

Oaksey Neighbourhood Plan (First Review) 2018-2036

Oaksey
Parish
Council



Draft
April 2023

oaksey  village

Oaksey Neighbourhood Plan (First Review) 2018-2036

Draft - April 2023

The First Review of the Oaksey Neighbourhood Plan produced as a Modification Proposal in accordance with the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan Steering Group for the First Review on behalf of Oaksey Parish Council:

Councillor Professor Richard Moody (Chair)
Caroline Buckland
Councillor Patrick Gage
Councillor Roger Squance
Councillor Will Stebbing
Alan Thomas

The Parish Council received professional planning support from NEIGHBOURHOOD-PLAN.CO.UK during the production of this Neighbourhood Plan.



NEIGHBOURHOOD-PLAN.CO.UK

For any query relating to the Neighbourhood Plan contact:
Janey Berry - Clerk to the Council
Email: parishclerk@oaksey.com

oaksey  village

www.oakseyvillage.org

Oaksey Neighbourhood Plan (First Review) 2018-2036



*Note - the documents marked * have been updated or are new documents as part of the First Review to take account of the Modification Proposal; the other documents which supported the original version of the Neighbourhood Plan remain valid and do not need to be updated*

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

This page is intentionally blank

Contents

Foreword	Page 7
Acknowledgements	Page 8
Copyright Acknowledgements	Page 9
Section 1 - The Neighbourhood Plan	Page 11
Introduction	Page 12
The Development Plan	Page 15
<i>Map 1 - Wiltshire Core Strategy Malmesbury Community Area</i>	Page 17
Background on Oaksey	Page 21
The Oaksey Neighbourhood Plan Area	Page 24
<i>Map 2 - Oaksey Neighbourhood Area</i>	Page 25
Vision	Page 27
Objectives	Page 27
Policy Delivery of Objectives	Page 28
The Policies	Page 29
Built Environment	Page 30
Policy 1 - Settlement Boundary	Page 34
Policy 2 - Development in the Open Countryside	Page 34
<i>Map 3 - Settlement Boundary</i>	Page 35
Policy 3 - Holiday Accommodation, Leisure and Recreation	Page 36
<i>Map 4 - Cotswold Water Park Boundary</i>	Page 36
<i>Map 5 - Broad Character Areas in the Character Appraisal</i>	Page 39
Policy 4 - Design of New Development and Local Distinctiveness	Page 40
Policy 5 - Views and Vistas	Page 40
<i>Map 6 - Important Views and Vistas</i>	Page 41
Policy 6 - Boundary Treatment, Trees and Public Realm	Page 42
Policy 7 - Trees	Page 42
Policy 8 - Open Spaces	Page 42
<i>Map 7 - Open Spaces</i>	Page 43
Policy 9 - Opportunities for Enhancement	Page 43
Policy 10 - Highway Impact	Page 46
<i>Map 8 - Listed Buildings and Scheduled Monuments in Oaksey</i>	Page 48
<i>Map 9 - Oaksey Conservation Area Boundary</i>	Page 49
Policy 11 - Heritage Assets	Page 52
Policy 12 - Oaksey Conservation Area	Page 52
Policy 13 - Non-Designated Heritage Assets	Page 52
<i>Map 10 - Non-Designated Heritage Assets</i>	Page 53
Housing	Page 54
Policy 14 - Housing Delivery	Page 60
Policy 15 - New Housing	Page 60
<i>Map 11 - Land at Bendy Bow Previously Allocated for Residential Development</i>	Page 60
Community Facilities	Page 61
Policy 16 - Community Facilities	Page 63
Natural Environment	Page 64
<i>Map 12 - North Meadow and Clattinger Farm SAC</i>	Page 65
<i>Map 13 - Clattinger Farm SSSI and Cotswold Water Park SSSI</i>	Page 66
<i>Aerial Photo - Features Considered Important to Overall Setting of Oaksey</i>	Page 67
Policy 17 - Setting of Oaksey Village	Page 68
Economy, Renewable Energy and Climate Change Mitigation	Page 69
Policy 18 - Climate Change Mitigation	Page 72

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Policy 19 - Energy Efficiency	Page 72
Implementation and Delivery	Page 75
Monitoring and Review	Page 77
Glossary	Page 79
Annexe 1 - Character Appraisal	Page 83
Purpose	Page 84
Early Historical Development	Page 85
Later Historical Development	Page 85
<i>Map 14 - Andrews' and Dury's Map of Wiltshire 1810</i>	<i>Page 86</i>
General Form of Oaksey Today	Page 87
The Conservation Area	Page 89
Broad Character Areas	Page 90
<i>Map 15 - Broad Character Areas</i>	<i>Page 91</i>
Listed Buildings	Page 92
Character Area Profiles	Page 92
Character Area A - Coppice Close and Earls Corner	Page 93
<i>Map 16 - Character Area A</i>	<i>Page 94</i>
Character Area B - The Street (From The Green to Street Farm)	Page 97
<i>Map 17 - Character Area B</i>	<i>Page 98</i>
Character Area C - The Green	Page 101
<i>Map 18 - Character Area C</i>	<i>Page 102</i>
Character Area D - Bendy Bow	Page 105
<i>Map 19 - Character Area D</i>	<i>Page 106</i>
Character Area E - The Street (From The Old Rectory to Wick Road)	Page 107
<i>Map 20 - Character Area E</i>	<i>Page 108</i>
Character Area F - Wheatsheaf Lane	Page 111
<i>Map 21 - Character Area F</i>	<i>Page 112</i>
Character Area G - Minety Lane	Page 115
<i>Map 22 - Character Area G</i>	<i>Page 116</i>
Character Area H - Wick Road	Page 119
<i>Map 23 - Character Area H</i>	<i>Page 120</i>
Character Area I - Somerford Keynes Road	Page 121
<i>Map 24 - Character Area I</i>	<i>Page 122</i>
Landscape Setting	Page 125
Open Spaces, Hedges and Trees	Page 125
Important Views	Page 126
Design and Materials	Page 126
Risks to Character	Page 127
Design Guidelines	Page 128
Design Guideline 1 - General Guidelines for All Development	Page 129
Design Guideline 2 - Additional Guidelines Development in Conservation Area	Page 129
Design Guideline 3 - Additional Guidelines for New Buildings	Page 130
Design Guideline 4 - Additional Guidelines for Extensions	Page 131
Design Guideline 5 - Additional Guidelines for Alterations and Conversions	Page 132
Design Guideline 6 - Additional Guidelines for External Works	Page 132
Design Guideline 7 - Additional Guidelines for Infrastructure Works	Page 133
Section 2 - Non-Land Use Planning Issues	Page 135
Non-Land Use Planning Issues	Page 136
Traffic and Transport	Page 136
The Conservation Area	Page 137
<i>Map 25 - Areas Proposed by the Parish Council for Potential Alteration to the Conservation Area</i>	<i>Page 138</i>

