer work was done when the chalk blocks were more closely fitted and laid with narrower joints as ashlar. Lime mortar was used for the joints, this was not always appreciated in later work on the cottages and cement mortar was used. This is too hard and does not "move" with the stones.

Because of the nature of the chalk it needed support over the openings and special treatment at the corners and around openings. Over the openings either timber lintels or, later, brick arches were used. The corners were either of squared chalk stone or brick as were the surrounds to the doors and windows. Some of the cottages have decorative brick bands which seem to stem from "upgrading" in

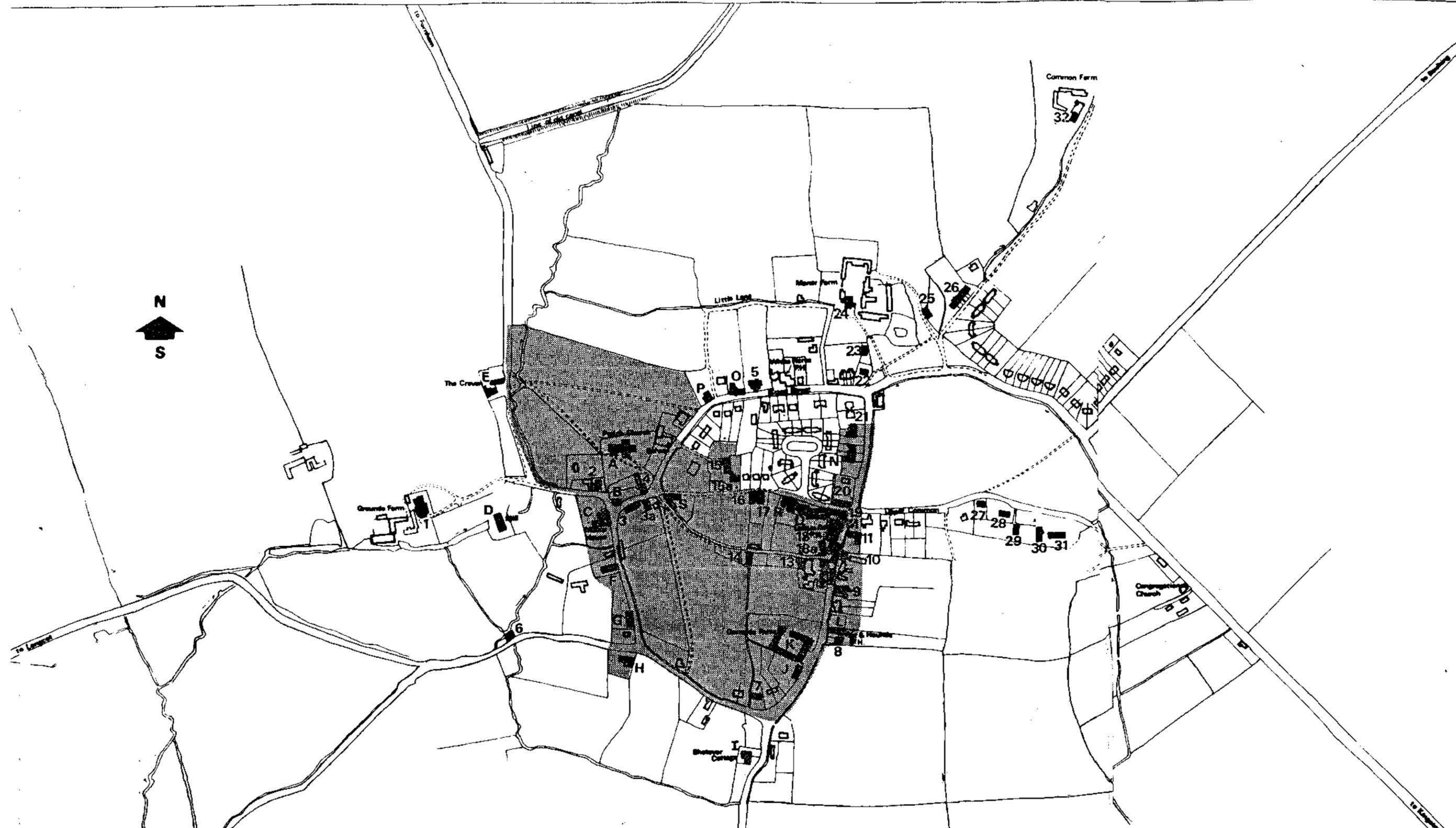
the 19th century. The chimneys were made of bricks in order that they would be stable and fire resistant. The early plinths were of sarsen stone, collected locally. This impervious stone is almost impossible to cut or shape, so the stones have to be selected and used in the walls in their natural shape. Later plinths used brick which is much easier to handle.

As well as being used in conjunction with chalk stone bricks were also used on their own for some cottages. The bricks could have been made in the village brickyard, known as the Uffington Brick and Tile Company and owned by the Craven Estate. It was opened in the 1840s and closed in 1923 and was sited just to the south of the railway line near Uffington Station. In general brick was readily available in the country by the middle of the 17th century, and judging by their use on many of the older cottages in the village, one wonders if there was not another local source before the main brickyard opened. There was plenty of clay in the area and the bricks used were fairly soft and baked a light orange-red colour, as the local clay does today. They were a standard size of just under 9ins x just under 3ins x just under 4.5 ins. The brickyard also made roof tiles and these can still be seen on some of the roofs.

It is noticeable from the data base list of the cottages that they were nearly all thatched. This was the result of the village being in the centre of arable land and local straw being readily available. This wheat straw was laid in a manner known as "long straw", using 3 foot long yealms or bundles. The method is still the same today. The vulnerable parts of a thatched roof for weathering are the gable ends and the ridge. To counteract this the gable ends were either fully hipped or half hipped. The ridges are protected by a double layer of yealms, the top layer being laid across the ridge. In later times the ridges were patterned, each thatcher having his own pattern, but the early ridges would have just been simple. Currently birds, animals or symbols are also added. Thatch has distinctive overhanging eaves without gutters. The rain water is thrown well clear of the walls and is therefore ideal for use with chalk block walls. The dormer windows of the early cottage were very small being almost buried in the thatch. Later cottages had bigger windows with the thatch raised and either swept over the windows or cut to allow in light. The two storey houses and the alterations kept the thatch above the upper windows. It can be seen that the practical use of thatch leads to the distinctive character of the cottages.

Once the canal and then the railway arrived a greater variety of building materials were available, particularly Welsh slate for roofs. It was not until the 1930's that materials other than those available locally were much used. The great, and unfortunate, innovation was the use of concrete blocks by the Council at White Horse. The yellow bricks and timber panelling used at Craven Common is equally unfortunate and because of the number of houses there (25) and their position alongside the Jubilee Field they are as conspicuous as The White Horse concrete houses.. Other individual houses of reconstituted stone or pale bricks are not very successful. Although there needs to be variety, with so much of the character of the village relying on the use of local materials these imported materials look too out of place. The scale of most of the building has been appropriate and much use has been made of dormer windows. Because some of the old houses were whitewashed this finish or rendering was used to "blend" some of the new house in with the village. The latest houses using local features such as brick quoins contrasting with rendered walls are more successful.

The recent additions and alterations to some of the older houses are interesting and will be looked at separately.



0 200 400 600
SCALE IN FEET

UFFINGTON VILLAGE PLAN

- A-C ■ Grade II buildings on Statutory List
- D-S ■ Grade III buildings on Supplementary List
- D-S & 1-32 ■ Buildings which should be added to Statutory List
- Conservation Area

Houses listed (L) or recommended for listing by date

	Map ref.	Name	Road	date	alt	walls	roof
1	11	Greywethers	High Street	16	20	chalk block	thatched
2	22 L	Little Thatch	Broad Street	17	19	rubble	thatched
3	P	Craven Cottage	Broad Street	17	18	chalk ashlar	thatched
4	R	Little Thatch	Chapel Lane	17	20	chalk squared	thatched
5	17	no 2	Chapel Lane	17	20	chalk ashlar	thatched
6	E	The Craven	Fernham Road	17	20	chalk rubble	thatched
7	J	Peartree	High Street	17	20	chalk squared	thatched
8	M	The Old Bakehouse	High Street	17	18	chalk rubble	tiled
9	N	Brooklea	High Street	17	18	chalk rubble	thatched
10	9	Brook Cottage	High Street	17	20	chalk block	thatched
11	10	Packers Forge	High Street	17	20	chalk block/brick	tiled
12	L	The Shambles	Lower Common	17	18	timber framed	thatched
13	14 L	Tamerlane	Packers Lane	17	20	chalk block	thatched
14	7	Shotover Corner Cott	Shotover Corner	17	18	mixed	thatched
15	23	The Old Fire Station	The Green	17		chalk block	thatched
16	27 L	Style Cottage	Upper Common	17	19	chalk squared	thatched
17	29 L	Guiniver Cottage	Upper Common	17	20	chalk rubble	thatched
18	30 L	Field Cottage	Upper Common	17	20	chalk rubble	thatched
19	31 L	No 1	Upper Common	17	20	chalk squared	thatched
20	31 L	Chalkstone Cottage	Upper Common	17	20	chalk squared	thatched
21	28	Upper Common Cott	Upper Common	17			thatched
22	C	Manor House	Woolstone Road	17	19	chalk ashlar	tile/stone slate
23	F	Manor Cottage	Woolstone Road	17	20	chalk squared	thatched
24	G	Tamarisk Cottage	Woolstone Road	17	19	chalk squared	thatched
25	G	Birdbrook	Woolstone Road	17	20	chalk rubble	thatched
26	5 L	The Laurels	Broad Street	18	20	chalk ashlar	welsh slate
27	3	The Walnuts	Broad Street	18	20	chalk ashlar	thatched
28	4	Church Cottage	Broad Street	18		chalk block	thatched
29	16	no 1	Chapel Lane	18	20	chalk block	slate
30	20	Corner Cottage	Chapel Lane	18	20	chalk ashlar	tiled
31	2 L	Rose Cottage	Fernham Road	18	19	chalk rubble	thatched
32	19 L	The Bakers Arms	High Street	18	20	chalk squared	tiled
33	21 L	Long Thatch	High Street	18	20	rubble whitewash	thatched
34	N	The Vale	High Street	18	19	chalk ashlar	thatched
35	8	Old Meeting House	High Street	18	20		
36	12	Wheelwrights	High Street	18	20	chalk block/brick	thatched
37	18	Clock House	High Street	18	20	rendered	tiled
38	32 L	Common Farm	Lower Common	18	19	chalk squared	stone/welsh sla
39	L	Chalk Stone House	Lower Common	18	20	chalk ashlar	tiled
40	13	Cottage in the Lane	Packers Lane	18	20	chalk random	thatched
41	24 L	Manor Farm	The Green	18	20	chalk ashlar	stone slate
42	H	Lilac Cottage	Workhouse Corner	18	20	chalk squared	thatched
43	15 L	Largo House	Broad Street	19		chalk squared	welsh slate
44	K	Garrards Farmhouse	High Street	19		chalk ashlar	welsh slate
45	26	New Buildings	Lower Common	19		brick	tiled
46	I	Shotover House	Shotover	19	20	chalk ashlar	tiled
47	O	The Old Post office	Broad Street				thatched
48	S	Benjy's Cottage	Broad Street				thatched
49	L	Fox and Hounds	High Street				
50	25	Cottage on the Green	The Green			chalk block	thatched

all information is from official sources, where this is not available gaps are left.

Houses listed (L) or recommended for listing by road

	Map ref.	Name	Road	date	alt	walls	roof
1	22 L	Little Thatch	Broad Street	17	19	rubble	thatched
2	P	Craven Cottage	Broad Street	17	18	chalk ashlar	thatched
3	5 L	The Laurels	Broad Street	18	20	chalk ashlar	welsh slate
4	3	The Walnuts	Broad Street	18	20	chalk ashlar	thatched
5	4	Church Cottage	Broad Street	18		chalk block	thatched
6	15 L	Largo House	Broad Street	19		chalk squared	welsh slate
7	O	The Old Post office	Broad Street				thatched
8	S	Benjy's Cottage	Broad Street				thatched
9	R	Little Thatch	Chapel Lane	17	20	chalksquared	thatched
10	17	no 2	Chapel Lane	17	20	chalk ashlar	thatched
11	16	no 1	Chapel Lane	18	20	chalk block	slate
12	20	Corner Cottage	Chapel Lane	18	20	chalk ashlar	tiled
13	E	The Craven	Fernham Road	17	20	chalk rubble	thatched
14	2 L	Rose Cottage	Fernham Road	18	19	chalk rubble	thatched
15	11	Greywethers	High Street	16	20	chalk block	thatched
16	J	Peartree	High Street	17	20	chalk squared	thatched
17	M	The Old Bakehouse	High Street	17	18	chalk rubble	tiled
18	N	Brooklea	High Street	17	18	chalk rubble	thatched
19	9	Brook Cottage	High Street	17	20	chalk block	thatched
20	10	Packers Forge	High Street	17	20	chalk block/brick	tiled
21	19 L	The Bakers Arms	High Street	18	20	chalk squared	tiled
22	21 L	Long Thatch	High Street	18	20	rubble whitewash	thatched
23	N	The Vale	High Street	18	19	chalk ashlar	thatched
24	8	Old Meeting House	High Street	18	20		
25	12	Wheelwrights	High Street	18	20	chalk block/brick	thatched
26	18	Clock House	High Street	18	20	rendered	tiled
27	K	Garrards Farmhouse	High Street	19		chalk ashlar	welsh slate
28	L	Fox and Hounds	High Street				
29	L	The Shambles	Lower Common	17	18	timber framed	thatched
30	32 L	Common Farm	Lower Common	18	19	chalk squared	stone/welsh sla
31	L	Chalk Stone House	Lower Common	18	20	chalk ashlar	tiled
32	26	New Buildings	Lower Common	19		brick	tiled
33	14 L	Tamerlane	Packers Lane	17	20	chalk block	thatched
34	13	Cottage in the Lane	Packers Lane	18	20	chalk random	thatched
35	I	Shotover House	Shotover	19	20	chalk ashlar	tiled
36	7	Shotover Corner Cott	Shotover Corner	17	18	mixed	thatched
37	23	The Old Fire Station	The Green	17		chalk block	thatched
38	24 L	Manor Farm	The Green	18	20	chalk ashlar	stone slate
39	25	Cottage on the Green	The Green			chalk block	thatched
40	27 L	Style Cottage	Upper Common	17	19	chalk squared	thatched
41	29 L	Guiniver Cottage	Upper Common	17	20	chalk rubble	thatched
42	30 L	Field Cottage	Upper Common	17	20	chalk rubble	thatched
43	31 L	No 1	Upper Common	17	20	chalk squared	thatched
44	31 L	Chalkstone Cottage	Upper Common	17	20	chalk squared	thatched
45	28	Upper Common Cotta	Upper Common	17			thatched
46	C	Manor House	Woolstone Road	17	19	chalk ashlar	tile/stone slate
47	F	Manor Cottage	Woolstone Road	17	20	chalk squared	thatched
48	G	Tamarisk Cottage	Woolstone Road	17	19	chalk squared	thatched
49	G	Birdbrook	Woolstone Road	17	20	chalk rubble	thatched
50	H	Lilac Cottage	Workhouse Corner	18	20	chalk squared	thatched

all information is from official sources, where this is not available gaps are left.



UFFINGTON 1999
MAP SHOWING HOUSES COLOUR CODED BY DATE

Reproduced from the 1999 Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office. cc Crown copyright NC/99/065

es of the dwellings are the dates for those on the sites now. A number of d cottages have been rebuilt on the sites of older properties which needed for a number of reasons. The nature of chalk blocks is that they deteriorate ially fall down. Thatch inevitably means there is a heightened fire risk and of cottages are known to have been burnt down. It has not been possible to differentiate between replacement dwellings and new sites.

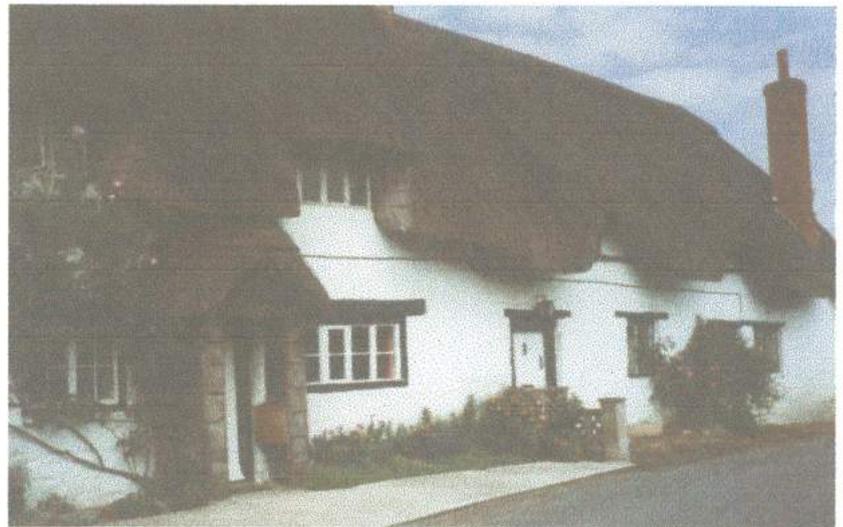
17th Century Cottages

Tamarisk Cottage and Birdbrook (G)

Two Cottages. Early C17 to left-hand side (Tamarisk Cottage) and late C17 (Birdbrook). Squared and coarsed chalk to Tamarisk Cottage; Birdbrook has whitewashed chalk rubble with chalk quoins; right side wall has chalk rubble ground floor with timber frame above and to rear; square framing of slight scantling with diagonal braces. Thatched roof; brick stacks. 2-unit plans. 1-1.5 storey, 4-window range. Timber lintels over C19 plank door and C20 plank doors. Tamarisk Cottage having thatched porch. Tamarisk Cottage has timber lintels over original 4-light casements with ovolo moulded mullions: first floor windows retain leaded lights; Birdbrook has original 3-light casements with splayed wood mullions and 2-light leaded casements to first floor: 2 and 3-light leaded casements to rear. Half-hipped roof; lateral, end and ridge stacks.