Foreword

On behalf of Oaksey Parish Council, welcome to the Neighbourhood Plan First Review for Oaksey Village.

The Oaksey Neighbourhood Plan which was ‘Made’ in April 2019 set out the vision, objectives and policies to ensure that Oaksey maintained its uniqueness over the period 2018 to 2026. It was always intended that the policies would be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, we would look to make changes to keep them up to date and relevant.

The First Review of the Neighbourhood Plan now looks to extend the plan period from 2026 through to 2036, which requires various matters to be updated and the First Review adds detail on climate change and renewable energy.

The First Review of the Oaksey Neighbourhood Plan in legal terms is produced as a ‘Modification Proposal’ in accordance with the Neighbourhood Planning Regulations 2012. What that means is it modifies and updates the existing Neighbourhood Plan.

The original Neighbourhood Plan was drawn up by a Steering Group made up of Parish Councillors and local residents, working under the guidance of Oaksey Parish Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead. The First Review of the Neighbourhood Plan has been drawn up by a new Steering Group made up of Parish Councillors and local residents.

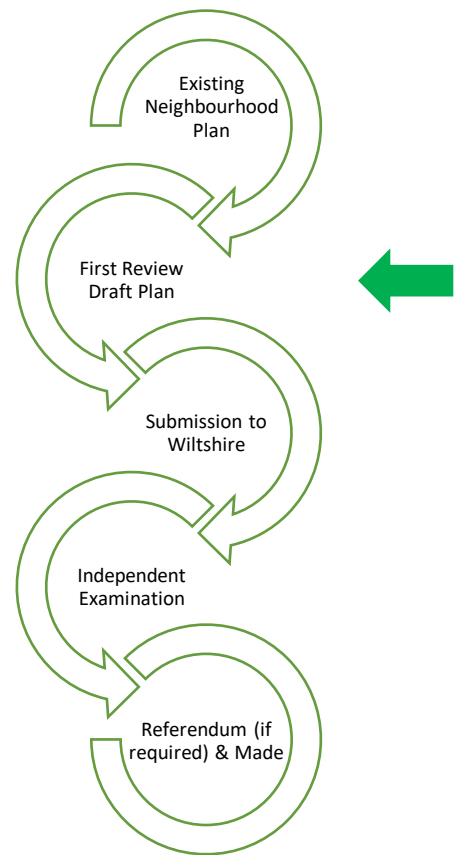
The existing Neighbourhood Plan sets down a series of planning policies which form part of Wiltshire’s wider statutory development plan, meaning that planning applications in Oaksey must be determined in accordance with the Neighbourhood Plan.

We are now asking for your input on the Draft of the First Review.

The Neighbourhood Plan First Review will need to go through an Independent Examination. The Independent Examiner will have to decide whether another local referendum is required. We expect that because the changes being made in the First Review are not substantial that another local referendum is unlikely to be required.

I thank you for taking the time to consider the First Review of the Neighbourhood Plan.

Councillor Professor Richard Moody
Chairman of Oaksey Parish Council



Acknowledgements

Oaksey Parish Council would like to extend thanks to all those who have been involved with the formation of the Neighbourhood Plan. In undergoing this process, we have seen, at first-hand, the passion that our community has for our village and how it will develop over the coming years.

The Steering Group and Parish Council would like to acknowledge the excellent support and assistance provided by Anthony Northcote, our Consultant, and also the help provided by officers of Wiltshire Council. The Steering Group and Parish Council are also grateful for the Government grant funding support provided by DLUHC.

The Steering Group and Parish Council particularly acknowledge the generous support given by David Hall who has kindly supplied most of the photographs used throughout the Neighbourhood Plan documents. The perspective aerial photography used in the Character Appraisal was kindly supplied by Bob Bewley.



www.davidhallphotography.co.uk

www.blueskyimages.co.uk

Copyright Acknowledgements

Mapping

Contains OS data © Crown copyright 2023

© Crown copyright and database rights 2023, OS licence number 0100054413

Mapping used in this document is either OS Open Data used under the Open Government Licence or is OS Licenced Data reproduced in accordance with the Parish Council's Public Sector Geospatial Agreement licence number 0100054413 issued by Ordnance Survey.

Aerial Photos

Contains OS data © Crown copyright 2023

Aerial photos are from Ordnance Survey and are used under the Open Government Licence.



Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

This page is intentionally blank

Section 1

The Neighbourhood Plan

(This Section Forms Part of the Statutory Development Plan)



Introduction

- 0.1 The Localism Act 2011 introduced a new type of Community Led Plan. Communities now have the right to produce a Neighbourhood Plan, setting out policies on the development and use of land. Developing a Neighbourhood Plan is a way for communities to play a greater role in determining the future of their area.
- 0.2 The Oaksey Neighbourhood Plan forms part of the statutory development plan once made. This means that Wiltshire Council will determine planning applications within the Parish of Oaksey in accordance with the development plan which includes this Neighbourhood Plan unless material planning considerations indicate otherwise (see [section 38\(6\)¹](#) of the Planning and Compulsory Purchase Act 2004).

- 0.3 This Neighbourhood Plan is a true Community Led Plan. The original Neighbourhood Plan and this First Review has been prepared by the Parish Council through a Steering Group made up of Parish Councillors and local residents. It has been informed by public consultation with the local community. The options for the Plan and the Plan itself have been shaped by the results of the previous public consultation to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community.



- 0.4 A Neighbourhood Plan is a planning document and is about the use and development of land. Neighbourhood planning gives communities more control over the future of their area by giving local people the chance to have their say on what happens where they live. The proposals are founded on the principles of localism, which means more involvement by planning authorities, local people, businesses, house builders and developers rather than central government. The neighbourhood planning process has to be led by the town or parish council where one is established.

- 0.5 Neighbourhood planning provides an opportunity to change attitudes towards development through positive engagement by local communities. This should mean that through new processes such as neighbourhood planning, communities can benefit from new development.

- 0.6 A neighbourhood plan can establish general planning policies for the development and use of land in a particular area. Plans can include local priorities, planning policies, proposals for improving an area or providing new facilities or infrastructure and allocation of key sites for development. The First Review of the Oaksey Neighbourhood Plan in legal terms is produced as a



‘Modification Proposal’ in accordance with the Neighbourhood Planning Regulations 2012². What that means is it modifies and updates the existing Neighbourhood Plan. The First

¹ <http://www.legislation.gov.uk/ukpga/2004/5/section/38>

² <https://www.legislation.gov.uk/uksi/2012/637/contents>

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Review of the Neighbourhood Plan now looks to extend the plan period from 2026 through to 2036, which requires various matters to be updated and the First Review adds policy detail on climate change and renewable energy.

- 0.7 Neighbourhood planning is a tool to promote sustainable growth and will not be able to prevent development in an area. Neighbourhood plans can only include proposals for an equal (or greater) amount of growth than is set out in the local authority's development plan. They must also accord with national planning policy.

Sustainability Appraisal (SA); Strategic Environmental Assessment (SEA); and Habitats Regulations Assessment (HRA) Incorporating Appropriate Assessment (AA)

- 0.8 Every Neighbourhood Plan needs to consider the need for a Sustainability Appraisal (incorporating a Strategic Environmental Assessment) for the Neighbourhood Plan. SA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key sustainability issues. The aim of SA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. Through this approach, the SA where it is undertaken for the Neighbourhood Plan seeks to maximise the Neighbourhood Plan's contribution to sustainable development.



- 0.9 A Neighbourhood Plan must also comply with the Habitat Regulations which aim to protect and improve Europe's most important habitats and species. No HRA incorporating an Appropriate Assessment or SEA were carried out for the original Neighbourhood Plan. It was considered that the Oaksey Neighbourhood Plan documents had considered the environmental effects. The First Review of the Neighbourhood Plan does not materially alter the policies and proposals in the Neighbourhood Plan such that the previous conclusions that no HRA incorporating an Appropriate Assessment and SEA was required would no longer remain valid. The Steering Group on behalf of the Parish Council considers that there will be no significant environmental effects arising from the Oaksey Neighbourhood Plan First Review.

National Planning Policy Framework (NPPF)

- 0.10 Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF)³. The NPPF sets out the government's planning policies for England and how these are expected to be applied. It is supplemented by Planning Practice Guidance⁴.
- 0.11 The NPPF provides a framework to produce locally distinctive Neighbourhood Plans which reflect the needs and aspirations of the community. The NPPF is clear that the planning system remains plan led. As set out in paragraph 2 of the NPPF, Section 38(6) of the Planning and Compulsory Purchase Act 2004 remains unchanged and requires that planning

³ <https://www.gov.uk/guidance/national-planning-policy-framework>

⁴ The Government published a revised NPPF in July 2021, following previous updates in 2019 and 2018 which replaced the original 2012 version. As the original Neighbourhood Plan was submitted during 2018; in accordance with the prescribed transitional arrangements the original Neighbourhood Plan was examined by the Independent Examiner against the 2012 version of the NPPF. The First Review of the Neighbourhood Plan will be examined against the 2021 version. As such references to the NPPF in the First Review Neighbourhood Plan refer to the 2021 version of the NPPF

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan is explained later in this Neighbourhood Plan.

- 0.12 At the heart of the NPPF is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
- a. an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b. a social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c. an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Planning Practice Guidance

0.13 The Planning Practice Guidance⁵ sets out the government's advice on how to undertake neighbourhood planning within England. This is set out in detail within Section 41 of Planning Practice Guidance.

0.14 Planning Practice Guidance highlights that: *"Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area."*



Structure of Neighbourhood Plan

0.15 The Neighbourhood Plan includes four themed sections: Built Environment; Housing; Community Facilities; and Natural Environment.

⁵ <https://www.gov.uk/government/collections/planning-practice-guidance>



Built Environment



Housing



Community Facilities



Natural Environment

0.16 These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.

0.17 Following the themed sections, the Neighbourhood Plan contains an implementation and delivery section. It is important that Neighbourhood Plans are deliverable and this section includes the key projects arising from the Neighbourhood Plan and details of how they will be delivered.