Interior tamarisk Cottage has quarter- turn and straight run stairs in original position, adjoining fireplace with original bressumer, full set of chamfered and stopped beams

These two cottages are some of the oldest in the village. They are reputed to have been the workhouse and at one time were three cottages, a closed door can still be seen. They show the heavy thatched roof with the upper floor windows tucked into the thatch. The timber lintels over the windows can be clearly seen. The walls are whitewashed which not only covers the mixed materials used for the walls but also helps preserve them.



Styles Cottage



This cottage is reputed to be one of the oldest labourer's cottages in Oxfordshire. It was built before 1699 as a one-up one-down cottage of chalk blocks and thatched. Between 1705 and 1766 another one-up one-down cottage was added built of rather better cut chalk blocks. In 1824 the cottage was modernised, given new windows and repaired in brick. About 1900 the two cottages were made into one, the two bedroom ladders replaced by one staircase, one door replaced by a window and a porch added. Electricity was installed in 1949 and water in the cottage in 1958, although the standpipe had been just across the lane. In 1964 a bathroom and W.C. were added.

More Early Cottages

Manor Cottage (F)

House. Early C17. Squared and coursed chalk, chalk quoins, limestone dressings; thatched roof; brick stacks. 2-unit plan. 2 storeys. 3-window range. Splayed limestone surround to central C20 door adjoining small one-light window with splayed limestone surround. 3-light casements with splayed limestone mullions and surrounds, label moulds over; similar 2-light casements to rear; C20 dormers inserted at attic level. Gable roof; end stacks. Interior not inspected. C20 extension, chalk block walling with thatched roof to left. C20 attic story inserted.

This cottage is now called Manor Cottage which may well reflect its association with the Manor in earlier times. The label moulds over the windows and the limestone dressings indicate that it was more than just a labourer's cottage. It is built at right angles to the road which was an early security measure, the wall alongside the road being totally blank. The attic may have just had an end window originally.



Both these cottages have gable end walls to their thatched roofs, rather than the more usual hipped or half-hipped ends.

Greywethers (10)

1590. Single storey with attic. Chalk block with brick quoins. Thatched roof. Some modern windows. Tile and thatched lean-to additions. Important in the street scene.

This end view is of interest as it shows the lean-to which is said to have been the village lock-up, hence the small extra chimney. The gable wall shows brick over chalk, this may have been a repair but may also indicate that the roof was raised at some time.



The Shambles and adjoining cottage, Lower Common

Farmhouse, converted into 2 cottages in late C18. C17 and late C18, with early C19 one-bay extension to left. Originally timber-framed, with square framing exposed in right gable wall; squared chalk brought to course on sarsen base; brick quoins and dressings; thatched; brick stacks. Lobby-entry plan, original plan form not clear. 1.5 storey, 5 window range. Cambered brick arches over planked door, C20 casements. Half-hipped roof, C17 ridge, late C19 end (right), late C20 front lateral stacks.

Interior: chamfered beams in the Shambles. Adjoining cottage has bressumer over fireplace with original stairs opposite entry and chamfered beam; timber-framed wall between The Shambles and adjoining cottage. C20 brick and tile lean-to against right Gable wall, incorporating present entry to The Shambles. Mortice holes in the exposed timber-frame in the right gable wall indicate that the original house extended further to the right and has been truncated.



The Cottage on the Green(25)

This is yet another C17 cottage showing the "cat slide" or continuation of the thatched roof to below window level. The original thatched roof would not have had such an elaborate ridge. The windows are a later insertion, the original ones would have been smaller.

The other C17 century cottages in the master list are variations on the ones illustrated. They all are of chalk block, some with later brick dressings, on some form of sarsen stone or stone rubble base. Where the walls are whitewashed or rendered it is difficult to identify the detail. They all have thatched roofs and many have later windows, especially dormer windows to let in more light. The cottages along Upper Common come into this category. The cottages built in the C18 would have been similar, as the local style did not alter until the C19.

17th Century Houses

Peartree (J)



House. Late C17. Squared and coursed chalk, chalk quoins, brick to left, thatched roof; brick stacks. 3-unit lobby entrance plan with outshut. 2-storeys, 4 window range. C20 flat hood and timber lintel over C20 plank door. Timber lintels over C20 casements; top of right gable has original 2-light wood mullioned blocked casement. Hipped roof with gablets; end (left) and ridge stacks.



Interior; full set of chamfered and stopped beams and joists throughout; chamfered bressumers over open fireplaces, chamfered chalk fireplace to first floor left; late C18 straight-run and quarter-turn stairs; all of roof rebuilt in late C20 except 2 collar-trusses with butt purlins to left. Late C20 flat roofed conservatory to rear (now replaced)

The gable end showing the original window, a thatched outshut and just showing in the rear the new extension discussed later.

Packer's Forge (10)

Although not a listed building at present, this group adds considerably to the street scene. The outbuildings are the old forge and stables. The house shows the popular local mixture of brick and stone and one wonders if the roof line was altered at some time. It may have been thatched, with a steeper pitch but tiles would have been much safer for a forge. The extension can be seen at the back, which was built on recently using brick and tiles to blend in with the existing house.



Manor House (C)

C17, remodelled in mid C18 and early C19. Chalk ashlar, left wall in coursed chalk and sarsen rubble with chalk bands and connecting blocks. Old tiled roof to front; stone slate roof to rear; brick stacks. Complex plan incorporates L-shaped C17 century house with mid-C18 extension to front right so making a square double-depth plan. 2- storey, 4 window range. Flat hood over early C19 double doors and trellised porch. Chalk segmental arches of voussoirs over 2-light C20 casements; brick storey and eaves height band; blind windows in each of three gables, the left hand gable with low left eaves encasing the C17 wing; ridge stack to the left, lateral stack to the right. 3-window range to the left side with projecting bread oven. Crow-stepped gablewall of late C17 wing to rear right has moulded limestone cornice: mid C19 rebuilding of the rear wall has made further interpretation difficult.

Interior: mid C18 2-panelled doors in moulded architraves and C19 plank doors. Opposite front entry are straight -flight and quarter turn stairs, with closed string and moulded balusters of 1760-70. Front right room has plain mid C18 fireplace, adjoining china closet set in semi-circular arch with flanking reeded pilasters; moulded dado rail and cornice, some plain straight-cut panelling. hall, landing and first-floor room to front right retain mid C18 panelling. C17 section of house to left and rear retains chalk fireplace with chamfered surround and chamfered and stopped beams and joists to left; exposed square-framing of original outer wall facing first floor room to right; left wing retains 3-bay collar- truss with butt purlins and, unusual for this area, a ridged beam notched into the apex. To rear right is late C18 coach house and dovecote, now cottage: one and a half storeys, retaining its square nesting boxes sunk into the brick gable walls



The much altered house where the Estate bailiff lived. The house itself with a small part of the garden has recently been sold, while the outbuildings, already converted to a flat, have been extended and an extension built. These changes will be looked at under alterations at the end of the essay.

3 Cottages in significant positions



Corner Cottage (20)

C18th. With recent additions. Single storey with recent dormers let into roof. Ashlar chalk block/rubble. Tiled roof. Irregular casement windows—some modern to ground floor.

Situated at the corner of High Street and Chapel Lane, this old but much altered cottage has a visual significance greater than its intrinsic qualities.

The only building on this side of this stretch of road, which is designated to remain open to preserve the view of the downs from the village. Buildings are shown here on the earliest maps, although this brick and slate cottage is most probably from the C19th. It belongs to the second generation of the Wentworth family, the present occupant being elderly. The parents ran a butchers shop, hence the roadside addition, with an abattoir in the corrugated building at the back. It is one of the few houses in the village not modernised.

South View Farm



Yew Tree Cottage

A C19th cottage in a prime position at Shotover Corner. It is two cottages but lived in as if it is one. The present owners are pensioners, but she was born in the cottage. Although different to other cottages it sits well on its site. The one central stack must have limited the rooms that could be warm. The repair in the centre of the front wall is to cure a damp problem.



Largo House (15)

Vicarage, now house. 1849 by Kendall. Squared and coursed chalk, limestone dressings; welsh slate roof; chalk and limestone stacks. Complex plan, 2-storey. 2.5 storey to left, 5 window range. Plain limestone pointed arch over 6-panelled door to right of left wing. Segmental chalk arches over voussoirs over wood-mullions and transomed windows with plain limestone architraves; windows to left, including canted oriel to first floor left, have cusped heads; one-light window with similar detailing over door; corner buttresses; gabled left wing adjoins casellated parapet over door; 2 bays and then one right bay of facade recessed behind left wing with asymmetrical gables over ornate ridge and lateral stacks. Interior not inspected. (Buildings of England, Berkshire, p 245).



New Buildings (26)

1869. 2 storey brick. Almshouses? With chalk block banding and dressing. Cottages planned symmetrically with arched central access to rear. Return gable either end. Tiled roof.

This is the only row of cottages like this in the village, little else seems to have been built at this time. They are typical of their time. The first floor of one cottage was rendered by one owner earlier this century. Inappropriate C20 replacement windows can be clearly seen.



Cottages in Broad Street all of which add to the character of the street in a positive way, although they are nothing special on their own.

A pair of cottages that certainly date from C19 and may well have been there from C18. They appear on the 1878 map and may be on the 1785 map. They are double depth by means of parallel gable roofs. The walls are rendered over rubble and the roof is tiled. Recent extensive repairs revealed the total lack of any foundations.



A terrace of 4 cottages from early C20. They are set back from the road and adjacent to the previous cottages. Again they are not attractive in themselves but are part of the street scene. The cottages that are whitewashed with appropriate windows look better than those just grey rendered. The recent stained window frames do not help.

Semi-detached brick cottages built in 1919 for senior railway staff and costing £450 each. They were well built with cavity walls and slate roofs. They are typical of houses that could be seen in many parts of the country. They look sound and sensible.



White Horse and Hillview

The following information is compiled from the memories of people who were living in the village at the time. Owing to boundary changes in 1976 it was not possible to obtain any information from the current council. The houses could be anywhere, they make no concession to their locality.

The White Horse council development was built over a number of years and eventually totalled 32 houses. The first houses were no11-20 inclusive and were built in the late 1920s and early 30s. Most are now privately owned. They were well built with tiled roofs and rendered walls.



Tom Weaver helped build them.



The next design of houses (nos 21-32) were built in two phases in 1936 and 1938. Cavity walls were used with concrete blocks as the facing material and concrete tiles for the roof. This may have been a cost cutting exercise but visually the result is most unfortunate. There were inside sinks but no services.

This view taken at Hillview, where there are 22 houses, shows the style of the brick houses built during the 1950s at both White Horse and Hillview. They are an improvement on the concrete blocks and have typical 1950s windows.



The first brick houses were built at White Horse ^{after} during the Second World War for agricultural workers.

1945/7

White Horse and Hillview contd.



An alternative style of council house built in the 1950s at Hillview and White Horse and mixed with the brick houses. The reasons for the contemporary decisions as to which type to build are not known. Council houses could have been built anywhere. They were of a standard design with no concessions to the locality in which they were built.

New Cottages

These privately built cottages are also from the 1950s, built to replace the tumbling down thatched cottage where the shoemaker lived, next to the Fox and Hounds Inn. The design would have been "modern" at the time but became widely used. The combination of finishes was held to provide interest and the design to be functional and straight forward.



Top Corner and Magnolia



A pair of bungalows built in the 1960s replacing old farm buildings. This is an important site visually being the corner where the High Street meets Broad Street. Although typical of their time they are not an asset to the character of the village. The view is not helped by the recently heavily pollarded horse chestnut tree.

The 1960s was the time when houses with large gardens were bought up and planning development sought for "infill" in the gardens. The purchaser often moving on with a tidy profit, such as happened at Wheelwrights, where the requested 4 houses fortunately turned into 1. On other sites poor properties were upgraded.

The New Vicarage



The event in the 1960s was the selling off of the Old Vicarage, now Largo House, and some of the land. The new Vicarage was built on a pleasant site overlooking the church but to a strange design, which was typical of its era apart from the front door details. The architrave and surrounds were no doubt to imply status but look out of place on the 60s house. The choice of stone was doubtless carefully considered but this is not a village for which such stone is a natural material. By today's standards the house is awkward as the layout assumes there will be help in the house, another status symbol? The windows have little appeal today.



Some of the bungalows built on the old Vicarage land in the 1960s. It is reported they were of an experimental nature using a metal frame. They do not weather well and can easily look dilapidated but when well maintained they are not unpleasant and do fulfil a need for bungalow accommodation.

Patricks Orchard

This is a council development of 1970 with 34 dwellings, being a mixture of houses and 16 bungalows for the elderly. It is laid out along a cul-de-sac behind the houses on the High Street, with some of the houses at right angles to the road. The designs are practical but the choice of yellow bricks and timber stained panels is alien. The overall effect of the estate is never the less pleasant



The houses at right angles to the road with timber facing to the upper floor and yellow bricks below.



The plain brick houses.

The bungalows for the elderly



Craven Common

This was a controversial development at the beginning of the 1970s. The council report for 1970 envisages a development of "substantial private houses are suggested, in what could be a very attractive development. Traditional materials should be used and great care taken in design". It goes on to describe the development as enclosing the traditional village Green and marking the entry to the village. This is hardly the reality. The houses are designed in a cul-de-sac and although family houses they do not look substantial. From the entry to the village one just sees tall hedges. It is the use of the materials and the actual design of the individual houses that do not fulfill the character of village houses. They also need frequent maintenance.



A general view of one of the arms off the cul-de-sac



The individual houses vary in design but this illustration of one of them shows the materials and character of all the houses. The yellow brick and timber facing materials can be clearly seen.

Private small developments in the 1970s.

Pinecroft

One of three houses built in the 1970s on a prime site to the north of the Green. The houses are well spaced and although built of the same stone and in similar style the designs vary. They have the substantial look lacking in Craven Common. It is interesting that yellow stone and brick are considered appropriate in this village.



Janecroft

A recently renovated bungalow originally built in the 1970s. Although of no particular merit it sits inoffensively in the High Street

Slade

A single house from the 1970s tucked out of sight down Green Lane. The pale bricks and large windows would not look well on a prime site.



Brick Houses of the 1980s on infill sites. These three house sit happily on their sites and make substantial family houses. Their scale and window sizes are right for the village



Hendra

A well designed house on an individual plot in Broad Street. The use of a brick similar in colour to the traditional bricks of the area help the house to “fit-in” to the village.

The Sorbonnes

One of two houses sharing access off the High Street. A similar suitable brick is used but the style is more pseudo-cottage.



Britchcombe View

A similar house to the above at the entrance to Patrick’s Orchard



Freeman's Close

14 houses built in 1996 on the site of the carriers yard off Broad Street. It was a commercial development. The houses were laid out to give a street frontage with a cul-de-sac leading to more houses behind. The style of the houses is an attempt to recreate a mixed street scene. It is a pity that yellow bricks have been used yet again, otherwise the houses do add to the street scene. The houses were sold except for the four at the back which were kept as social housing to help overcome the problem of local young people having to leave the village to get affordable housing. The houses are small but are quickly snapped up when they come on the market, proving the need for a balance of house types in the village.



Green Cottage, Spencer Cottage and Sherbourne House

Three houses built in 1996 on the site of the dilapidated old Sherbourne House. The two cottages share access from Broad Street and the house is tucked behind, on the site of the old stables off Green Lane. The developers have clearly tried to create variety on a village scale, but something about the layout of the two cottages is not successful. The problem of providing space for parking cars without detracting from a traditional character is a very real one. It has been dealt with better for the house than the cottages. The materials used are entirely appropriate.

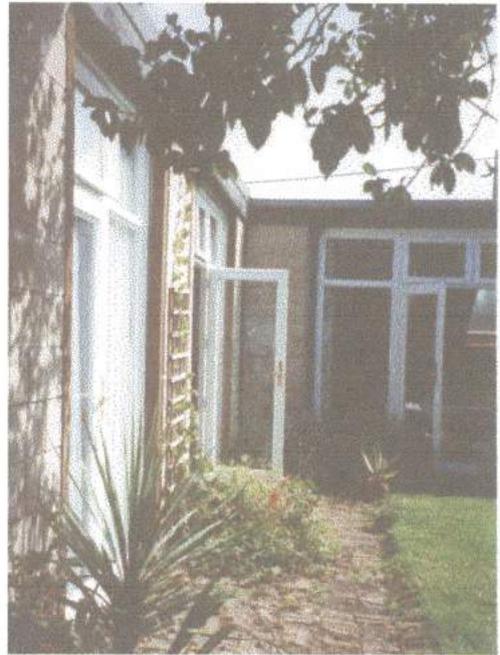


Alterations and Additions

As we have seen nearly all the houses and cottages in the village have been altered and most have been added to. There seem to be various attitudes as to the way these should take place.

Firstly there are those additions where it is difficult to tell where the old building stopped and the new began, such as at Little Thatch, Broad Street where a single unit thatched cottage has twice had its roof line extended, so that it is now a three unit cottage with no apparent distinction from the outside.

It is a similar position with Juniper House, an architect designed house of the 1970s. The roof of the whole house reaches down to ground level except for the entrances and the extension, which could be part of the original design. Although an ultra modern design this house is hardly noticed from the road owing to its low roof line.



Secondly there are those where the addition has been done in similar materials to the original, but the result does not improve the overall look of the building such as at Shotover House where a flat roof extension was built over the original outshut.

Thirdly there are those alterations that are to keep a dwelling in fashion or to upgrade it, such as was done at Craven Cottage and today is being done at Glendale, a yellow brick house of the 1960s which is having its rather stark front elevation disguised by having a "front" of a totally different design attached.



The fourth approach to additions is that they should be seen to be what they are. They should leave the original house as it is, yet not dominate it. This seems to be the current approach of the local planning authority. It is well illustrated by the following two cases. The first is a new kitchen at the back of Peartree, which is physically attached to the house by a short passage.