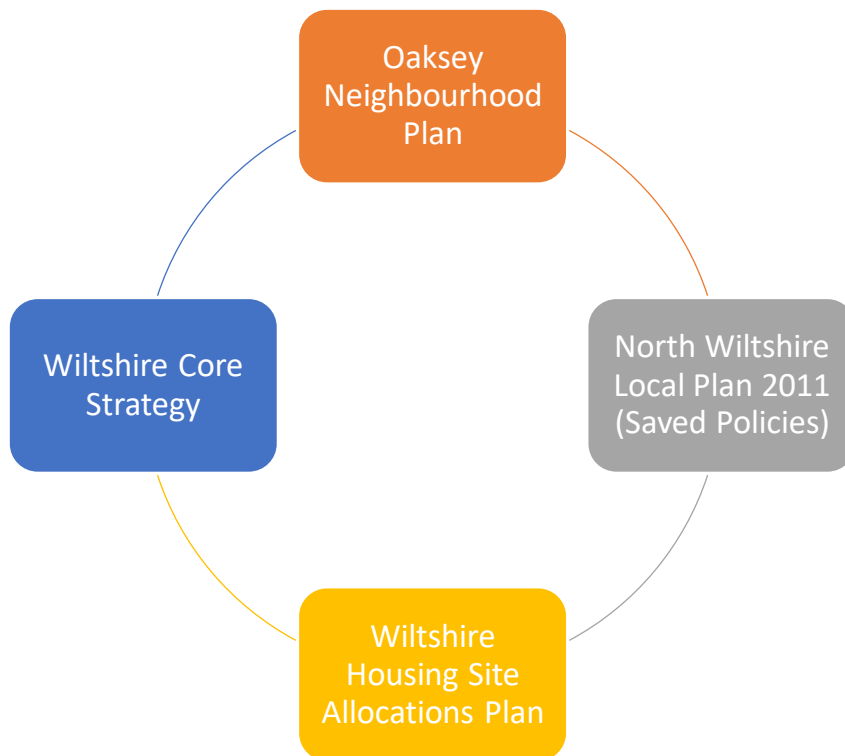
0.18 The final section includes a list of non-land use planning issues that the community raised as being important. The Parish Council has not ignored these important issues, but as this is a statutory planning document it cannot include non-land use planning issues. This section is included in the Neighbourhood Plan to demonstrate to the community that all of their concerns have been taken into account and will be addressed by the Parish Council outside of the Neighbourhood Plan process.



The Development Plan

0.19 The 'Development Plan' (excluding Minerals and Waste) for Oaksey is made up of 4 elements as follows:

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Note - For Minerals and Waste the 'Development Plan' includes the Wiltshire Minerals Core Strategy; the Wiltshire Waste Core Strategy; Wiltshire Minerals Development Control Policies DPD; Wiltshire Waste Development Control Policies DPD; Wiltshire Waste Site Allocations Local Plan; Wiltshire Aggregate Minerals Site Allocations Local Plan; and the Saved Policies of the Wiltshire Minerals Local Plan 2001.

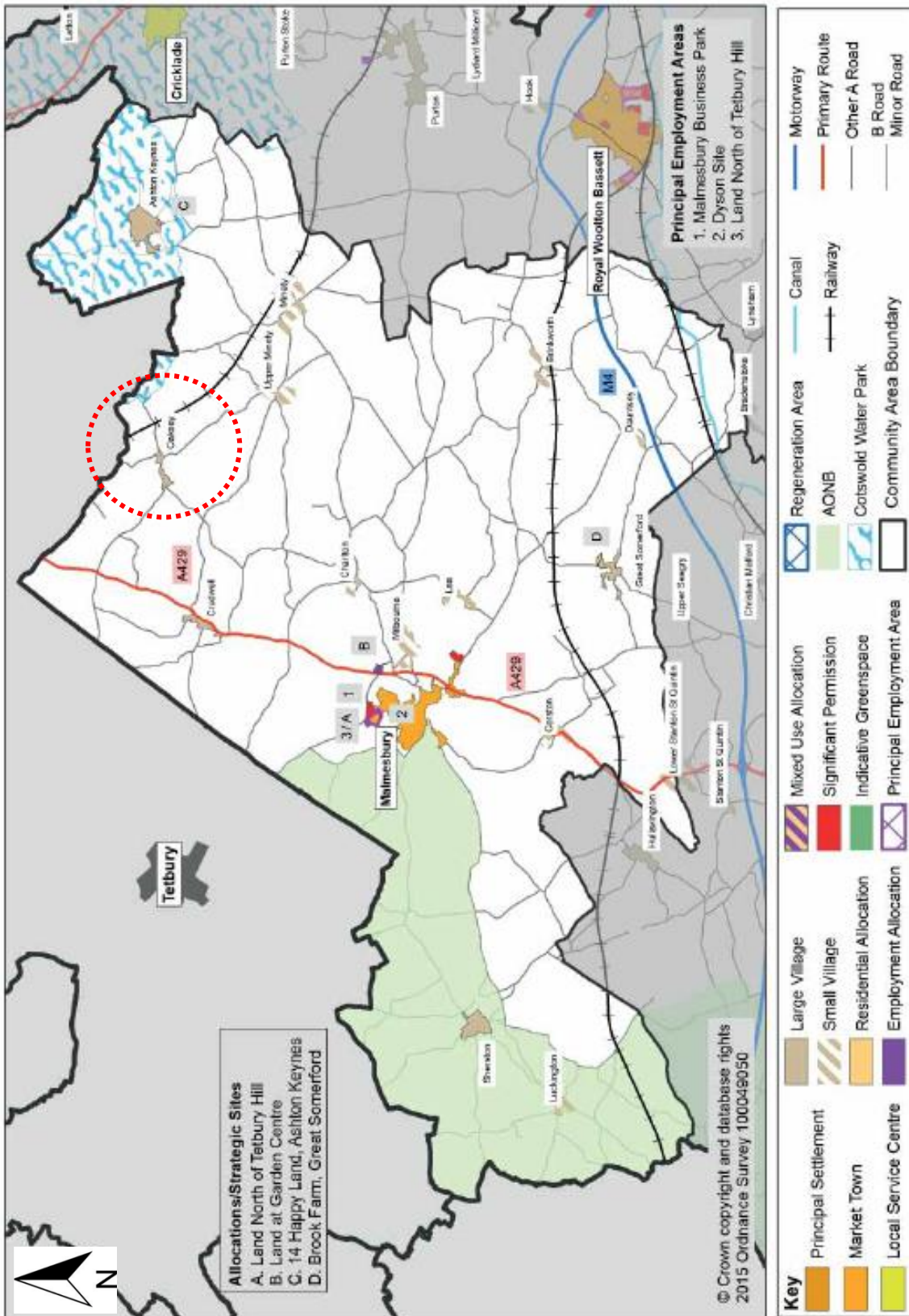
- 0.20 All policies within the Oaksey Neighbourhood Plan should be read in conjunction with the Wiltshire Core Strategy, the saved policies of the North Wiltshire Local Plan and the Wiltshire Housing Site Allocations Plan. When determining proposals for development, no policy will be applied in isolation and account will be taken of all relevant policies.