The second example, which caused much local discussion is the addition to the Manor House. This property has recently been split into two with the main house and a garden sold and the rest of the land and the stable block retained by the owners. They had already converted the stable block into a flat, but this block was extended, with a design that matched what was there, to give a better balance. A new wing was then added designed by an architect in a modern style but using carefully matched materials. Great importance was given to leaving the original house as the dominant feature. The photo shows the garden side which has a series of sliding panels, from the road side there is just a row of clerestory windows. There is no mistaking that it is anything other than an addition, the contrast is great, but the new part nevertheless is the first to catch the eye from the side of the house from which it can be seen, maybe it is too different although an excellent design in its own right.



Conclusion

The history of the village can be traced from the houses and cottages in the village of Uffington. Although the early dwellings have been much altered, and some lost, it is clear that they were all for working people, there were no grand houses. Nearly all the 50 old buildings listed, or recommended for listing, are of chalk and thatch, the traditional local materials. There are just enough to give a distinct character to parts of the village and this is its historic inheritance. The layout of the village has hardly altered emphasising its continuity as an agricultural settlement. Very little new building took place in the C19th and C20th, the notable exception being the old Vicarage designed by Henry Kendall. The houses on the estates and the other C20 dwellings, reflect the character of their times throughout the country, rather than local features. The use of yellow bricks and stone, which seems to have been favoured by the planners, is not a colour traditional to this village. It is interesting that the most recent houses, that is those built in the 1990s, have taken local character into account the most. It will be a delicate balance for the design of any future building to reflect both the character of the village inheritance and contemporary times.

Acknowledgements

I am indebted to the present occupants of a number of the houses for their kind co-operation in allowing me access to their property.

I am also indebted to other residents for their help in dating some of the houses and other information about the village. People such as Jim Henry, Bob Isles, Muriel Lindo, Bill Mitchell, Joan Mitchell, Betty Packford and Sharon Smith who gave freely of their time and knowledge.

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Jane Cooper
Uffington
22/9/1999

Uffington and Baulking Neighbourhood Plan

2011-2031

Consultation Statement

**Uffington Parish Council
& Baulking Parish Meeting**

Submission Version

October 2018

1 Introduction

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) Part 5 of the Regulations sets out what a Consultation Statement should contain. It:

- a) contains details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This statement is submitted under Regulation 15 to support the draft Uffington and Baulking Neighbourhood Plan.

2 Aims

The aims of the Uffington and Baulking Neighbourhood Plan consultation process were:

- a) To involve as many of the community as possible throughout all consultation stages of Plan in order that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process.
- b) To ensure that community consultation events took place at critical points in the process where decisions needed to be taken.
- c) To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques.
- d) To capture all comments and correspondence and record how consultation shaped the policies that emerged, and ensure that results of consultation were made available to all via the website.

3 Background to the Plan

In 2015 Uffington Parish Council and Woolstone and Baulking Parish Meetings published a Community Led Plan (Reference Document A). This was based on responses to questionnaires on a wide range of local matters, distributed to every household. The creation of a Neighbourhood Plan was supported by the great majority of the community and was therefore embedded in the CLP action plan. Following this recommendation, Uffington Parish Council set up a Steering Group in September 2015 to take the Neighbourhood Plan

forward. The membership and terms of reference of the Neighbourhood Plan Steering Group (SG) are on the Uffington and Baulking Neighbourhood Plan website.¹

The plan was developed through the work of five Focus Groups: Design, Economy and Employment, Housing, Landscape and Heritage, and Sustainability and Infrastructure. Each developed policies based on evidence gathered from a range of sources.

The proposals were finalised for formal submission to VWHDC in October 2018.

4 Consultation process

4.1 Communication with the community throughout the process: September 2015 – August 2018

Information about the Plan was disseminated across the Plan area from the outset. We have used existing delivery mechanisms including:

- The Courier (the quarterly printed journal distributed across Uffington, Woolstone and Baulking parishes available to all households).
- Electronic newsletters circulated regularly to Uffington and Baulking residents.
- The Plan was a regular item on the agenda of the Uffington Parish Council meetings and Baulking Parish meetings.
- A website www.ubwnp.net was created early in the programme to describe in some detail the methodology and on-going progress against the project plan. This website provided an opportunity for residents and others to comment on any aspect of the Plan via a feedback form, email or written correspondence. It also gave access to formal documents such as the agenda and minutes of Steering Group meetings, major reports commissioned by the Group, maps, charts and other data. The website and social media were updated regularly to ensure readers were aware of draft documents, and of events of significance, and to advertise consultation meetings.
- Stakeholder meetings and correspondence: throughout this period, discussions were held on specific issues with stakeholders, e.g. landowners, residents, business owners and district officials. All such contact was shared at the Steering Group meetings and recorded in the minutes, which were then made available on the website.
- Displays about the Plan were mounted at some local events, such as Uffington Farmers' Markets, in 2017 and 2018.

4.2 Recording the consultations and actions taken

An electronic record of all consultations was maintained containing details of who (where known) raised which point or issue and when it was raised. Responses were drafted for endorsement by the Steering Group and the agreed action taken. Appendices 1-8 provide a

¹ <https://www.ubwnp.net/app/download/15095272/Terms+of+reference+for+UB+NP+Rev+2018.pdf>

chronological list of the comments and questions gathered through a number of channels, the Steering Group's responses and any changes made to the draft Plan.

Original electronic copies of comments have been retained. Paper records have been destroyed once transcribed. Verbal comments have been transcribed.

4.3 Consultations from January 2016 to May 2018

The table below summarises consultation activities and outcomes. Events were designed to describe progress, to obtain local opinion on that progress and options and to answer any questions. Events were advertised on the website, on notices around the villages, social media and via the villages' email systems.

Publicity materials, pictures of events, supporting documentation and summaries of the events can be found on the website.²

Other, more limited, consultation meetings held between January 2016 and August 2018 are recorded in Appendix 8.

Comments received in the period up to May 2018 and the Steering Group's responses are in Appendices 1 and 2. Comments have been transcribed and anonymised where necessary. The response of the Steering Group to each comment records changes which have been made to the text of the report and/or its policies. In some cases 'no action' or 'noted' has been the response.

Date	Activity	Key outcomes and actions
21Jan16	Launch of Three Villages Neighbourhood Plan open to all residents	Village meeting open to all residents. Attended by approximately 70 people. Generally positive feedback on draft Vision and Objectives confirmed direction being taken. Some detailed comments resulted in minor changes to the aim and objective wording. Recognition that a housing allocation may be imposed from VWHDC in order to meet their targets. Several points about issues outside scope of an NP.
27April16	Call for sites letters sent to landowners either for housing or for consideration as Local Green Space (LGS)	Responses from landowners identified potential for 80-200 homes. There were no offers of LGS at this time. See section 3.6.2 of main report for later consultation which yielded 4 LGS sites; these are incorporated in policy L3 of the final version.
14Jul16	Second community event	Approximately 40 people attended along with planning representatives from VWHDC. Characterisation Study results shared and no major changes were required to the report. Consultation on the Steering Group's proposals for selection criteria for proposed sites, and on the areas under consideration. Weightings of proposed scoring system were subsequently adjusted to reflect

² <https://www.ubwnp.net/public-consultation/>

Date	Activity	Key outcomes and actions
		concerns and suggestions made.
08Nov16	Station Road/ Fawler Road potential site: Initial public event	This event was organised by Redcliffe Homes and the subsequent planning application was refused by VWHDC. It gave the Steering Group further insights into community views on land development and design policies.
Jan – May 2017	Housing Needs Analysis carried out independently by Chameleon Consultancy	A questionnaire was delivered to all occupied properties in Uffington and Baulking and made available online. A total of 154 completed surveys were received, a response rate of 42%. By parish the response rates are 38% for Uffington and 81% Baulking. Results of this survey further informed the plan policies. Key outcome was to define the number of dwellings needed in the Plan period and form the basis for Policy H1.
21May17	Farmers' Market	HNA results and draft policies displayed and discussed.
18Jun17	Farmers' Market	HNA results and draft policies displayed and discussed
21Jun17	Third community event	Approximately 40 people attended. The re-designation of the plan area was explained and the results of the Housing Needs Analysis were shared. Views were gathered on a non-allocating plan and on the draft policies for Design; Economy and Employment; Housing; Landscape and Heritage; and Sustainability and Infrastructure. Considerable feedback on housing, design and landscape which was subsequently worked into emerging policies. Support for small groups of (smaller and affordable) houses rather than one large estate.
08Oct17	Village new-comers event	Display of NP policies, maps etc. Few points raised by village newcomers but general interest in the Plan shown.
14Nov17	Fourth community event	Approximately 65 people attended. Results of the Landscape Capacity Study were presented. Consultation on this study plus updated draft policies were discussed in smaller groups so that a wide range of views could be captured. There were separate group discussions for Baulking and Uffington in order to capture specific views about the policies for each area. Some concerns about characterisation of individual parcels but no action taken in order to respect LCS study independence. Almost universal support for developments within the total of 19. Also support for small clusters of a maximum of 4-5 houses in infill locations. Attendees were asked to complete a feedback survey about engagement with the NP {See Appendix 9}
19Nov17	Farmers Market	Display of NP policies, maps etc
15Apr18	Farmers Market	Display of NP policies, maps etc
24Apr18	Fifth community event	Approximately 45 people attended. Updated draft policies were introduced before the start of the six-

Date	Activity	Key outcomes and actions
		week consultation period. Main concern was over 'a minimum of 19' houses in Policy H1 arising from the HNA study. Policy H1 subsequently reworded to be less prescriptive. Other main concern was the 'blanket' ban on building in 'open countryside' which particularly affects Baulking Parish. Policy H3 subsequently reworded to strengthen case.
20May18	Farmers Market	Display of NP policies, maps etc
18Jun18	Farmers Market	Display of NP policies, maps etc

Table 1 – Summary of consultation events

4.4 Pre-submission consultation 7 May – 26 June 2018

The statutory 6-week pre-submission consultation took place between 7 May and 26 June 2018. The Draft Plan and Reference Documents were made available through the website with electronic comments invited. Hard copies of the documents were available in the shop and both churches, where written comments could also be left.

All households in the Plan Area received a flyer including the Executive Summary and a table of draft policies. The start of the consultation was advertised via noticeboards and emails. Owners of land in the Plan Area who live outside the area were informed.

Statutory consultees (public bodies) were informed by email (see Appendix 7, which also shows those who responded). A number of statutory consultees were not approached because their remit had no relevance to the Plan area or because they were covered by an over-arching body.

This process yielded 23 responses on the Draft Plan from residents, public bodies and developers or their agents. Each is recorded with a note of the SG response in Appendices 3 - 6.

As with the earlier consultations, comments have been transcribed and anonymised where necessary. The response of the Steering Group to each comment indicates changes which have been made to the text of the report and/or its policies. In some cases, 'no action' or 'noted' has been the response.

5 Feedback

In order to gauge the effectiveness of communications in general and the Community Event on 14 November 2017 in particular, a feedback form was completed by approximately 50% of attendees (whilst this may seem low, the form was typically completed by only one person of most couples attending).

Feedback was generally very positive with over 85% feeling that the Steering Group had done 'Well' or 'Very Well' at keeping people informed about the NP and almost 90% feeling that they had been able to give their opinions (the remainder gave no answer with zero replying 'No').

The complete results of this survey are in Appendix 9.

Appendices to Consultation Statement

Matters raised by consultees and Steering Group's response

January 2016 – May 2018

Appendix 1: residents

Appendix 2: developers/agents

May 2018 – June 2018 (6-week consultation)

Appendix 3: residents

Appendix 4: developers/agents

Appendix 5: public bodies

Appendix 6: VWHDC

Appendix 7: list of statutory consultees contacted

January 2016 – August 2018

Appendix 8: other consultation meetings

Feedback

Appendix 9: feedback at the 14 November 2017 Community Event

Uffington and Baulking Neighbourhood Plan

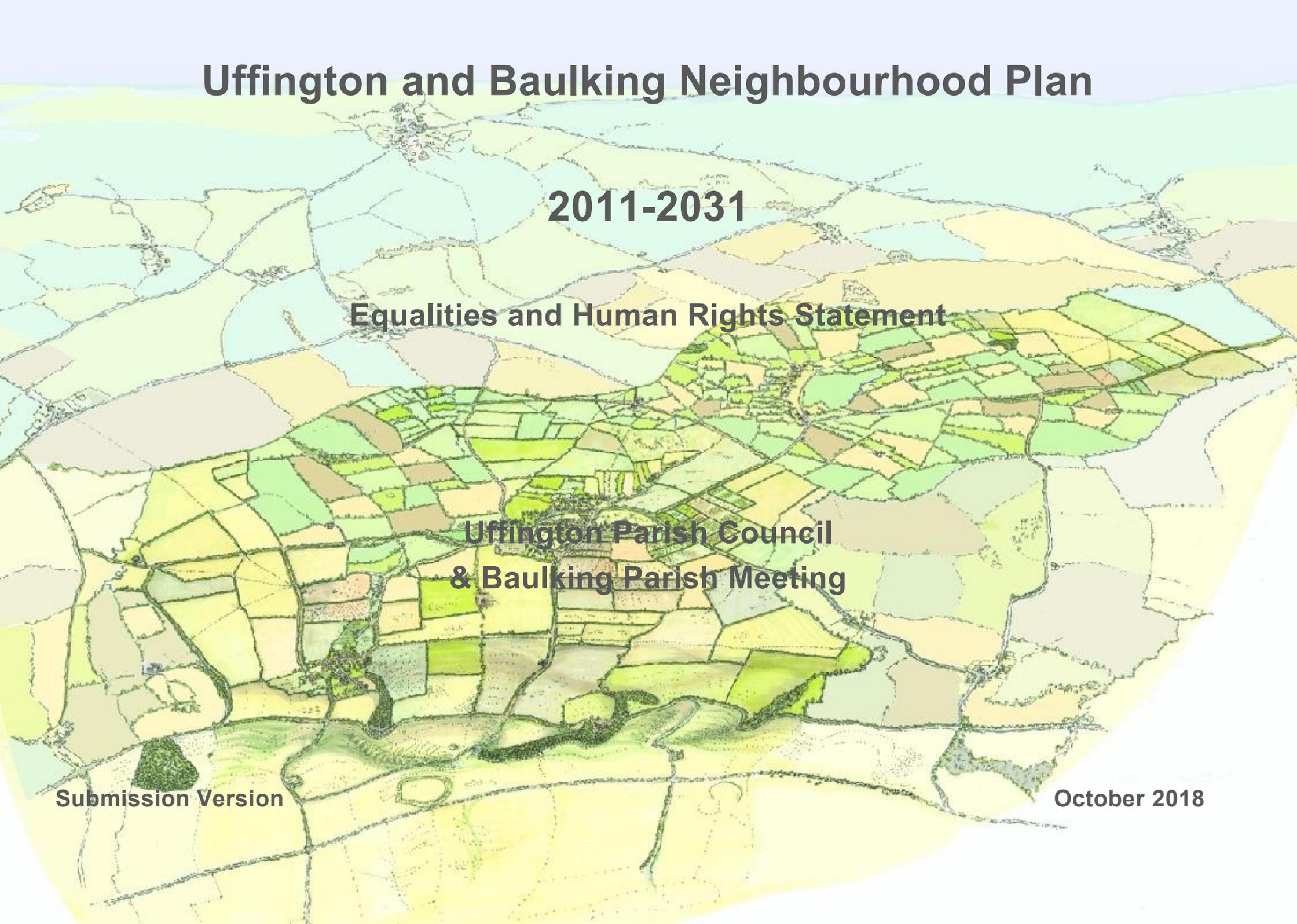
2011-2031

Equalities and Human Rights Statement

**Uffington Parish Council
& Baulking Parish Meeting**

Submission Version

October 2018



Uffington and Baulking Neighbourhood Plan

EQUALITIES AND HUMAN RIGHTS IMPACT CHECK

Outline of the draft policy / strategy being checked: Uffington and Baulking Neighbourhood Plan ('UB NP').

Why do we need to do this Equality Impact Check? The UB NP sets out policies for the future development of the Plan Area. When developing these policies, we need to check that they will not create barriers which could prevent access to housing in either parish, or which would be contrary to the Equality and Human Rights policy of Uffington Parish Council, which is applicable to the UB NP Steering Group ('UB NPSG'), as a sub-committee of Uffington Parish Council.

People in Uffington and Baulking may face barriers on account of disability, gender (including transgender, pregnancy and maternity), age, sexual orientation, rural isolation, income, religion/belief, ethnicity and such like.

As well as thinking about how our services will meet the needs of these groups of people, we also need to consider how our draft NP will help us to:

- promote positive relations within our communities
- give everyone a voice
- respect and value everyone
- protect people's human rights

This Equality Impact Check provides the UB NPSG with a framework to help it work through these considerations in relation to the draft NP, ensuring that it is meeting its legal duties with regards to equality and diversity. There is a statutory duty to carry out this assessment and it will contribute towards our intention to optimise access to housing.

What are the aims and objectives of this Neighbourhood Plan? Uffington and Baulking Neighbourhood Plan ('UB NP'), when adopted, will set down policies for development in the parishes of Uffington and Baulking in the period to 2031. The UB NP will be consistent with VWHDC Local Plan 2031.

1. Who is the proposed NP designed to support / help / serve? The proposed NP is designed to serve the existing and future development needs of the local community, which includes residents in Uffington and Baulking. Therefore, the proposed NP is designed to support current and future residents of both parishes.

2. If the draft NP relates to an existing policy of Uffington Parish Council has an Equality Impact Assessment (EIA) already been completed on it?

No

3. Does the draft NP have the potential to cause a negative impact or discriminate against certain groups in the community?