Relationship to Wiltshire Core Strategy

- 0.21 The Wiltshire Core Strategy was adopted in January 2015. The Core Strategy defines the spatial vision for the area, includes a number of objectives to achieve the vision and sets out the development strategy to meet these objectives. The document includes strategic planning policies to guide and control the overall scale, type and location of development including the allocation of strategic sites. It indicates the number of homes to be built by 2026.
- 0.22 In the Core Strategy, Oaksey is part of the Malmesbury Community Area, which is located in the north of Wiltshire. The Malmesbury Community Area is predominantly rural in character and includes parts of the Cotswold AONB. The area has important functional links with Cirencester to the north and includes the market town of Malmesbury and a number of rural villages including Ashton Keynes, Crudwell, Great Somerford, **Oaksey** and Sherston. Oaksey is designated as a 'Large Village' under Core Policy 13.
- 0.23 The Core Strategy identifies that all development within the Community Area must conserve the designated landscape of the Cotswold Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics. It also goes on to identify that the Cotswold Water Park is a changing landscape and expanding recreational resource

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

for the county and its visitors. Development in the Cotswold Water Park should contribute towards the objectives of the Vision and Implementation Plan for the area.



Map 1 - Wiltshire Core Strategy - Malmesbury Community Area © Wiltshire Council

Oaksey

Relationship to North Wiltshire Local Plan 2011

0.24 The North Wiltshire Local Plan 2011, adopted in June 2006 was in part replaced by the Wiltshire Core Strategy. In common with all Local Plans that were in place in 2008, it was necessary to decide which policies were to be ‘saved’. As such certain policies ceased to have effect in 2009, other policies were superseded by the adoption of the Wiltshire Core Strategy. The remaining saved policies are used for development management purposes.

The Wiltshire Housing Site Allocations Plan

0.25 Wiltshire Council adopted the Wiltshire Housing Site Allocations Plan in February 2020. The Wiltshire Housing Site Allocations Plan allocated a number of housing allocations across the County, it did not allocate any sites in Oaksey.

The Emerging Wiltshire Local Plan Review and The Emerging Gypsy and Travellers DPD

0.26 The proposed scope of the Gypsy and Travellers DPD is to allocate land for travellers in sustainable locations meeting identified permanent and temporary accommodation needs up to 2036 (since revised to 2038). The purpose of the Local Plan Review will be to assess the future levels of need for new homes (including market, affordable and specialist housing) and employment land over the period 2016-2036 (since revised to 2020-2038) and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

0.27 It will involve considering if the existing adopted development strategy remains relevant, identifying new site allocations relating to housing and employment together with supporting services and infrastructure.

0.28 It will not be the purpose of the Local Plan Review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development. Consultation to date on the Local Plan Review has related to the plan period of 2016-2036, including identifying housing figures for individual settlements. In the update to the Local Development Scheme in December 2022, Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. It will reflect this in the Publication version of the Local Plan Review anticipated to take place in Q3 of 2023. At this point in time the First Review of the Neighbourhood Plan has chosen a date of 2036 to accord with the housing figures for the individual settlements published and consulted upon to date in the emerging Local Plan Review



Strategic policies for the purposes of neighbourhood planning

0.29 The system of neighbourhood planning allows Parish and Town Councils to produce neighbourhood plans to guide development at a local level. One of the requirements of such plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- 0.30 Wiltshire Council as the Local Planning Authority defines which policies are to be considered 'strategic' with regard to the production of a Neighbourhood Plan. They have not published a specific statement as to what constitutes 'strategic policies for the purposes of neighbourhood planning' unlike some other LPAs. However it is considered that the policies and allocations contained within the Wiltshire Core Strategy, are all 'strategic' for the purposes of neighbourhood planning.

Adjacent Local Planning Authority

- 0.31 Oaksey lies on the northern fringe of Wiltshire, the land immediately to the north of the Parish of Oaksey lies within the Cotswold District of Gloucestershire. The Cotswold District Local Plan 2011-2031 was adopted in August 2018.
- 0.32 The main cross boundary implication from the Cotswold District Local Plan is the designation of the Cotswold Water Park (CWP) under Policy SP5, including across part of the Parish of Poole Keynes up to the parish boundary of Oaksey.
- 0.33 Policy SP5 (Cotswold Water Park: Post-Mineral Extraction After Use) supports proposals for sports, leisure and/or recreational development, whether outdoor or water based on the former mineral extraction sites that lie within the CWP. Tourist accommodation may also be supported in the CWP under Policy EC11.



Cotswold Water Park

- 0.34 The eastern part of the Parish of Oaksey lies within the Cotswold Water Park. The Cotswold Water Park is made up of more than 150 lakes set in over 40 square miles. In recognition of the area's distinctive characteristics, the Cotswold Water Park (CWP) was designated in the 1960s, which includes land within both Gloucestershire and Wiltshire. The CWP is an important brand name for this distinct area, which has become a nationally recognised area for nature conservation while also providing a major tourism resource, notably for water recreation.
- 0.35 Many of the lakes are privately owned by gravel companies, clubs and individuals but a large number of lakes are open for public access and activities. The Cotswold Water Park Trust was set up as a registered charity to improve public access and to make the Cotswold Water Park a better environment for wildlife and people. Only Cottage Lake, Swallow Pool and Mallard Lake are located within the Parish of Oaksey.



Surrounding Neighbourhood Plans

- 0.36 The Oaksey Neighbourhood Plan cannot be developed without consideration of other Neighbourhood Plans being developed which share a boundary with Oaksey. Within Wiltshire

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Oaksey shares a boundary with the Parishes of Crudwell and Minety. Within Cotswold District the adjoining Parishes are Poole Keynes and Kemble.