Equality group	Yes	No	If 'No,' What existing evidence (presumed or otherwise) do you have for this? E.g. Will the NP advance equality of opportunity between people who share a protected characteristic? This means will it: <ul style="list-style-type: none"> Remove or minimise disadvantages suffered by people due to their protected characteristics? Take steps to meet the needs of people from protected groups where these are different from the needs of other people? <p>If 'yes', please explain how the NP could cause a negative impact or discriminate. If you cannot justify this you will need to take mitigating action, complete the action plan at the end of this assessment. (Not applicable).</p>
People from ethnic minority groups		No	We do not believe the draft NP has the potential to cause a negative impact or discriminate against people from ethnic minority groups. It provides a development plan intended for all, and the impact will therefore be neutral.
Men or women (<i>including pregnant women, women on maternity and transgender people</i>)		No	We do not believe the draft NP has the potential to cause a negative impact or discriminate against men or women. The consultation process was open to all residents, including parents of young children, who have therefore had the opportunity to comment.
Gay, lesbian or bisexual people		No	We do not believe the draft NP has the potential to cause a negative impact or

			discriminate against gay, lesbian or bisexual people. A person's sexuality does not affect the siting or design of a building. Owners/occupiers of the buildings (e.g., landlords) would have to comply with the Equality Act in terms of the use of buildings.
People living in rural areas		No	We do not believe the draft NP has the potential to cause a negative impact or discriminate against people living in rural areas, as it is designed / drafted for the two rural parishes of the Plan Area. We believe that we are providing supporting / encouraging policies to meeting the housing needs of the local rural population.
People with disabilities (<i>including carers</i>)		No	We do not believe the draft NP has the potential to cause a negative impact or discriminate against people with disabilities. The NP provides for a development framework rather than a plan allocating future development sites. The NP requires that development follow the design approach set out in the Vale's Design Guide (March, 2015). The Design Guide includes a number of policies that support access for people with disabilities, such as: DG38: Inclusive Design for streets and public spaces: <ul style="list-style-type: none"> • Enable everyone to participate equally, confidently and independently in everyday activities irrespective of a person's mobility, age, gender or ethnicity; • Meet the needs of wheelchair users, mobility impaired people and people with pushchairs; • Provide sensory richness; • Are convenient, safe and easy to use for all people without having to experience undue effort, or barriers to access or separation; • Ensure that street furniture, signage, lighting and visual and textural contrast in the paving materials are carefully designed and reflect the needs of all potential users; provide sufficient levels of accessibility for all potential users in terms of accessible parking, pavement space and access to public transport; and • The principles of inclusive design should be incorporated from the outset, rather than at the end of the design process as an afterthought. Inclusive design principles will need to be clearly set out in applicants' Design and Access Statements. DG43 Public realm materials. This includes that all surfacing and crossing facilities should take into account partially-sighted people and/or those with impaired mobility.

			<p>DG65: Inclusive communities:</p> <ul style="list-style-type: none"> • New residential developments should address the needs of people with disabilities by complying with Building Regulations • Design buildings to maximise the potential for lifetime use • Wheelchair accessible homes should be designed in accordance with recognised guidance such as Wheelchair Housing Design Guide (Habinteg, 2006). <p>The UB NP will emphasise that the above requirements should be included when a planning application is considered, in accordance with the Vale's Design Guide (March 2015).</p>
People from different religions/beliefs <i>(including people without a religion/belief)</i>		No	We do not believe the draft NP has the potential to cause a negative impact against people from differing religions/beliefs. The development of policies for the siting of new dwellings in the two parishes in the Plan Area does not need to take account of religions or beliefs.
Older or younger people		No	We do not believe the draft NP has the potential to cause a negative impact for older or younger people. The SG's Housing Needs Assessment recommends that the 19 additional dwellings required during the plan period should comprise 1-2 bed and 3-4 bed semi-detached and bungalow homes for young couples, families and elderly. The draft NP will require that developers of any site larger than 5 dwellings should comply with this need.
Local Voluntary, Community and Faith sector organisations		No	<i>If your draft NP does not relate to the VCF sector, please state that here.</i> The impact on the faith sector has been considered above. As far as we are aware, there are no further Voluntary, Community and Faith (VCF) facilities in the Plan Area, and no feedback received through the public consultation has indicated otherwise.

4. Have reasonable adjustments been made for people with disabilities to ensure they can use the draft strategy or policy? (This might mean treating disabled people better than non-disabled people in order to meet their needs).

Yes - please provide detail:

See information included in the table above which demonstrates how the NP will meet the needs of people with disabilities due to the principles in the Vale Design Guide under-pinning it.

5. Have there been any equality related recommendations in the area that your draft policy/strategy is covering which have arisen from, for example, internal/external audits or scrutiny reports?

Recommendation made	Is this being addressed in your draft NP? If not, please explain why.
No	N/A

6. Will the draft NP help to foster good relations between people who share a protected characteristic and people who do not share it? E.g. will the changes help to tackle prejudice and promote understanding between the different groups?

No *(If you feel there is scope to improve how you foster good relations, amend your decision accordingly)*

Yes – please explain how

As referred to earlier, feedback from consultation on this draft NP has not raised any concerns about relationships between any groups within the Plan Area.

7. Will the draft NP protect and promote human rights?

Yes

The following Human Rights are relevant to the draft NP:

- Article 8. Right to respect for a private and family life. ‘Everyone has the right to enjoy living in their home without public authorities intruding or preventing them from entering it or living in it. People also have the right to enjoy their homes peacefully’
- Uffington Parish Council / Baulking Parish Meeting will ensure that whilst any development is taking place residents of houses in that area are not prevented from accessing their property, and that every care is taken to ensure impact due to noise and dust is minimised.
- Article 14 Prohibition of discrimination - Article 14 only works to protect people from different treatment in exercising their other Convention rights. Therefore comes into effect with article 8 above.

8. Has there been consultation with relevant community groups to help inform this draft NP?

Yes

The NPSG has engaged with Uffington Parish Council, Baulking Parish Meeting and residents of the Plan Area on a number of occasions, including with stalls at the ‘What goes on in Uffington’ open day on Saturday 7 October, monthly Farmers Markets and conversations with older

people (via members of the NPSG) at the Afternoon Club. Articles have been placed in the quarterly Courier since early 2015 advising on progress and the UB NPSG website has been kept up to date throughout the period of the NPSG's consultations.

9. Has the draft NP missed opportunities to advance equality of opportunity and positive attitudes?

No

The NPSG believes that it has taken every opportunity to consult with all residents of the Plan Area in these matters.

10. Is the draft NP providing spaces for community / voluntary groups and the associated health benefits which come from providing this for all groups?

Yes

The draft NP designates 4 Local Green Spaces within the parish of Uffington and will thereby endorse and reinforce their continuation. They will have benefits for all ages and groups in providing facilities for:

- Recreation, friendship and physical exercise (the open spaces and children's playground of the Jubilee Field and the Parish Allotments)
- Enjoying views of the Uffington Conservation Area and its listed buildings, and views south to White Horse Hill and the Ridgeway, in the North Wessex Downs Area of Outstanding Natural Beauty ('AONB'). (Puzey's Close and the Lady Walk)
- Enjoying views of an open recreational field, and south to White Horse Hill and the Ridgeway (Jubilee Field)
- Enjoying views of a traditional open, working field, usually holding grazing animals, looking up to White Horse Hill and the Ridgeway, in the AONB. (Field belonging to Mr & Mrs A Parsons).

Uffington and Baulking Neighbourhood Plan

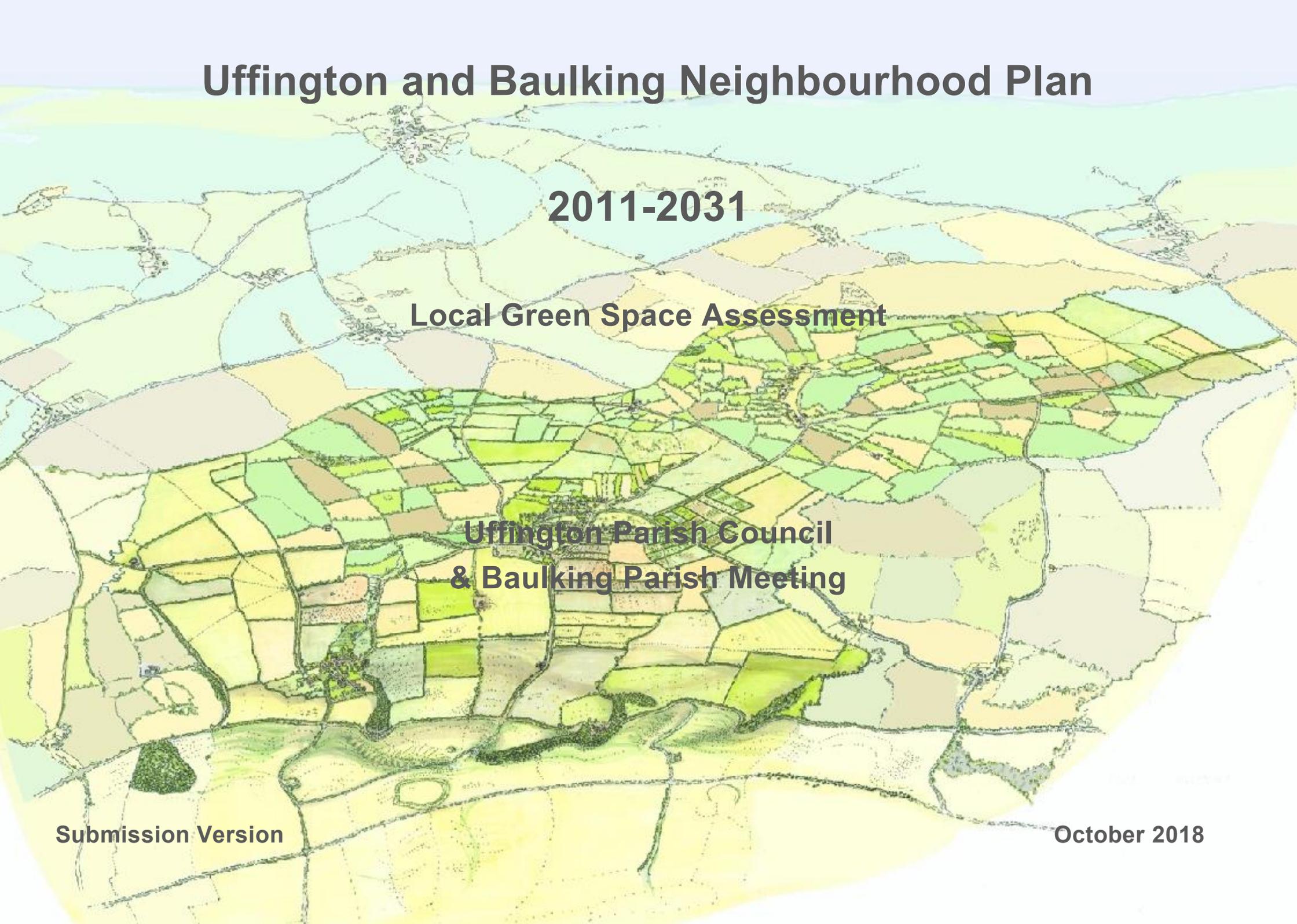
2011-2031

Local Green Space Assessment

**Uffington Parish Council
& Baulking Parish Meeting**

Submission Version

October 2018



Uffington and Baulking Neighbourhood Plan

UFFINGTON AND BAULKING LOCAL GREEN SPACE ASSESSMENTS

Each of the agreed sites was assessed against the NPPF Local Green Space criteria. Details of each of these assessments is shown in Annexes A-D.

List of Assessments:

Annex A – Parish Allotments

Annex B – Paddock known as Puzey’s Close and the Lady Walk, both belonging to Mr and Mrs David Collins and Mr Andrew Gardiner

Annex C – Jubilee Field

Annex D – Field belonging to Mr and Mrs A Parsons

Annex E – Map showing locations of the Local Green Spaces

Local Green Space assessment – Parish Allotments

Site Details		
Site	Grid Ref	Description and Purpose
Enclosed piece of land adjacent to Fernham Road	Centred on SU302895	Land donated to Uffington Parish Council in 2012, which decided that it should be used for allotments, for the benefit of the village. Up to 30 allotments are available on annual tenancies to residents of Uffington, and those living outside the village if there is insufficient demand in the village.
Owner	Uffington Parish Council	Address: C/o Mrs J Evans Moorcroft The Greenway West Hendred Oxon OX12 8RG
Land Registry Title No		ON302742
Lepus Landscape Capacity Study 2017 parcel no		None allocated, but due west of, and adjacent to, 182.
Size		C100m x 100m
Checklist		
Statutory Designations	Site Allocations (give details)	Planning Permissions (give details)
Within Uffington Conservation Area.	None	VWHDC P12/V2081/FUL dated 22/11/2012 gave: 1. Change of use from paddocks to allotments. 2. Planning permission for a bridge over the stream to provide vehicle access via the allotments to land owned by the transferor of ON302742.

NPPF Criterion 1: the designation should only be used where the green space is in reasonably close proximity to the community it serves.

The land on which the Parish allotments are located is within the village, on its northern edge, on Fernham Road. The allotments are no more than 400m to 500m via Broad Street and Fernham Road or a variety of footpaths, from the Craven Common and Jacksmeadow estates, at the eastern end of the village; there is limited parking for cars.

NPPF Criterion 2: the designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years.
- The land on which the Parish allotments are located is now within the Uffington Conservation Area. The land has only been in use as allotments since being generously donated to the Parish Council by a local landowner in 2012, but has long been very special to the community as it is in unspoilt countryside, with particularly good views to St Mary's Church to those approaching from the north.
- Historically, this piece of land, originally part of Farm Close, was allocated to Lord Craven in the Parliamentary Awards of 1778; it was exchanged with the Vicar of Uffington, so that the latter then owned land adjacent to the Church and Vicarage.
- The allotments provide excellent recreational value for tenants and their families, in terms of the growth of vegetables, fruit and flowers for personal consumption, and healthy physical exercise.
- The allotments provide an atmosphere of tranquillity and comradeship – an escape for those with busy family or working lives; rabbits, hedgehogs and deer can be seen at appropriate times of year.

NPPF Criterion 3: the designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

The allotments are definitely local in character – they are within the village and used by residents of Uffington.

Local Green Space assessment – paddock known as Puzey’s Close and the Lady Walk, both belonging to Mr and Mrs David Collins and Mr Andrew Gardiner.

Site Details		
Site	Grid Ref	Description and Purpose
Paddock between No 2 Chapel Way, Benjies Cottage and the stream / The Lane, formerly known as ‘Puzey’s Close’. And: The Lady Walk.	Paddock: Centred on SU304893 The Lady Walk: From SU302893 to SU305893	The paddock known as Puzey’s Close is one of four such medieval paddocks, which form a very important part of the core of Uffington Conservation Area. The Lady Walk is a secluded and private grassed strip, c10m wide including a hedge on either side, adjacent to the public footpath. (FP 387/13) The purpose of designation is to preserve and enhance historic sites, views of listed buildings and other features of the Conservation Area, and to preserve and enhance views (in and out) to / from White Horse Hill and the AONB.
Owner	Mr and Mrs David Collins, and Mr Andrew Gardiner	Addresses: Mr & Mrs D Collins Mr A Gardiner 3 Chapel Lane, 2 Chapel Lane, Uffington SN7 7RY Uffington SN7 7RY
Land Registry Title No		BK117642 – Land on the north and south side of Chapel Lane, Uffington SN7 7RY
Size		Paddock: c0.75 hectares The Lady Walk: c100 m length and c10m width
Checklist		
Statutory Designations	Site Allocations in the NP (give details)	Planning Permissions (give details)
Within Uffington Conservation Area.	None	None

NPPF Criterion 1: the designation should only be used where the green space is in reasonably close proximity to the community it serves.

The Lady Walk and the small paddock adjacent to it are both within the Uffington Conservation Area and are part of the central core of the oldest part of the village. The footpath between the two is in extensive everyday use by many people, as it has been for hundreds of years. This footpath provides a key pedestrian route to and from St Mary's Church and Uffington Primary and pre Schools to the High Street, village shop, village hall and newer housing at the eastern end of the village.

NPPF Criterion 2: the designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years.
- All the paddocks in this area of the village which lie to the north of Woolstone Road, and including 'Puzey's Close', form an important open piece of countryside which is clearly visible from White Horse Hill which affords magnificent views of St Mary's Church, several listed buildings and some of the historic older parts of Uffington.
- The many users of the Lady Walk are afforded extensive views across the paddocks to the Ridgeway and White Horse Hill about a mile away to the south.
- We believe that these paddocks are largely unchanged since medieval times.
- All the paddocks have a recreational value in that they are used for the grazing and limited riding of horses and ponies as well as for grazing sheep from time to time, on rotation.
- This is a very tranquil part of the village. Being surrounded by a few buildings, mature trees and hedges it is not disturbed by traffic noise.
- The area is home to a wide range of wild animals and birds including foxes, rabbits and water voles in the peripheral stream.

NPPF Criterion 3: the designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

The Lady Walk and the small paddock adjacent to it are both definitely local in character, within the village; they do not represent an extensive tract of land.

Local Green Space assessment – Jubilee Field

Site Details		
Site	Grid Ref	Description and Purpose
Field purchased by Uffington Parish Council under a conveyance dated 13/7/1971, bounded by Broad Street, High Street, Upper Common Lane and Craven Common.	Centred on SU306894	To be used as a sports field for informal football and cricket, other sports and games, recreational area for all residents and as a childrens' playground, save for the agreed sites for the Village Hall (Thomas Hughes Memorial Hall), Post Office and Stores, and car park. (NB: Organised team games, (eg football, cricket and tennis) take place at Uffington Sports Club grounds).
Owner	Uffington Parish Council	Address: C/o Mrs J Evans Moorcroft The Greenway West Hendred Oxon OX12 8RG
Land Registry Title No		BK104684
Lepus Landscape Capacity Study 2017 parcel no		183
Size		7.416 acres
Checklist		
Statutory Designations	Site Allocations (give details)	Planning Permissions (give details)
1. Conveyance dated 13/7/1971. 2. Lease and Trust Deed dated 30/11/1982 between	None	None

<p>Uffington Parish Council and the tenants of the village hall.</p> <p>3. Lease between Uffington Parish Council and Mr & Mrs Holborow under title No ON306670, for Uffington Post Office and Stores.</p>		
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NPPF Criterion 1: the designation should only be used where the green space is in reasonably close proximity to the community it serves.

The Jubilee Field is effectively the centre of the village, with the Village Hall, Post Office and Stores and car park on the northern edge. The childrens' playground provides a focal point for families of all ages. The Jubilee Field is therefore an integral and valued asset to the residents of the village.

NPPF Criterion 2: the designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- The Jubilee Field is valued as a large open space, with outstanding views to White Horse Hill and the Ridgeway. It provides excellent leisure facilities for residents. It is surrounded on three sides by c300 mature trees which are maintained by the Parish Council. The circle of 12 oak trees was planted on 29/11/1992, to mark the advent of the Single European Market in 1993.
- The playground has been upgraded recently and the families of the village are very enthusiastic about the facilities provided. On a fine day, summer or winter, there is a sort of timeless atmosphere, with children in the playground, older children playing football on the MUGA and families walking or playing games on the grass. In the summer, it is common to see picnics.
- The Jubilee Field has recently been enhanced by the large map of the village which lays out a diagrammatic view of the Village Trail and forms its start point. This is another source of recreation and exercise for residents, tourists and other visitors.
- It is a tranquil place, where walkers do not notice passing traffic on Broad Street and High Street.
- Historically, the area was allocated to Lord Craven in the Parliamentary Awards of 1778; before that it would have been common land.

NPPF Criterion 3: the designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

The Jubilee Field is definitely local in character – it is the core of the village, with a large car park, Village Hall and Post Office and Stores on the northern side. It is used by all residents of [Uffington](#), [Baulking](#) and [surrounding villages](#). Although a little over 7 acres in size, it is not an extensive tract of land, given the facilities it provides and its location in the village.

Local Green Space assessment – Field belonging to Mr and Mrs A Parsons

Site Details		
Site	Grid Ref	Description and Purpose
Field lying adjacent to and south of the Woolstone Road, between Lilac Cottage and Bridge Cottage	Rectangular shape, from SU301891 to SU303890, to SU303888, to SU301888.	Unspoilt grazing land, with views north to listed buildings, including St Mary's Church and south to White Horse Hill and The Ridgeway. The purpose of designation as Local Green Space is: 'To protect, preserve and enhance the open space for future generations'.
Owner	Mr and Mrs A Parsons	Address: Mr and Mrs A Parsons, Tamerlane Cottage Packers Lane Uffington Faringdon SN7 7RT
Land Registry Title No		ON48035
Lepus Landscape Capapcity Study 2017, parcel no.		138
Size		0.95 hectares
Checklist		
Statutory Designations	Site Allocations (give details)	Planning Permissions (give details)
None	None	None

NPPF Criterion 1: the designation should only be used where the green space is in reasonably close proximity to the community it serves.

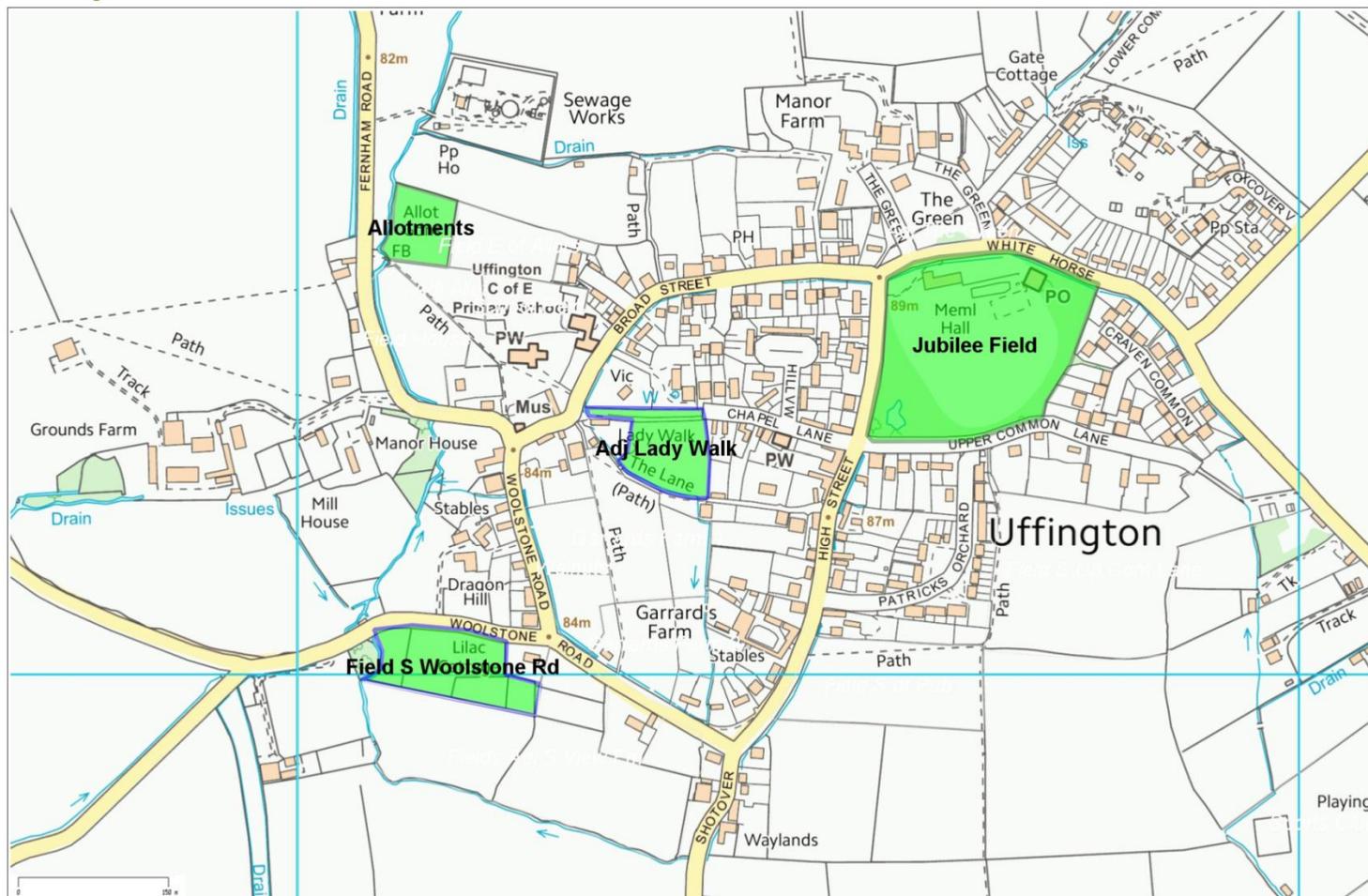
This field is within the village of Uffington; it is adjacent to the Grade 2 Listed buildings of Lilac Cottage, Birdbrook and Tamarisk and it is close to the historic Bridge Cottage and the Uffington Conservation Area.

NPPF Criterion 2: the designation should only be used where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

- The site was historically, a 'close' which, together with the nearby open fields, supported local husbandry over the centuries preceding Parliamentary Enclosure in 1778. As such it has been an historically significant part of the Uffington landscape for many years. It was owned by a major local landowner, the Craven Estate, until 1959.
- This field is one of the first seen on entering Uffington by road from the west and very much exemplifies the small historic fields traditionally used to graze animals and/or operate smallholdings in this area.
- Despite being adjacent to the Woolstone Road, this is a tranquil environment, ideally suited to the grazing of livestock and the conservation of wildlife.
- It is a traditional open field bordered by mixed native hedging / woodland on the southern and western edges.
- This open space is very valuable for the grazing land it affords to those who keep animals; in the recent past it has held horses, ponies, donkeys and goats; views of it it can be enjoyed by vehicles, cyclists and pedestrians on the Woolstone Road.
- It has great recreational value for those who wish to pursue equestrian activities on a small scale..
- Apart from the domestic animals listed above, the field, which is free from fertilisers and weedkiller is home to wide range of wildlife including:
 - Grass snakes
 - Many species of mammals including rats, mice, shrews, foxes and several species of deer.
 - Many species of ground and hedge-nesting birds with red kites, buzzards, kestrels and barn owls regularly being seen.
 - Several species of wild flowering plants which, in turn, attract a range of types of butterfly and other insects.

NPPF Criterion 3: the designation should only be used where the green area concerned is local in character and is not an extensive tract of land.

This field is owned by long standing residents of Uffington, who allow other families with young children to use its facilities for ponies. It is undeniably local in character.



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Record of Delegated decision

Decision made by	Adrian Duffield
Key decision?	No
Date of decision (same as date form signed)	23 rd January 2018
Name and job title of officer requesting the decision	Clare Roberts, Principal Planning Policy Officer
Officer contact details	Tel: 07717 226263 Email: clare.roberts@southandvale.gov.uk
Decision	To approve the SEA screening statement for Uffington and Baulking Neighbourhood Plan (NDP) and therefore determine Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment are not required.
Reasons for decision	<p>An environmental report, or environmental statement explaining why an environmental report is not required, must be submitted to the local planning authority alongside a plan proposal.</p> <p>We have put in place procedures to write and publish a SEA Screening Statement stating the decision, the reasons behind it, and the comments from statutory consultees.</p> <p>Following consultation with the statutory consultees (Historic England, Natural England and the Environment Agency), we have determined that SEA is not required.</p>
Alternative options rejected	We have screened the plan and found that SEA is not required and therefore there are no alternative options.
Legal implications	We are the responsible authority and are therefore required to ensure the correct screening processes have been completed under the SEA Regulations.
Financial implications	None

Other implications	None
Background papers considered	SEA Screening Statement for Uffington and Baulking Neighbourhood Plan
Head of planning's signature To confirm the decision as set out in this notice.	Signature: *by email  <hr/> Date: 23 rd January 2018

Uffington and Baulking Neighbourhood Development Plan: SEA Screening Statement

DATE: SAME AS FORM SIGNED

INTRODUCTION

1. Uffington and Baulking Parish Councils have requested that Vale of White Horse (VoWH) District Council 'screen' the Uffington and Baulking Neighbourhood Plan, to determine whether there is a requirement for Strategic Environmental Assessment (SEA).
2. This report is the SEA Screening Statement and has been used to determine whether or not the contents of the emerging Uffington and Baulking NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). It also determines whether or not the contents of the emerging NDP requires an Appropriate Assessment under the EU Habitats Directive.
3. We determine that SEA is **not** required for the Uffington and Baulking neighbourhood plan. We also determine that the Uffington and Baulking neighbourhood plan does **not** require an Appropriate Assessment in relation to the Habitats Regulations Assessment. The Screening Opinion was shared with the statutory bodies and their responses are at Appendix 3 of this report.

BACKGROUND

4. One of the basic conditions that a Neighbourhood Plan (NP) must be tested against is whether the making of the NP is compatible with European Union obligations, including requirements under the SEA Directive. The aim of the SEA Directive is:

*“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out **of certain plans and programmes which are likely to have significant effects on the environment.**”*

5. In order to decide whether a proposed NP is likely to have significant environmental effects, and hence requires SEA, it should be ‘screened’ at an early stage, i.e. once the plan remit and objectives have been formulated.

Who is responsible for screening?

Screening is ‘Stage A’ in Government’s six stage approach to SEA for NPs. If it is determined, through screening, that SEA is not required, then plan-makers need not concern themselves with subsequent stages of the SEA process.¹

The Council has previously undertaken a Screening Opinion on the then emerging Uffington, Woolstone and Baulking Neighbourhood Development Plan. This was consulted on in July 2016. The Screening Statement concluded that environmental impacts were likely and thus an SEA would be required, however an HRA was not required. Since the previous Screening Statement, Woolstone Parish Council has decided to withdraw from the NDP and the scope of this Plan has now changed. The Group have undertaken a Housing Needs Assessment, which has led to a change in direction for allocating land uses. Therefore the NDP is no longer allocating land uses. This Screening Statement reflects these changes. The previous Screening Statement from 2016 is at Appendix 4.

SCREENING PROCESS

Any land use plan or programme ‘which sets the framework for future development consent of projects’ must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the Regulations. These criteria include exceptions for plans which ‘determine the use of a small area at local level’ or which only propose ‘minor modifications to a plan’, if it is determined that the plan is unlikely to have significant environmental effects. This initial screening opinion must be subject to consultation with Historic England, the Environment Agency and Natural England. The results of the

¹ <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-neighbourhood-plans/>

screening process must be detailed in a Screening Statement, made available to the public.

Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.

The assessment of likely significance effects on the environment can be found in Appendix 1. Part of the screening process also contains the Habitat Regulations Assessment Screening, which can be found in Appendix 2.

THE EMERGING UFFINGTON AND BAULKING NEIGHBOURHOOD DEVELOPMENT PLAN

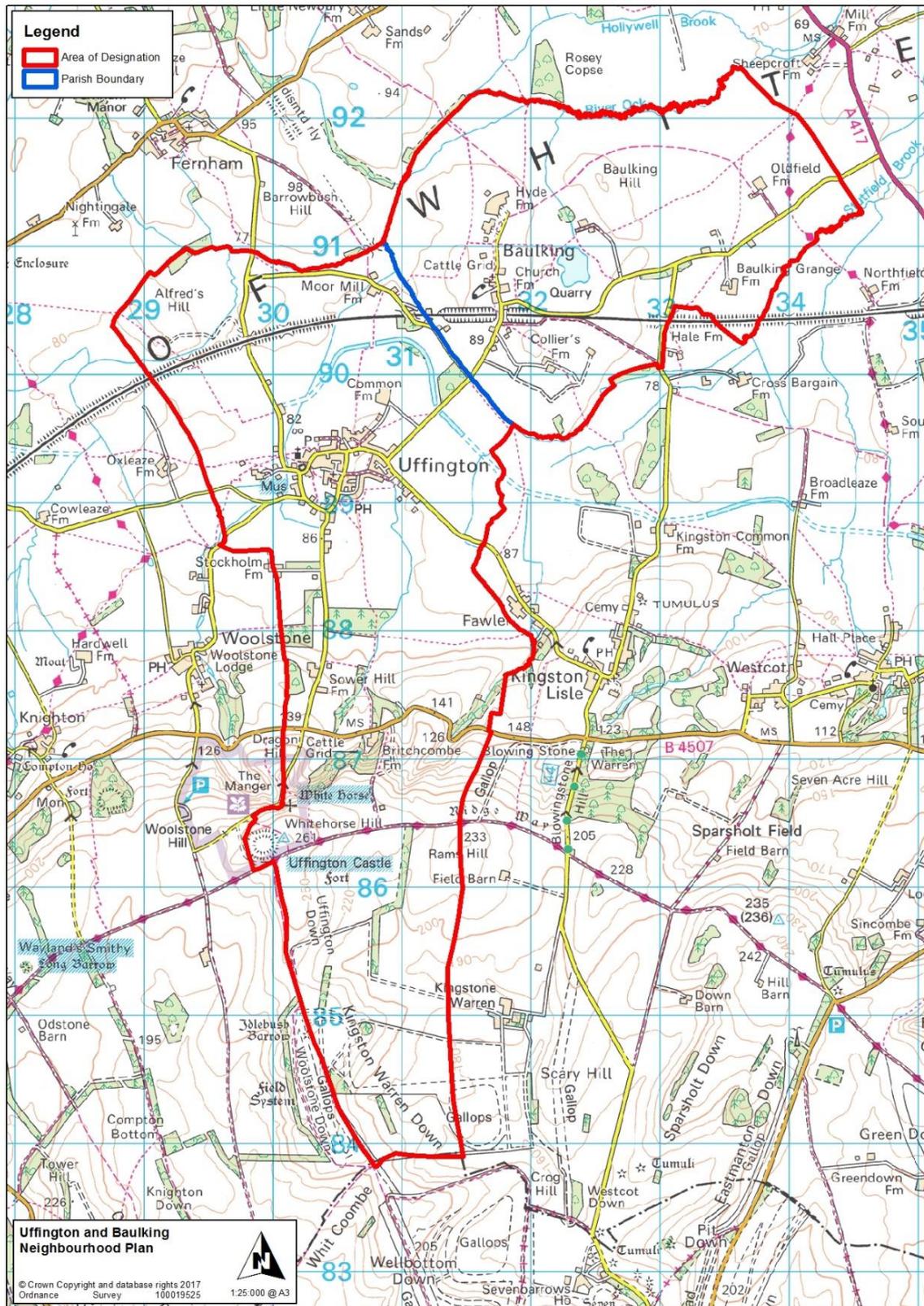
The neighbourhood plan area

The NP area covers all of the Uffington and Baulking parishes. The Parishes and the Plan boundaries are the same and that is shown on **Figure 1**.

The VoWH Local Plan and Uffington and Baulking – overview

The Uffington and Baulking NDP will sit alongside, and complement, the VoWH Local Plan 2031 Part 1 (LPP1), which was adopted in December 2016. The District Council have produced a Publication Version of the Part 2 plan which is currently out to consultation. Neither Part 1 nor Part 2 allocate sites within these parishes. The Part 1 plan identifies Uffington as a larger village and Baulking as in the open countryside.

Figure 1: The plan area



The Uffington and Baulking NDP

At this point it is important to state that a draft plan **has not been prepared in its entirety**. Draft preferred policies and alternative options have been produced by the Group and consulted upon in the Summer 2017. These are available to see on the Group's website: <https://www.ubwnp.net/creating-the-plan/draft-policies/>

VoWH District Council Officers have met with the Neighbourhood Plan Steering Group, in order to discuss the plan. From these meetings, and from the response to the SEA questionnaire, there is no intention to allocate sites for development. The NDP will add detail to existing LPP1 policies which themselves have been subject to an SA.