- 0.37 The **Crudwell Neighbourhood Plan** was ‘made’ in May 2021. It allocated a housing site for 20 to 25 dwellings and incorporated a Crudwell Design Guide; however, it does not contain any proposals with cross boundary implications for the Oaksey Neighbourhood Plan. The Parish of Crudwell lies to the west and south of Oaksey, that Parish also includes the hamlets of Eastcourt and Chelworth together with part of the Cotswold Airport and associated Kemble Business Park.
- 0.38 The **Kemble and Ewen Neighbourhood Plan** was also ‘made’ in May 2021. It designated Local Green Spaces and identified non-designated heritage assets alongside setting out design guidelines. It does not contain any proposals with cross boundary implications for the Oaksey Neighbourhood Plan. The Parish of Kemble lies to the north of Oaksey but only has a short section of shared boundary.
- 0.39 To the north and north-east of Oaksey is the Parish of Poole Keynes, to the east and south of Oaksey lies the Parish of Minety (containing the settlements of Minety; Upper Minety; and Minety Lower Moor). To date there are no proposals to develop a Neighbourhood Plan for either of these Parishes.



Designation of Oaksey Parish as a Neighbourhood Planning Area

- 0.40 A formal application was made by Oaksey Parish Council on 29 February 2016 as a ‘relevant body’ under Section 61G of the Town and Country Planning Act 1990 (as amended) for the designation of a neighbourhood area in order to develop a neighbourhood plan. The area of the Neighbourhood Plan is based upon the parish boundary, which was seen as appropriate as this area is recognised as the distinct community of Oaksey. The request was that the Parish Council be recognised as a Neighbourhood Area for the purpose of producing a neighbourhood plan, in accordance with the Neighbourhood Planning Regulations 2012.
- 0.41 Wiltshire Council publicised this application to produce a Neighbourhood Plan for a period of 6 weeks and 2 days from Monday 29 February until Wednesday 13 April 2016. One representation was received. Wiltshire Council [designated](#)⁶ the Parish of Oaksey as a neighbourhood area on 29 April 2016.

Consultation with the Local Community

- 0.42 Since the designation of Oaksey as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan.

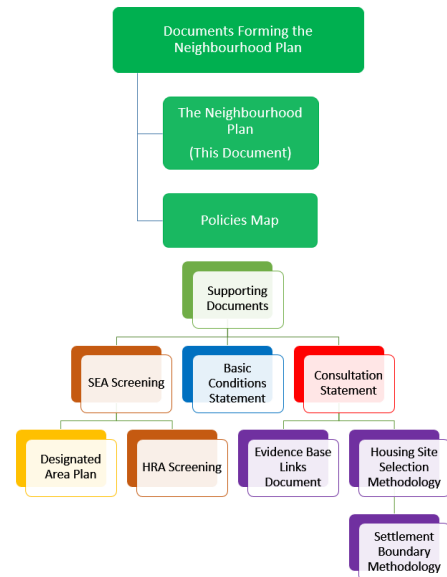
⁶ http://wiltshire.objective.co.uk/portal/spatial_planning/np/oaksey_np_desig

Associated Documents

0.43 The original Neighbourhood Plan had a number of associated supporting documents as follows:

- Designated Area Plan
- Consultation Statement
- Basic Conditions Statement
- SEA Screening
- HRA Screening
- Site Selection Methodology
- Settlement Boundary Methodology
- Evidence Base Links Document

The First Review of the Neighbourhood Plan updates the following documents: Consultation Statement; Basic Conditions Statement; Settlement Boundary Methodology; SEA Screening Request; and HRA Screening Request. It also adds an Explanatory Statement.



Background on Oaksey

Historical Development

0.44 It is likely that the first settlements around what is now Oaksey date from around 4500 BC, but the earliest evidence of Man dates from the Bronze Age - the period from 2500 to 800 BC. We know this from the existence of Round Barrows - thought to be graves or boundary markers, and from a flat axe discovered in a large field north of Park Farm. Examination of cropmarks on aerial photographs has demonstrated the presence of circular ring ditches, possibly Bronze Age burial mounds or barrows dating from c. 2350-800 BC, and enclosures around Park Farm. Elsewhere in the parish a further undated ring ditch along with linear ditches have been identified just to the west of Oaksey Wood and another potential ring ditch has been identified just north-west of Clattinger Farm. A Bronze Age axe has also been found in the parish although it is not known precisely where.

0.45 Evidence of the Roman occupation is provided by the remains of a Roman villa close by the Swill Brook. This is thought to date from 80 to 90 AD. The discovery of tiles, pots, bowls and brooches nearby point to the existence of a tile factory with a small settlement for the workers. Evidence of Roman occupation in the parish also comes from the area around Park Farm where a pottery and tile kiln was in operation close to the Swill Brook in the late 1st through to the early 2nd century AD.

0.46 The Romans withdrew by 410AD, and were followed by successive invasions of Angles, Jutes and Saxons, and Oaksey became part of the Anglo-Saxon Kingdom of Wessex. The large forests in the area had begun to be cleared to make way for agriculture and settlements had combined to form villages.



Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- 0.47 The first evidence of the Norman Conquest was the building of a motte and bailey castle north of Dean Farm. This was an enclosed fortified courtyard containing houses and the local garrison, and a mound topped by a wooden tower. Traces of this are still visible.
- 0.48 The Oaksey manor was held by the Anglo-Saxon landowner Beorhtric, who was an ambassador to Edward the Confessor. He was later replaced by the Norman De Bohun family. The Domesday Book of 1086 records the name of the village as Wochesie, and the name has changed many times since. The book records that the village had six hides (measurements of land), enough to support six plough teams.
- 0.49 At this time Oaksey was on the edge of Braydon Forest - a small part of a huge forest stretching from the Thames Valley to Dorset. By the late 13th century the de Bohun family had established a small deer park in the area now occupied by Park Farm.

0.50 Oaksey is a linear village, which was originally two separate settlements: one around the church and the other at the west end of the village. Over time the two settlements have merged to form the village as it is today, and the present road system around the parish largely reflects the tracks and paths established up to five hundred years ago.



0.51 The earliest surviving building in the village is the church. The architecture is Early English and Perpendicular, and the wall paintings date from the fifteenth century. At this time the other major building was a large fortified manor house south of the church, which survived for at least 250 years. Next to the church is Latchetts, built in the fifteenth century - the oldest surviving residence in the village.