The LPPA SA concluded that *'the SA process has identified a range of likely significant positive effects e.g. though housing delivery; provision of infrastructure; improved living conditions and job creation. These positive effects need to be balanced against the likely significant negative effects identified. In the case of the Local Plan Part 1, these are related to potential increases in traffic induced through unallocated sites and the support of larger settlements in terms of facilities provision.'*

The Neighbourhood Plan Vision, Objectives and initial policy directions

Vision

Neighbourhood Plans influence development over a long period of time in the same way Local Plans do. They consider the past, present and, in the form of a vision, consider the future. The draft NP vision, as directly quoted from the current draft, is:

Our vision is that in 2031 the community, comprising the villages 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 we will have protected the surrounding countryside from inappropriate development. There will, however, have been some building, consistent with the Vale of White Horse Local Plan, and having regard to our Housing Needs Assessment, to address the current and future needs of all sections of our community. Our heritage assets will have been protected. We will have done our best to stimulate the local economy and to optimise opportunities for employment in the neighbourhood. 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

Objectives

The **objectives** of the NP are as follows:

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

Initial policy directions

As the NP is currently in preparation, draft policies have been prepared. These policies will provide a strategy that directs the form, nature and appearance of development, whilst protecting key assets such as conservation area, the North Wessex Downs Area of Outstanding Natural Beauty, local green spaces and community assets. They do not allocate land. These are as follows:

Housing

- Policy 1 – Number and Type of Houses
- Policy 2 – Building within the Conservation Areas
- Policy 3 – Building within the Village Envelope (outside Conservation Areas)
- Policy 4 – Building outside the Village Envelope
- Policy 5 – Building in Open Countryside
- Policy 6 – Building in farmyards

Design

- Policy D1 – Use of the Design Guide
- Policy D2 – Local building design
- Policy D3 – Public space

Landscape and Heritage

- Policy LH 1 - Setting of the Plan Area
- Policy LH 2 – Identification of Local Green Spaces
- Policy LH 3 – Valued Views

Economy and Employment

- Policy EE1 - Commercial Development
- Policy EE2 - Agricultural Development
- Policy EE3 - Supporting Local Businesses
- Policy EE4 - Supporting the Growth of Tourism

Sustainability and infrastructure

- Policy 1– Mobility and Safe Movement
- Policy 2 – Flooding and Drainage
- Policy 3 – Amenities
- Policy 4 – Biodiversity

The Group have also commissioned three studies to inform the Plan:

- Characterisation Study. This has been finalised.
- Housing Needs Assessment. This has been finalised and is available on the NP Group website. Following the Assessment, the Groups concluded:

‘Following the HNA which identified an Housing Need of only 19 homes, the NPSG decided at its May meeting that no specific sites would be allocated in the Neighbourhood Plan. A Landscape Study has been initiated to identify the impact of building in different areas, rather than on specific sites, of the Plan area.’

- A Landscape Study which is currently underway.

RELEVANT ENVIRONMENTAL ISSUES

The designated area of Uffington and Baulking contains the following environmental designations:

- North Wessex Downs Area of Outstanding Natural Beauty
- Fernham Meadows SSSI, White Horse Hill SSSI (partly) and Hackpen, Warren & Gramp's Hill Downs SSSI
- Two conservation areas
- Wildlife Sites including Kingstone Warren Down North
- A number of listed buildings
- Five Schedule Monuments
- National Trail – Ridgeway runs through the NDP area
- Conservation Target Area: Berkshire Downs Escarpment

SCREENING ANALYSIS

The Draft plan is not intending on allocating any sites for development, reflecting the outcome of the Housing Needs Assessment, therefore a focus of the Plan is to direct the form and nature of development that is consistent

with the Vale Local Plan and has regard to the HNA to ensure the needs of the community are met.

A number of the Plan's objectives focus on retaining the identities of the villages including its heritage and preserve the countryside setting and landscape. A key part of the vision is the following:

'Our vision is that in 2031 the community, comprising the villages 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.'

Draft policies LH 1 - Setting of the Plan Area and LH 3 – Valued Views have the potential to ensure the vision and objectives in relation to landscape and heritage are delivered and have the potential to have positive environmental impacts.

National guidance states that where policies have been assessed through a higher level plan, policy assessment does not need to be replicated (paragraph 167 NPPF). The nature of the policies proposed in the NDP are likely to have already been assessed through the Local Plan 2031 Part 1 Sustainability Appraisal (incorporating Strategic Environmental Assessment) and additionally, the NDP does not propose to allocate land uses. It is therefore considered that policies in the Uffington and Baulking NDP are not likely to result in significant impacts on the environment however there is the potential for likely positive effects

Policies in the Uffington and Baulking NDP are potentially not likely to result in significant negative effects on Natura 2000 sites, either alone or in combination with other plans and policies. Therefore an HRA is not required. See Appendix 2 for screening assessment.

CONSULTATION WITH STATUTORY CONSULTEES

The three statutory consultees for SEA were consulted and their full responses are in Appendix 3 of this report. The views of the statutory consultees published in this Screening Statement should be considered throughout the SEA process.

Firstly, Historic England stated that the plan area is a sensitive historic environment which may be affected by any development promoted or allowed for by the Neighbourhood Plan. As it is not intended that the Plan will allocate any sites for housing or other development Historic England agreed with the Council that the Neighbourhood Plan is unlikely to lead to any significant negative effects on the historic environment.

The potential for likely positive effects may still be considered as significant impacts, as per "A Practical Guide to the Strategic Environmental Directive". Historic England recommended that the council and neighbourhood plan group consider this as a reason to undertake an SEA.

Natural England stated that this Neighbourhood Plan does not pose any likely risk or opportunity in relation to their statutory purpose, and so did not wish to comment on this consultation.

The Environment Agency did not respond to the consultation.

CONCLUSION

No allocations for development are proposed by the plan. Any development is anticipated to come forward in accordance with the strategy and policies of the adopted LPP1 which has been subject to Sustainability Appraisal, details of which are published on our website.

Having reviewed the vision, objectives, policy directions and SEA screening questionnaire, and having discussed the plan with the Neighbourhood Plan Steering Group, in our opinion there are no aspects of the plan with the potential for likely significant negative effects however there is some potential for likely positive effects.

There is one Natura 2000 site (SAC's, SPA's) within a 5km radius of the designated area and the draft plan documents and the SEA questionnaire give no intention to allocate sites. Therefore it is our opinion that an HRA 'Appropriate Assessment' **is not required**.

In **conclusion**, our opinion is that the plan should **not** be subject to SEA or HRA appropriate assessment.

See **Appendix 1** for a 'regulatory checklist' in support of the Screening Opinion.

See **Appendix 2** for the Habitat Regulations Assessment (HRA) Screening Opinion for the Uffington and Baulking Neighbourhood Development Plan.

See **Appendix 3** for the statutory bodies' responses.

See **Appendix 4** for the previous Screening Statement regarding the then emerging Uffington, Woolstone and Baulking Neighbourhood Development Plan, November 2016.

APPENDIX 1: REGULATORY CHECKLIST

As discussed above, under 'Screening methodology', Schedule 1 of the SEA Regulations lists a series of criteria that should be taken into account when establishing the potential for the plan to result in significant effects. The aim of this appendix is to discuss matters under each criterion in turn.

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	An objective of the NP is to establish policies to guide development. However, it does not seek to allocate sites for development.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	The NP seeks to be in general conformity with the strategic policies of the adopted Local Plan 2031 Part 1
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	A number of the NP objectives do relate to the integration of environmental considerations in particular with a view to promoting sustainable development. It will contain policies that will protect, preserve and enhance the village's built environment, individual village identities, countryside setting, and heritage. However, it is not clear that there is the potential for <i>significant</i> positive effects.
(d) environmental problems relevant to the plan or programme; and	There are environmental issues which are of particular note, which are highlighted in the "Relevant Environmental Issues" section of this report. The Neighbourhood Plan is unlikely to propose any policies that may cause harm to these designations as the plan seeks to conserve the village, its character and setting.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The proposed development in the Uffington and Baulking NDP will consider and/or investigate impacts of development on water and waste infrastructure although unlikely if not allocating.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
(a) the probability, duration, frequency and reversibility of the effects;	The NDP will influence development up until 2031. The NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development however, they will be of a local scale. The Plan seeks to ensure that these effects are positive in nature.
(b) the cumulative nature of the effects;	There are no site allocations being proposed in the plan and no other cumulative effects that could have significant effects.
(c) the transboundary nature of the effects;	The effects of the NDP are unlikely to have transboundary ² impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the NDP are unlikely to present risks to human health or the environment. However some policies would involve the protection or introduction of green space for play which would improve both the environment and possibly health by providing space for leisure.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Uffington and Baulking NDP relates to the parishes of Uffington and Baulking, which includes the respective villages. The magnitude and spatial extent of the any environmental effects is likely to be small and localised.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The Uffington and Baulking NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered and will aim to have a net positive effect on biodiversity. The NDP is seeking to direct the form and nature of development to ensure accessibility to the countryside, ensure sufficient infrastructure and enhance community facilities which will have net positive social effects.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	The NDP has the potential to have likely positive impacts on the setting of the nearby AONB as an objective of the Plan is to preserve the high quality countryside setting.

² Transboundary effects are understood to be in other Member States.

Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Uffington and Baulking Neighbourhood Development Plan

INTRODUCTION

1. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2010, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance³, also referred to as Natura 2000.
2. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan⁴ (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of Vale of White Horse District Council’s Local Plan 2031 Part 1 as its basis for assessment. From this, the Local Authority will determine whether the Uffington and Baulking Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

LEGISLATIVE BASIS

3. Article 6(3) of the EU Habitats Directive provides that:

“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

³ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

⁴ Including the Adopted Local Plan 2031 Part 1 and Local Plan 2011.

ASSESSMENT

4. There is one Special Area of Conservation (SACs) within 5km of the Uffington and Baulking Neighbourhood Development Plan in the Vale of White Horse district. This is as follows:
 - Hackpen Hill SAC
5. The qualifying habitats for this SAC are the unimproved chalk grassland and the dune gentian. The site is popular with visitors and lies within the typical distance that visitors from any development in these three parishes may travel for a day visit (minimum of 3.5km). However, the HRA for the Local Plan 2031 Part 1, which includes the overall level of development across the whole of the district, was able to conclude no likely significant effect on Hackpen Hill SAC through recreational pressure, nor reduced air quality.

CONCLUSION

6. The Uffington and Baulking NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Uffington and Baulking NDP is not required.

APPENDIX 3 – STATUTORY BODY CONSULTATION RESPONSES



Mr Sam Townley
Enquiries Officer (Neighbourhood Planning)
South Oxfordshire & Vale of White Horse District
Councils
135 Eastern Avenue
Milton Park
Milton, Abingdon
Oxfordshire, OX14 4SB.

Our ref: HD/P5354/01
Your ref:
Telephone 01483 252040
Fax

10th November 2017

Dear Mr Townley,

Uffington and Baulking Neighbourhood Plan - SEA and HRA Screening Opinion

Thank you for your e-mail of 2nd November seeking the views of Historic England on your Authority's SEA Screening Opinion for the Uffington and Baulking Neighbourhood Plan.

According to our records, the parishes contain 46 listed buildings, four scheduled monuments, two conservation areas, and potentially a number of locally important heritage assets. The Plan area is, therefore, a sensitive historic environment which may be affected by any development promoted or allowed for by the Neighbourhood Plan.

We understand that it is not intended that the Plan will allocate any sites for housing or other development. Accordingly, based on the information available to us at this time, Historic England agrees with the Council that the Neighbourhood Plan is unlikely to lead to any significant negative effects on the historic environment.

We note the Council's conclusion that there is some potential for likely positive effects on the environment as a consequence of the Plan's policies and proposals. As explained in "*A Practical Guide to the Strategic Environmental Directive*", "significant effects" should include both negative and positive effects. "Likely" and "significant" are also actually quite low thresholds. If the Council is correct, there is, therefore, an argument that the Neighbourhood Plan is likely to have significant environmental effects and should therefore be subject to Strategic Environmental Assessment.

However, we are content to leave this point to the Council and Neighbourhood Plan body to consider, and we are content, based on the information currently available, for the Plan to be taken forward without undergoing strategic environmental assessment.

Nevertheless, we reserve the right to review our opinion when we see the Plan's policies and proposals.

- 2 -

We hope these comments are helpful. Please contact me if you have any queries.

Thank you again for consulting Historic England.

Yours sincerely,

Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs and New Forest National Parks and Chichester)
E-mail: martin.small@historicengland.org.uk

Date: 16 December 2017
Our ref: 230430
Your ref: Uffington & Baulking NDP Screening Opinion



Mr Sam Townley
Enquiries Officer (Neighbourhood Planning)
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BY EMAIL ONLY

Sam.Townley@southandvale.gov.uk

Dear Mr Townley

Uffington and Baulking NDP Screening Opinion.

Thank you for your consultation on the above dated and received by Natural England on 2nd November 2017.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England does not consider that this Neighbourhood Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment on this consultation.

The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.

If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.

Yours sincerely

Sharon Jenkins
Consultations Team

APPENDIX 4: SCREENING STATEMENT ON UFFINGTON, WOOLSTONE AND BAULKING NDP, NOVEMBER 2016

Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Uffington, Woolstone and Baulking Neighbourhood Development Plan

8 NOVEMBER 2016

SUMMARY

In this screening statement, Vale of White Horse District Council (the 'Council') determines that Uffington, Woolstone and Baulking Neighbourhood Development Plan (Uffington, Woolstone and Baulking NDP) does require a Strategic Environmental Assessment (SEA). The Council also determines that Uffington, Woolstone and Baulking NDP does not require an Appropriate Assessment in relation to the Habitats Regulations Assessment.

INTRODUCTION

9. This screening statement has been used to determine whether or not the contents of the emerging Uffington, Woolstone and Baulking NDP requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). It also determines whether or not the contents of the emerging NDP requires an Appropriate Assessment under the EU Habitats Directive
10. Any land use plan or programme 'which sets the framework for future development consent of projects' must be screened according to a set of criteria from Annex II of the Directive and Schedule 1 of the SEA Regulations. These criteria include exceptions for plans 'which determine the use of a small area at local level' or which only propose 'minor modifications to a plan', if it is determined that the plan is unlikely to have significant environmental effects.
11. The Local Authority under the Conservation of Habitats and Species Regulations 2010 needs to ensure that Neighbourhood Development Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance⁵, also referred to as Natura 2000.

⁵ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

THE SCREENING PROCESS

1. Using the criteria set out in Annex II of the Directive and Schedule 1 of the Regulations, a Screening Opinion determines whether a plan or programme is likely to have significant environmental effects.
2. The extract from 'A Practical Guide to the Strategic Environmental Assessment Directive' in Appendix 1 provides a flow diagram to demonstrate the SEA screening process.
3. Table 1 in Appendix 1 sets out the criteria from the Practical Guide, along with an assessment of the Uffington, Woolstone and Baulking NDP against each criterion to ascertain whether a SEA is required.
4. Also part of the screening process is the Habitats Regulations Assessment Screening, which can be found in Appendix 2, and the assessment of likely significance effects on the environment, which can be found in Appendix 3. These two assessments feed into Table 1.

UFFINGTON, WOOLSTONE AND BAULKING NEIGHBOURHOOD DEVELOPMENT PLAN

5. The Uffington, Woolstone and Baulking NDP will contain policies to provide a strategy that directs development whilst protecting key assets such as conservation areas and the North Wessex Downs Area of Outstanding Natural Beauty. This will include allocation of around 35-50 dwellings, potential sites for employment and community use and designation of local green spaces.
6. The Neighbourhood Plan proposes to allocate sites for around 35-50 dwellings however it is not clear where these sites will be. National guidance states that where policies have been assessed through a higher level plan, policy assessment does not need to be replicated (paragraph 167 NPPF). However, given that the sites are as yet unknown, they may not have been identified and assessed through the Local Plan 2031 Part 1. Given the existence of natural and heritage assets in the parishes (see Appendix 3), allocations and policies in the plan have the potential to cause significant effects and as such, an SEA is required. There is the potential for a review of this situation as the plan develops and more information is known.
7. This Screening Assessment has used the Habitats Regulations Assessment (HRA) of Vale of White Horse District Council's Local Plan 2031 Part 1 as its basis for assessment. This demonstrates there is only one Special Area of Conservation within 5km of the Uffington, Woolstone and Baulking NDP, which is Hackpen Hill SAC. The HRA for the Local Plan 2031 Part 1, which includes the overall level of development across the whole of the district, was able to conclude no likely significant effect on Hackpen Hill SAC through recreational pressure, nor reduced air quality. Policies in the Uffington, Woolstone and Baulking NDP are

therefore not likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies. Therefore an HRA is not required.

8. It is therefore concluded that the implementation of the Uffington, Woolstone and Baulking NDP could result in likely significant effects on the environment.

STATUTORY CONSULTEES

9. This initial Screening Opinion was sent to Natural England, the Environment Agency and Historic England on 1 July 2016 giving a 4 week consultation period. The responses in full are at Appendix 4.
10. Natural England commented that *'We note that the Uffington, Woolstone and Baulking NDP includes allocations for housing of around 35-50 dwellings (point 6) and that it has not been made clear where these allocations should be. Natural England therefore concurs with the conclusion that a full SEA is required.'*
11. The Environment Agency commented that *'we agree with your conclusion that the plan may result in significant environmental effects.'*
12. Historic England commented that *'There is therefore the potential for the Plan to lead to significant effects on the historic environment. We therefore concur with the Council's conclusion that an SEA is required for the Neighbourhood Plan.'*

CONCLUSION

13. The Uffington, Woolstone and Baulking NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Uffington, Woolstone and Baulking NDP is not required.
14. Based on the assessment presented in Appendices 1 & 3, the Uffington, Woolstone and Baulking NDP has the potential for likely significant effects on the environment.
15. The Uffington, Woolstone and Baulking NDP does require a Strategic Environment Assessment. There is the potential for a review of this situation as the plan develops and more information is known.

Appendix 1 – Extract from ‘A Practical Guide to the Strategic Environmental Assessment Directive’ (DCLG) (2005)

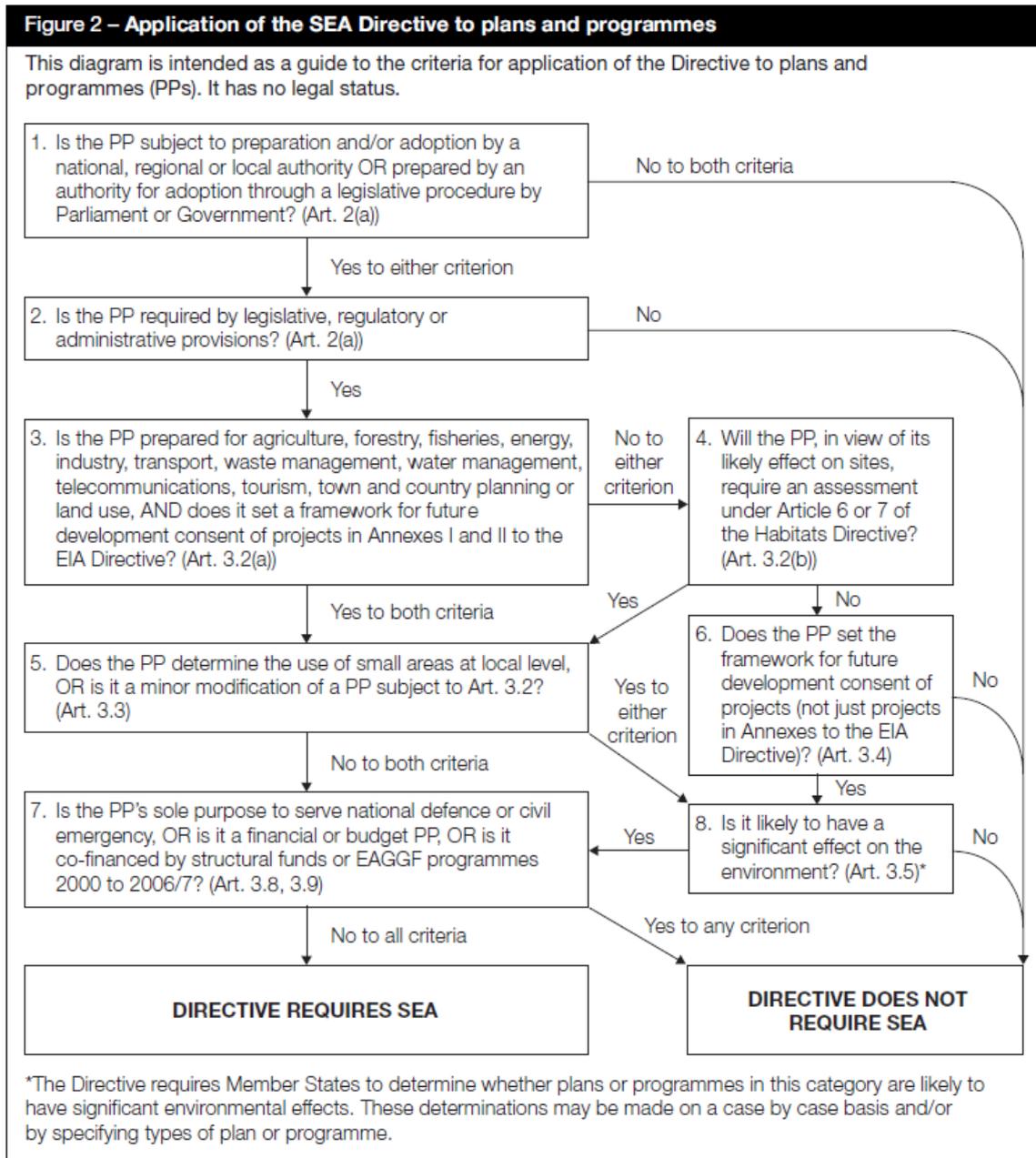


Table 1: Application of SEA Directive as shown in Appendix 1

[Note to author – most of these boxes contain standard text –greyed out. Those where specific details need to be included are Qs 3,4,5 & 8]

Stage	Y/N	Explanation
1. Is the Neighbourhood Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))		<p>The preparation of and adoption of the Neighbourhood Development Plan is allowed under the Town and Country Planning Act 1990 as amended by the Localism Act 2011. The Neighbourhood Plan is being prepared by the Uffington, Woolstone and Baulking NDP Steering Group, a working group who report to Uffington, Woolstone and Baulking Parish Council (as the “relevant body”) and will be “made” by Vale of White Horse District Council as the local authority. The preparation of Neighbourhood Plans is subject to the following regulations:</p> <ul style="list-style-type: none"> • The Neighbourhood Planning (General) Regulations 2012 • The Neighbourhood Planning (referendums) Regulations 2012 • The Neighbourhood Planning (General) (Amendment) Regulations 2015
2. Is the NP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	<p>Whilst the Neighbourhood Development Plan is not a requirement and is optional under the provisions of the Town and Country Planning Act 1990 as amended by the Localism Act 2011, it will, if “made”, form part of the Development Plan for the District. It is therefore important that the screening process considers whether it is likely to have significant environmental effects and hence whether SEA is required under the Directive.</p>
3. Is the Neighbourhood Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for	Y	<p>The Uffington, Woolstone and Baulking NDP is prepared for town and country planning and land use and will set out a framework for future development in Uffington, Woolstone and Baulking, including the development of housing, employment and community uses. However, these projects are not of the scale referred to in Article 4(2) of the EIA Directive – listed at Annex II of the directive.</p>

future development consent of projects in Annexes I and II (see Appendix 2) to the EIA Directive? (Art 3.2(a))		
4. Will the Neighbourhood Plan, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b))	N	The Uffington, Woolstone and Baulking NDP is unlikely to have significant effects on Natura 2000 sites. See Habitat Regulations Assessment (HRA) Screening Opinion for the Uffington, Woolstone and Baulking NDP in Appendix 2.
5. Does the Neighbourhood Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Uffington, Woolstone and Baulking NDP will determine the use of small sites and areas at a local level.
6. Does the Neighbourhood Plan set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	When made, the Uffington, Woolstone and Baulking NDP will include a series of policies to guide development within the village and will allocate sites for specific development. This will inform the determination of planning applications providing a framework for future development consent of projects.
7. Is the Neighbourhood Plan's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	N/A
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	Y	The potential for likely significant effects upon the environment has been identified. See assessment of the likely significance of effects on the environment in Appendix 3.

Appendix 2 - Habitat Regulations Assessment (HRA) Screening Opinion for the Uffington, Woolstone and Baulking Neighbourhood Development Plan

INTRODUCTION

7. The Local Authority is the “competent authority” under the Conservation of Habitats and Species Regulations 2010, and needs to ensure that Neighbourhood Plans have been assessed through the Habitats Regulations process. This looks at the potential for significant impacts on nature conservation sites that are of European importance⁶, also referred to as Natura 2000.
8. This Screening Assessment relates to a Neighbourhood Development Plan that will be in general conformity with the strategic policies within the development plan⁷ (the higher level plan for town and country planning and land use). This Screening Assessment uses the Habitats Regulations Assessment of Vale of White Horse District Council’s Local Plan 2031 Part 1 as its basis for assessment. From this, the Local Authority will determine whether the Uffington, Woolstone and Baulking Neighbourhood Development Plan is likely to result in significant impacts on Natura 2000 sites either alone or in combination with other plans and policies and, therefore, whether an ‘Appropriate Assessment’ is required.

LEGISLATIVE BASIS

9. Article 6(3) of the EU Habitats Directive provides that:

“Any plan or project not directly connected with or necessary to the management of the [European] site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives. In the light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public.”

ASSESSMENT

⁶ Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for other species, and for habitats.

⁷ The South Oxfordshire Core Strategy (December 2012) and the South Oxfordshire Local Plan 2011 (January 2006).

10. There is one Special Area of Conservation (SACs) within 5km of the Uffington, Woolstone and Baulking Neighbourhood Development Plan in the Vale of White Horse district. This is as follows:

- Hackpen Hill SAC

11. The qualifying habitats for this SAC are the unimproved chalk grassland and the dune gentian. The site is popular with visitors and lies within the typical distance that visitors from any development in these three parishes may travel for a day visit (minimum of 3.5km). However, the HRA for the Local Plan 2031 Part 1, which includes the overall level of development across the whole of the district, was able to conclude no likely significant effect on Hackpen Hill SAC through recreational pressure, nor reduced air quality.

CONCLUSION

12. The Uffington, Woolstone and Baulking NDP is unlikely to have significant effects on Natura 2000 sites, therefore, an Appropriate Assessment for the Uffington, Woolstone and Baulking NDP is not required.

Appendix 3 - Assessment of the likely significance of effects on the environment

1. Characteristics of the Plan, having regard to:	
(a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;	The Uffington, Woolstone and Baulking NDP would, if adopted, form part of the Statutory Development Plan and as such does contribute to the framework for future development consent of projects. However, the Plan will sit within the wider framework set by the National Planning Policy Framework, the strategic policies of the Vale of White Horse Local Plan Part 1 and the Saved Policies of the Adopted Local Plan 2011. Potentially not all of the site allocations for residential, employment and community uses proposed by the Uffington, Woolstone and Baulking NDP have been considered as part of the SEA and HRA of those higher level plans. Other policies in the plan will help guide impact on heritage and natural environment.
(b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	A Neighbourhood Development Plan must be in conformity with the Local Plan for the district. It does not influence other plans.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	National policy requires a presumption in favour of sustainable development, which should be seen as a golden thread through plan-making, including the Uffington, Woolstone and Baulking NDP. A basic condition of the Uffington, Woolstone and Baulking NDP is to contribute to the achievement of sustainable development and have regard to the district's development plan. The NDP will contain allocations for housing, employment and community uses including policies in stimulating economic opportunities and valued green spaces. The NPD is likely to contain policies to protect, preserve and enhance the village's built environment, individual village identities, countryside setting, and heritage. Therefore the Plan will be contributing positively to sustainable development in the area by providing for development needs.

<p>(d) environmental problems relevant to the plan or programme; and</p>	<p>The designated area of Uffington, Woolstone and Baulking contains the following environmental designations:</p> <ul style="list-style-type: none"> • North Wessex Downs Area of Outstanding Natural Beauty (31% of the NDP Area is covered by AONB) • Fernham Meadows SSSI, White Horse Hill SSSI and Hackpen, Warren & Gramp's Hill Downs SSSI • Three Conservation areas • Two Wildlife Sites: Kingstone Warren Down North and South • 60 listed buildings • Five Schedule Monuments • National Trail – Ridgeway runs through the NDP area <p>The Neighbourhood Plan is unlikely to propose any policies that may cause harm to these designations as the plan seeks to conserve the village, its character and setting. However the plan is at an early stage and any effects (positive or negative) are as yet unknown, in particular in regards to the site allocations.</p>
<p>(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).</p>	<p>The proposed development in the Uffington, Woolstone and Baulking NDP will consider and/or investigate impacts of development on water and waste infrastructure.</p>
<p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</p>	
<p>(a) the probability, duration, frequency and reversibility of the effects;</p>	<p>The NDP is likely to have modest but enduring positive environmental effects. The effects are not likely to be reversible as they relate to development however, they will be of a local scale. The Plan seeks to ensure that these are effects are positive in nature.</p>
<p>(b) the cumulative nature of the effects;</p>	<p>It is intended that the positive social and economic effects of providing residential, employment and community development and designated local green spaces will have positive cumulative benefits for the area.</p>

(c) the transboundary nature of the effects;	The effects of the NDP are unlikely to have transboundary ⁸ impacts.
(d) the risks to human health or the environment (for example, due to accidents);	The policies in the NDP are unlikely to present risks to human health or the environment.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	The Uffington, Woolstone and Baulking NDP relates to the parishes of Uffington, Woolstone and Baulking, which includes the respective villages. The magnitude and spatial extent of the any environmental effects is likely to be small and localised.
(f) the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	The Uffington, Woolstone and Baulking NDP offers an opportunity to enhance the natural environment and the cultural heritage of the area through the proposals being considered and will aim to have a net positive effect on biodiversity. Given the number of environmental assets in the area (see 1d), an assessment is required to ensure any potential impacts are avoided, minimised or mitigated.
(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	There is potential vulnerability on the setting of the nearby AONB depending on the specifics in the plan.

⁸ Transboundary effects are understood to be in other Member States.

APPENDIX 4 – RESPONSES FROM STATUTORY CONSULTEES



Clare Roberts
Senior Planning Policy Officer
Vale of White Horse District Council
135 Eastern Avenue
Milton Park
Milton, OX14 4SB.

Our ref: HD/P5354/
Your ref:
Telephone 01483 252040
Fax

Dear Ms Roberts,

Uffington, Woolstone and Baulking Neighbourhood Plan SEA Screening Opinion

Thank you for your e-mail of 1st July consulting Historic England on your Council's initial Screening Opinion for the SEA of the Uffington, Woolstone and Baulking Neighbourhood Plan.

As recognised in the Council's Opinion, the parishes of Uffington, Woolstone and Baulking have a sensitive historic environment. We note that the Plan proposes to allocate a site or sites for 35-50 dwellings but that it is not yet known where these sites will be.

There is therefore the potential for the Plan to lead to significant effects on the historic environment. We therefore concur with the Council's conclusion that an SEA is required for the Neighbourhood Plan.

We hope these comments are helpful, but please contact me if you have any queries.

Thank you again for consulting Historic England.

Yours sincerely,

Martin Small
Principal Adviser, Historic Environment Planning
(Bucks, Oxon, Berks, Hampshire, IoW, South Downs National Park and Chichester)

E-mail: martin.small@historicengland.org.uk

creating a better place



Ms Clare Roberts
Vale Of White Horse Council
Environmental Services Directorate
Vale of White Horse District Council 135
Eastern Avenue
Milton Park
Abingdon
OX14 4SB

Our ref: WA/2006/000281/OR-
32/IS1-L01
Your ref:

Dear Ms Roberts

Uffington, Woolstone and Baulking Neighbourhood Development Plan – SEA screening opinion request

Thank you for your consultation of 1 July 2016 enclosing the council's SEA screening opinion for the above neighbourhood development plan.

We note that a number of environmental constraints affect the plan area, and also that the plan proposes to allocate sites for around 35 to 50 dwellings although it is not yet clear where those sites will be.

On that basis, we agree with your conclusion that the plan may result in significant environmental effects.

Yours sincerely

Judith Johnson
Planning Specialist, Sustainable Places team

direct dial 01252 729625
e-mail: planning-famham@environment-agency.gov.uk

End





BY EMAIL ONLY

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

Dear Ms Roberts,

Planning consultation: SEA Screening Opinion for Uffington, Woolstone and Baulking Neighbourhood Development Plan - Consultation Request.

Thank you for your consultation on the above dated 01/07/2016.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Strategic Environmental Assessment – Screening
We welcome the production of this SEA Screening report.

We note that the Uffington, Woolstone and Baulking NDP includes allocations for housing of around 35-50 dwellings (point 6) and that it has not been made clear where these allocations should be (point 7). Natural England therefore concurs with the conclusion that a full SEA is required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Tom Amos on 0300 060 1396. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Tom Amos
Adviser, South Merca

Uffington and Baulking Neighbourhood Plan

2011-2031

**BAULKING ONLY HOUSING POLICY H3
NEED and EVIDENCE**

**Uffington Parish Council
& Baulking Parish Meeting**

Submission Version

October 2018

Uffington and Baulking Neighbourhood Plan

BAULKING ONLY HOUSING POLICY H3: NEED and EVIDENCE

Policy H3:

'Housing will be permitted to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area. In all cases proposed, development must comply with the relevant policies of the Development Plan or National Policy.'

Why is the Policy needed, what is its intention, and how is it evidenced?

1. Need and Intention

Baulking is a small village (Parish) of 41 homes, 107 residents. As a community we elected, through the initial Community Led Plan, to join in an NP, with our nearest neighbouring village (0.9 of a mile away), Uffington, a 'Larger' village, upon whose services we rely, and indeed, they upon our patronage, in this rural area.

The Baulking need, is to enable Parishioners to remain in the village (many have lived here all their lives), as they have clearly indicated they wish to, by being able to downsize from larger homes. This will free up larger houses to new younger families with children, bring vitality to the village, and perpetuate the village for the future. If not, the village may well die. This would include market housing and affordable as applicable.

The village of Baulking falls into the lowest tier of the Vale of the White Horse District Council, Settlement hierarchy, as determined in their adopted Local Plan Part 1, at Core Policy 3, this being 'Open Countryside.'

At Core Policy 4 of the Local Plan Part 1 a little more clarity is given to what 'Open Countryside' means, regarding building. It states:

'Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or National Policy'.

The relevant policies which are referred to, are the specifics detailed in Paragraph 55 of the NPPF, supported by some other new policies as outlined in the Vale Local Plan Part 2 (awaiting the Examination report), these being Development Policies 1-6: Space standards, Sub-division of dwellings, Residential annexes, Replacement dwellings (DP5 and DP6 are both covered in Paragraph 55); Rural workers dwellings and Re-use/conversion of existing (farm) buildings).

The relevant policies do not enable the need. There are only two working farms remaining; all others are now converted to residential use. What are left have no requirement for rural workers, as mechanisation replaces people. All the heritage (listed) buildings are already private homes (except the Church); sub-division might work in some cases, but not many, and with an ageing population, it would be better to build new, to meet the needs of that

profile, and free up larger houses to attract families. One-off dwellings of exceptional design may come forward but will not address the housing need.

2. Evidence for a dedicated Policy for Baulking

a) The Housing Needs Assessment and the Landscape Capacity Survey.

In examining the NPPG regarding neighbourhood planning, an NP can potentially give rise to consideration for supplement to a Local Plan. As part of the process to create the Neighbourhood Plan, two key reports, carried out by independent consultants were produced; the Housing Needs Assessment (HNA) and the Landscape Capacity Survey (LCS).