0.52 In the fourteenth century the Black Death struck much of England, including Wiltshire. Estimates of the percentage of the population who died range from 25% to 50%. Oaksey was not spared and the population fell as further outbreaks occurred until the seventeenth century. It has been suggested that there was a plague pit for the dead situated near the Yew trees in the churchyard.

0.53 When the village school was built in 1854 it opened with about fifty children with ages ranging from 5-13, but the efforts of the authorities to enforce attendance were hampered by the poverty and ill-health of the children and periodic outbreaks of diphtheria. In addition, families withdrew the children at harvest times to work in the fields. They were also expected to work before and after school.



0.54 At the end of the nineteenth century Oaksey was still largely a self-contained community. Contacts were made by foot or by horse drawn vehicles. Although a railway line from Swindon to Cirencester opened in 1841, it was not until 1929 that villagers could board the trains at Oaksey Halt (its short life ended with its closure in 1964).

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- 0.55 Village life had altered very little from the previous century, but the first decade of the twentieth century would see the beginnings of rapid change for Oaksey - in transport, mechanisation and the impact of the outside world.

Oaksey Today

- 0.56 Oaksey village is an important heritage asset and parishioners are committed to retaining its unique character whilst developing the village in line with the local needs it has identified.

- 0.57 Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation Area. The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village.



- 0.58 As well as the Church and a thriving primary school, Oaksey has a village shop, a local inn, a village hall, playing fields and a children's play area and these all contribute to a strong sense of community. Because the village is relatively elongated it has a close relationship with the open countryside around it. This is helped by a network of public footpaths, whilst several of the minor dead-end lanes leading on to the main street are suitable for wheelchair users or for children to play. There is also a 9-hole golf course at Oaksey Golf Club situated on the Oaksey Park Golf & Leisure Estate; and an airstrip at Oaksey Park Airfield within the parish boundaries.



Role in Wiltshire

- 0.59 Oaksey is designated as one of five 'Large Villages' in the Malmesbury Community Area in the Wiltshire Core Strategy. Malmesbury is designated as a 'Market Town' in addition there are nine 'Small Villages' in the Community Area.
- 0.60 Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 1,395 new homes will be provided in the overall Malmesbury Community Area, of which about 885 should occur at Malmesbury. Approximately 510 homes will be provided in the rest of the Community Area. Growth in the Malmesbury Community Area outside of Malmesbury itself is to be

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

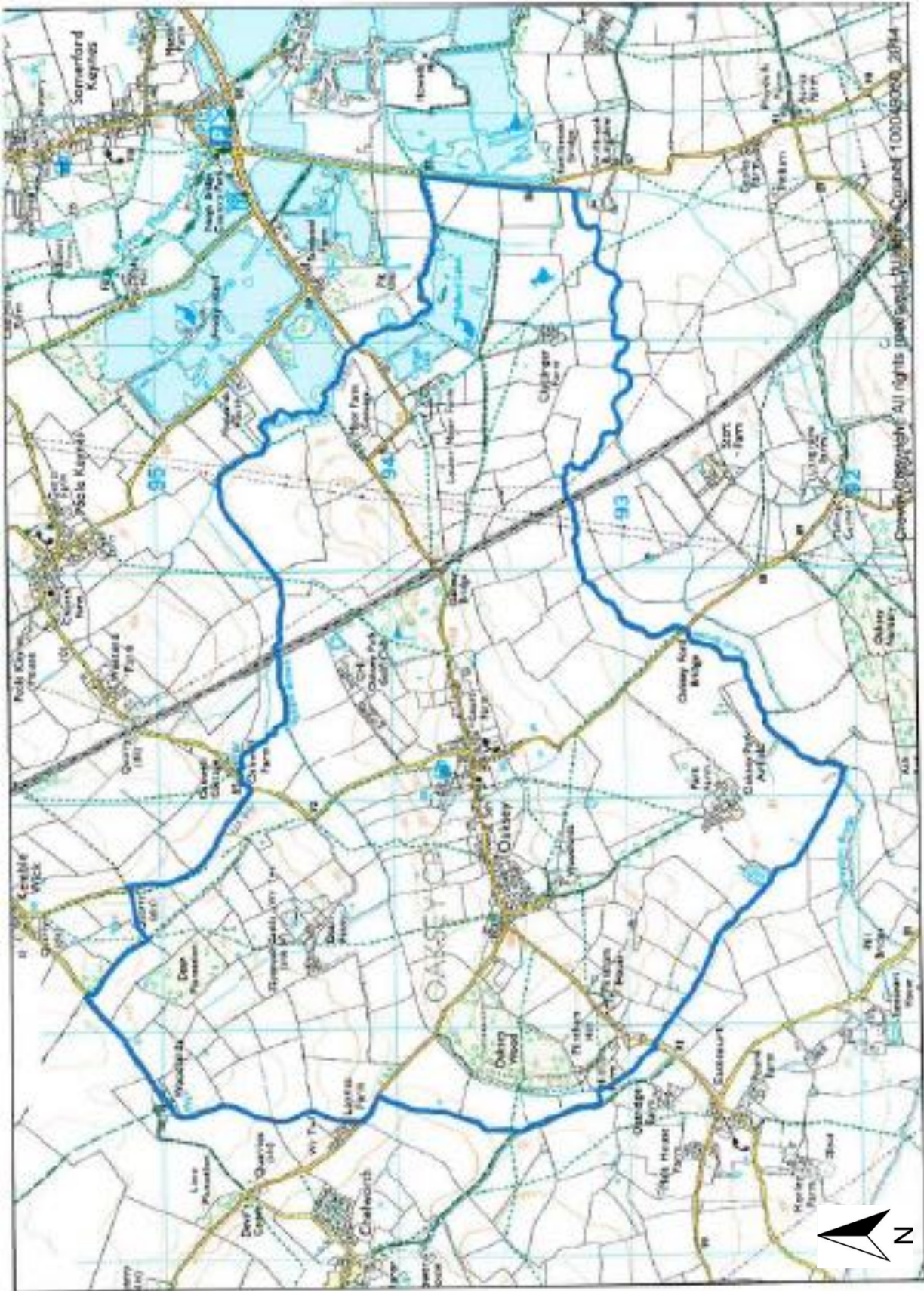
focussed principally in the 'Large Villages' including Oaksey. The Neighbourhood Plan alongside the Core Strategy directs how growth in Oaksey will take place.