- The HNA, pre-supported by a Housing Needs Survey (a multi-question document, responded to by 81% of the villagers), clearly states in the Executive Summary at Pt 1.7:

‘The rationale for Baulking Housing need is as follows. Baulking is classified as ‘open countryside’ in the Local Plan 2031 Part 1. Population projections, house prices, employment and tenure factors suggest little current need for additional dwellings. Four single dwellings have received planning permission in the period 2011- 2016. While a further need is not justified by current evidence, this does not discount future infill/self-build projects in the plan period. Where single dwellings are required they should be focused on addressing the housing mix in Baulking to supply 1-2 bed and 3-4 bed semi-detached houses and bungalows for young families and couples as well as elderly residents. These smaller properties are required as the population ages; the larger homes will retain younger working-age groups and larger families.’

In the Summary of the HNA, at Pt 5.4, the Consultant concludes:

‘Factors outlined {for Baulking} suggest that the mix of housing is addressed with the addition of smaller properties. As the population ages this would also make provision for younger families in the larger homes. No development is proposed for Baulking other than infill and self-build opportunities as they arise. Dwellings required should be smaller 1-2 bed and 3-4 bed homes for young couples/families and the elderly, consisting of semi/detached houses and bungalows. These should be privately marketed’.

- The LCS shows that whilst some of Baulking is categorised ‘Low Capacity’, in fact due to the greater distance from the AONB (Ridgeway and White Horse Hill), Baulking carries far greater scope for some development than Uffington.

b) The ‘Open Countryside’ determination.

The opening statement of Paragraph 55 states:

‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances’.

This paragraph raises two key points:

- Baulking, as outlined at 'Pt 1 Need,' relies upon the services of our neighbouring village, Uffington, and likewise, those services benefit from the support of Baulking villagers who visit the local shop, post office and pub.
- The final sentence refers to 'isolated homes in the countryside'. Baulking is not isolated, being but 0.9 mile away from Uffington, thereby easily accessible by foot, bicycle or car. The towns of Faringdon and Wantage are just 8 miles away. It is therefore within easy reach of services and facilities. The village homes are mostly around the village Green, or scattered in clusters along Baulking Lane, the principal road that runs through the village.

Case law in regard to NPPF Paragraph 55: most notably the assessment of 'isolated' is best shown in *Braintree District Council v Secretary of State for Communities and Local Government* [2017] EWHC 2743 (Admin), which concluded that the definition of isolated is 'far away from other places, buildings or people; remote.'

Mrs Justice Lang DBE, sitting, went on to conclude, amongst other points, that:

In AD 8 & 9, the Inspector correctly applied NPPF 55 by concluding that, since the proposed new homes would be located on a road in a village where there were a number of dwellings nearby, it would not result in 'new isolated homes in the countryside'.

c) Sustainability.

Having determined that Baulking is not 'isolated', is it sustainable, and therefore does it meet the principle 'golden thread' of the NPPF. Case law would suggest so, as new homes in rural areas support the local economy, add to the social vitality of communities and thereby support the natural environment.

Mrs Justice Lang DBE, stated: 'The policy in favour of locating housing where it will "enhance or maintain the vitality of rural communities" is not limited to economic benefits. The word "vitality" is broad in scope and includes the social role of sustainable development, described in NPPF 7 as "supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations".'

The NPPG gives further guidance on sustainability and the process for an NP submission, which seeks to add to the Local Plan:

'Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan and the plan proposal meets the basic conditions.'¹

¹ NPPG, May 2016: Paragraph: 001 Reference ID: 50-001-20160519.

There is no robust evidence available from the Vale of the White Horse District Council, despite repeated requests, to support the blanket determination of 'open countryside'.

d) Basic Conditions and 'General Conformity' with the strategic policies of the Local Plan.

The Basic Conditions regarding the key element in this submission about the NPPF have been outlined, and the relationship with the requirements of contribution to the achievement of sustainable development.

'General Conformity' with the LPA, Local Plan (CP3 and CP4) is met, per the guidance indicated in the NPPG:

'When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
- the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach'.

Paragraph: 074 Reference ID: 41-074-20140306

Revision date: 06 03 2014

The key bullet points are numbers 2,3 and 4.

Pt 2: There is conflict with the principle of 'Open Countryside' in so far as it is not defined in the Local Plan nor supported by robust evidence, and yet it is already being used to decline planning applications. Case law is building to suggest that the term is unsubstantial, and that in cases of Appeal, it is not supported by the NPPF Paragraph 55, in respect of 'isolation,' as would be applied to Baulking.

Pt 3: It is believed that the evidence supplied provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy. We are not seeking to change the Policy, but to add an extra option for distinct local need, relative to the fact that all other options are exhausted.

Pt 4: The rationale for the Policy proposed is clearly laid out and evidenced.

e) Examining Inspectors observations about the Vale Local Plans Part 1 and Part 2 with regard to matters in respect of the proposed Policy H3.

At the review of the Vale of the White Horse Local Plan Part 1, the Inspector, Mr Rivett, altered the wording of CP4 (VWHDC Local Plan Part 1 Schedule of Main Modifications July 2016 FINAL(1) by adding: 'in the Development Plan or National Policy' to the end of the above sentence. Hence our use of these words in the proposed H3 Policy.

The VWHDC had wanted it to say: 'where development {in Open Countryside} will not be appropriate, unless consistent with the exceptions policies set out in the Local Plan'. This is important as the Development Plan includes the Neighbourhood Plan, and National Policy should guide Local Plans. Planning policy is not just about the council Local Plans.

At the Hearings for the Vale of the White Horse Local Plan Part 2, the Inspector, Mr Reed, invited the Chair of Baulking Parish Meeting to speak, following submission of a paper regarding 'open countryside' and its consequences. Mr Reed made it clear, of

course, that he would not adjudicate on a matter for review in a Neighbourhood Plan by another Inspector, but he did agree that the whole point of 'general conformity' was to allow what he termed some 'wiggle room'.

Further he made it quite clear to the Vale's barrister and officers, that they should not 'lead' an Examiner by attempting to undermine a proposed policy within an NP, as the process must be 'fair and wholly open'.

In concluding, two quotes which hopefully at review carry some consideration:

'In considering the Examination Proposal and its draft policies a key element is to have regard to the principle of "general conformity" with local strategic policies and plans and to have regard to national policies and guidance. It is clear to me that the reasoning behind the use of the concept of general conformity is to allow a degree of flexibility in drawing up neighbourhood plans and proposals. Without such a concept drawing up a neighbourhood plan to reflect local priorities and conditions would be a futile exercise'. Examiner, Mr John Glester, December 2012. Upper Eden NP.

In *Tesco Stores Limited v Dundee City Council* [2012] UKSC 13, Lord Reed (with whose judgment Lord Brown, Lord Hope, Lord Kerr and Lord Dyson agreed), rejected the proposition that each planning authority was entitled to determine the meaning of development plans from time to time as it pleased, within the limits of rationality. He said: 'planning authorities do not live in the world of Humpty Dumpty: they cannot make the development plan mean whatever they would like it to mean'.

UFFINGTON AND BAULKING NEIGHBOURHOOD PLAN – REFERENCE DOCUMENT L

HISTORIC FLOODING

The Environment Agency publishes flood maps for the whole country;¹ however, experience in the Plan Area, particularly in Uffington, is that there are several areas of repeated flooding which do not show up on these maps. Whilst some of this flood water is 'flash flooding' arising from periods of heavy rain and tends to be relatively short-lived, it is nevertheless of sufficient depth to enter buildings and cause damage; some of which has been serious on occasions. This document records historic flooding in the Plan Area as recorded/reported locally. This record will be maintained and updated by the Uffington Parish Council on an ongoing basis and taken into account when considering proposals for new dwellings.

Maintenance of village waterways

Following some of the flooding described below, but particularly in 2007, additional effort was made by the Parish Council and riparian land owners to improve water flows around the village. In particular waterways were cleared and culverts unblocked and widened improving the water flows. As a result there has been less serious flooding since. The Parish Council monitors the waterways and should be notified by landowners if they are unable to meet their obligations to keep waterways clear. The Parish Council will also liaise with OCC Highways when necessary. Whilst preventing flooding and damage to property must always take priority, clearing waterways should always be done with care where clearance may endanger wildlife, such as water voles, habitats.

Flooding Maps

This document includes a map (below) showing the main areas of flooding in Uffington followed by a photographic 'diary' recording specific instances, along with some residents' comments. At the end of the document is a map showing the Environment Agency Cat 3 flooding risk areas.

Notes on the Historic Flooding Map

Roads routinely flooded to an impassible depth (for normal cars) include:

- Fawler road as far north as The Craven
- Broad Street in the central area from the overflowing stream along the south side
- Woolstone corner and south up the Hams road for about 100m
- High Street from the stream on the east side
- Broadway for about 100m south from Shotover Corner

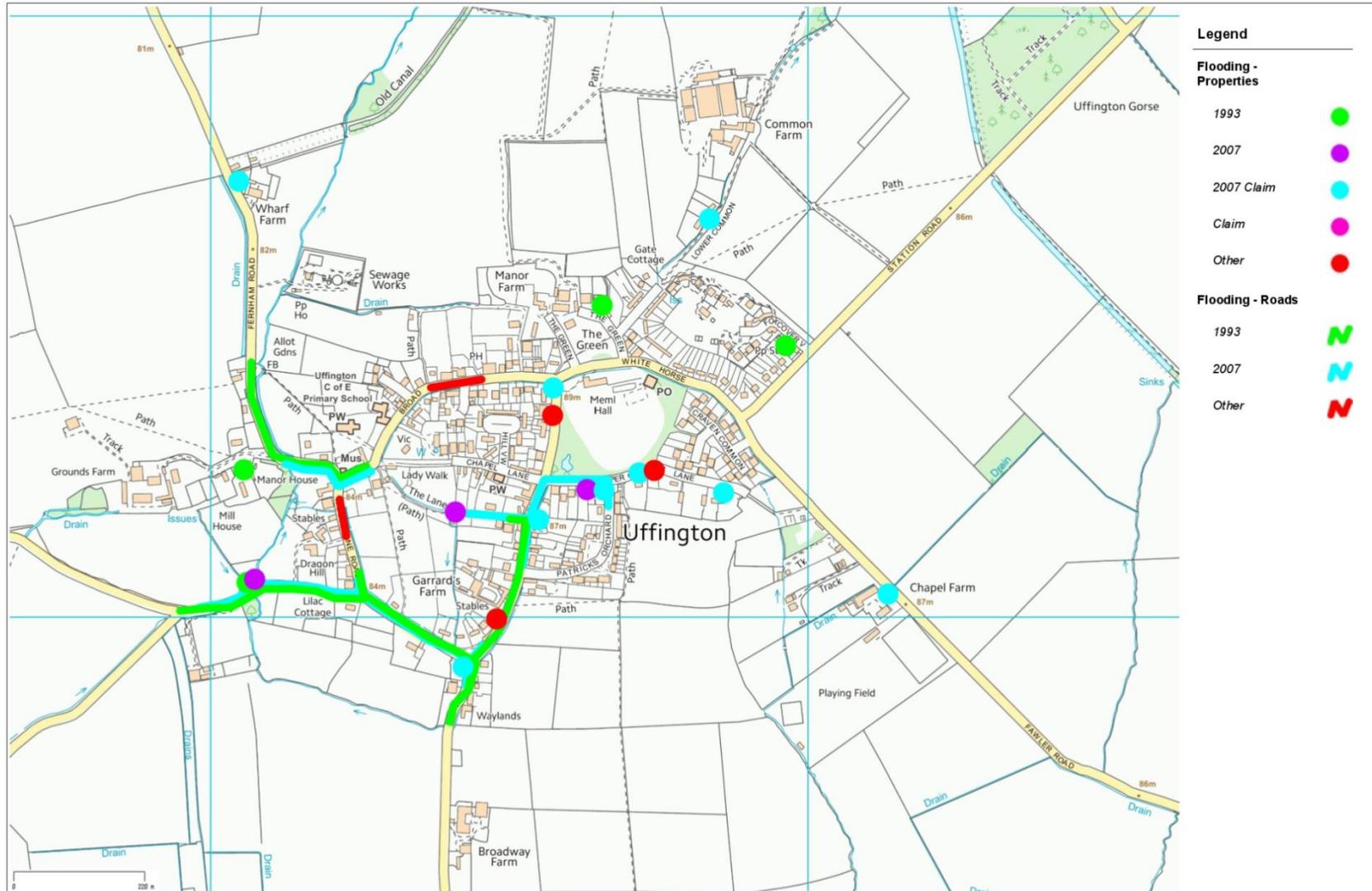
¹ <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=430839&northings=189259&placeOrPostcode=SN7%207RN>

UFFINGTON – HISTORIC FLOODING MAP



UFFINGTON Historic Flooding

Uffington CP 



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Flooding 'Diary'

2016



Fernham Road outside Rose Cottage

Upper Common Lane Area

Routinely, the lower lying sections of Upper Common Lane back gardens, and the stream in the lane itself, flood in heavy rain as does the land immediately adjacent to the garden, which becomes a marsh/lake.



Field behind Hookside



Hookside back garden

2012



High St opposite Baker's Arms



Shotover Corner



Woolstone Rd west from Shotover corner



Woolstone Rd outside Creslu



Woolstone Rd opposite Manor Cottage



Woolstone Road outside Manor Cottage



Broad Street opposite Church



Fernham Road near Allotments



Fernham Road outside Rose Cottage



Woolstone Road near Bridge Cottage

2010

Awaiting photos

2007

Awaiting photos

Upper Common Lane Area

The Cottage On The Green



Cottage on the Green



Pumping out site

Brockwood has never flooded though in a particularly heavy storm flood water approached the front garden and drive from Upper Common Lane ditch.

Manor Farm House

Basement was flooded to ceiling height.

Fernham Road Area

The Manor (date unknown – 2012?)



The Manor garden

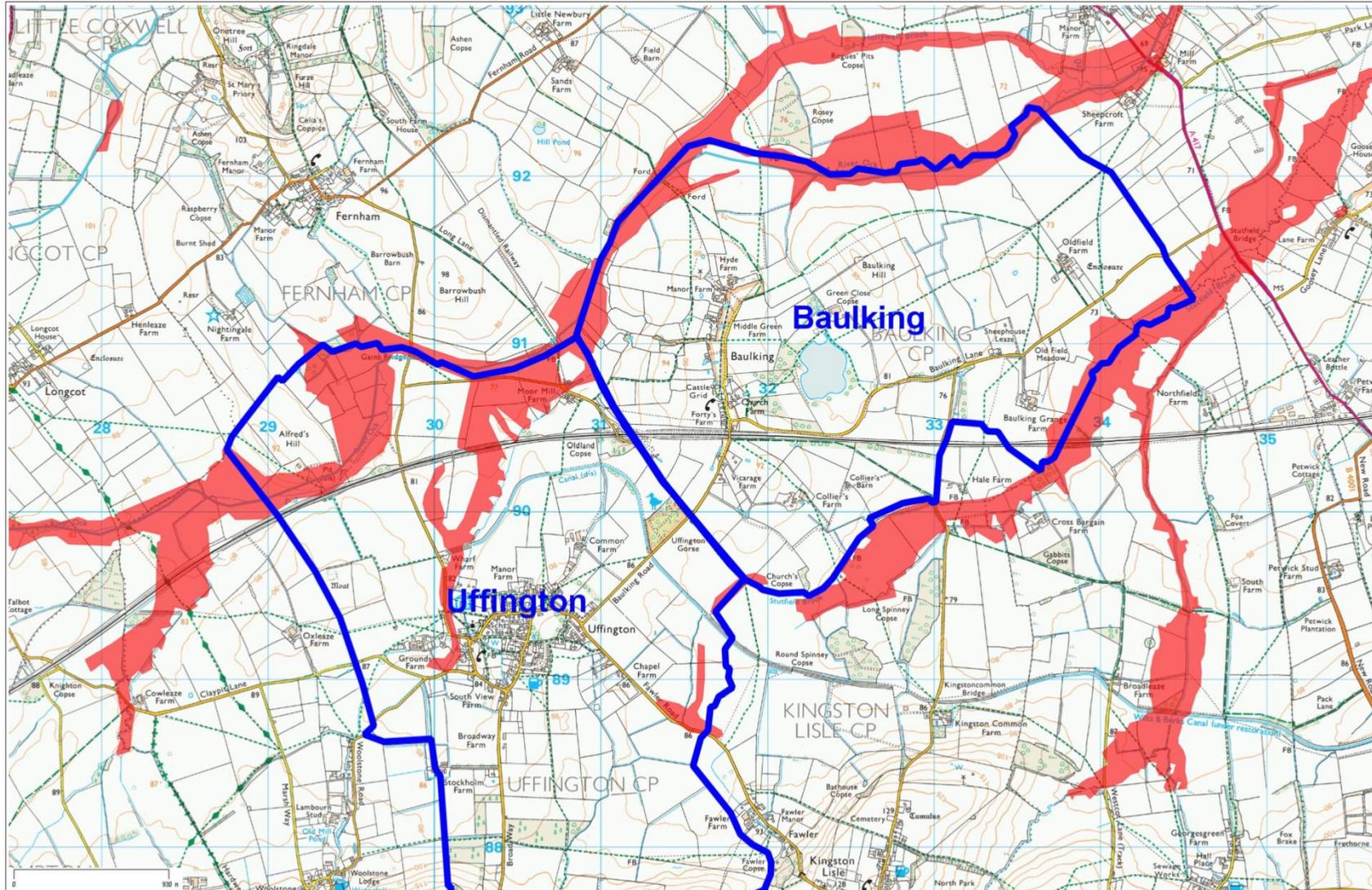


The Manor garden

ENVIRONMENT AGENCY FLOOD RISK AREAS (Cat 3)



Uffington and Baulking Flood Risk Areas



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