- 0.61 The emerging Wiltshire Local Plan Review consulted upon to date⁷, identified a baseline indicative housing requirement 2016-2036 for Oaksey of 35 dwellings. This is based upon an annualised housing requirement of 1.8 dwellings. Oaksey is intended to remain a 'Large Village', the distribution strategy however moves to Housing Market Areas (HMA) rather than Community Areas as used in the Core Strategy. Oaksey is part of the Chippenham HMA which is proposed to have an overall housing requirement of 20,395 new homes for 2016-2036

The Oaksey Neighbourhood Plan Area

- 0.62 The plan below identifies the designated Neighbourhood Area:

⁷ <https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Empowering%20Rural%20Communities>



Map 2 - Oaksey Neighbourhood Area © Wiltshire Council - OS Licence 100049050

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

This page is intentionally blank

Vision

0.63 The following vision was developed for the original Oaksey Neighbourhood Plan, it was not considered necessary to revisit this in the First Review. The vision therefore remains:

Oaksey is a mature and well-equipped village at the centre of a rural and agricultural parish. Our vision is to develop and nurture our community and its unique built environment to ensure it is both protected and sustainable.

Objectives

0.64 The following objectives were set out for the original Oaksey Neighbourhood Plan. It was necessary to revisit these in the First Review to take into account the delivery of the Bendy Bow housing allocation and reflect the desire to address climate change in the First Review. The objectives therefore largely remain the same with a modest alteration to objective (a):

(A) Promote sustainable development

- Deliver new housing to meet the strategic housing requirement in a manner which respects the existing village fabric and distinctiveness to meet the needs of the local community
- Support the regeneration and redevelopment of poor quality and energy inefficient housing stock within the village as part of a balanced approach to climate change mitigation

(B) Conserve and enhance Oaksey's natural environment

- Conserve and enhance the environment of the village and the parish countryside including improved landscaping, access to open spaces, footpath routes, and the encouragement of green infrastructure and initiatives

(C) Protect and develop the community of Oaksey

- Encourage the retention and growth of community facilities
- Continue to improve the facilities on offer to support the local community

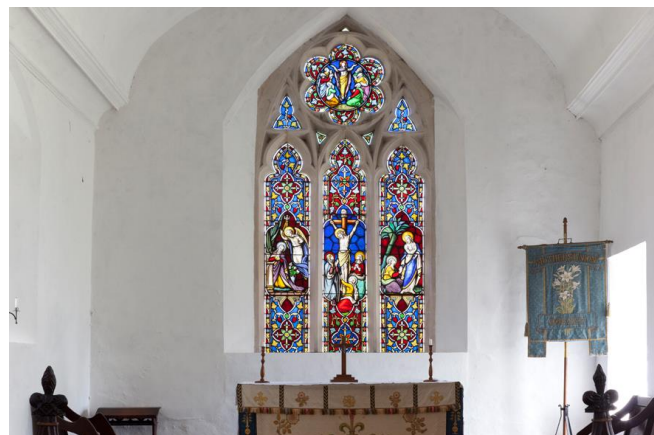
(D) Protect and enhance Oaksey's built environment

- Enhance the character and appearance of the village, including the historic character arising from the heritage assets present comprising the Conservation Area and Listed Buildings
- Ensure that new development respects or enhances the character and appearance of the streetscene
- Ensure that transport infrastructure and transport movements do not adversely affect the historic character of the village whilst seeking to improve accessibility and transport choices

Policy Delivery of Objectives

0.65 The following table demonstrates how the policies set out in the Neighbourhood Plan meet the objectives contained within the previous chapter. The policies that have been developed seek to address at least one of the objectives.

	Objective A	Objective B	Objective C	Objective D
Built Environment				
Policy 1 - Settlement Boundary	✓	✓	✓	✓
Policy 2 - Development in the Open Countryside	✓	✓	✓	✓
Policy 3 - Holiday Accommodation, Leisure and Recreation	✓	✓	✓	✓
Policy 4 - Design of New Development/Local Distinctiveness	✓	✓		✓
Policy 5 - Views and Vistas	✓	✓		✓
Policy 6 - Boundary Treatment, Trees and Public Realm	✓	✓		✓
Policy 7 - Trees	✓	✓		✓
Policy 8 - Open Spaces	✓	✓		✓
Policy 9 - Opportunities for Enhancement	✓	✓		✓
Policy 10 - Highways and Travel	✓	✓		✓
Policy 11 - Heritage Assets	✓		✓	✓
Policy 12 - Oaksey Conservation Area	✓		✓	✓
Policy 13 - Non-Designated Heritage Assets	✓		✓	✓
Housing				
Policy 14 - Housing Delivery	✓	✓		✓
Policy 15 - New Housing	✓	✓		✓
Community Facilities				
Policy 16 - Community Facilities	✓	✓	✓	✓
Natural Environment				
Policy 17 - Setting of Oaksey Village	✓	✓	✓	✓
Economy, Renewable Energy and Climate Change Mitigation				
Policy 18 - Climate Change Mitigation	✓	✓	✓	✓
Policy 19 - Energy Efficiency	✓	✓	✓	✓



The Policies



Built Environment

1. Background

1.1 The parish of Oaksey is located at the northern fringe of Wiltshire and lies on the western edge of the Cotswold Water Park. It contains just a single settlement, Oaksey village, the settlement lies approximately 1.6 miles to the east of the A429 road which provides a road link to Cirencester; Malmesbury; Chippenham; and the M4 motorway. Cirencester is about 6 miles to the north; Malmesbury is about 5 miles to the south-west; and Chippenham is around 14 miles to the south-west. The town of Swindon lies around 10 miles to the south-east of Oaksey. The Swill Brook forms part of the southern boundary of the parish.

1.2 Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation Area. Oaksey is something of a street village, with main buildings and development focused on the road which runs through it; this is the Somerford Keynes Road and it turns into The Street in the village. Oaksey lies on Kellaways Clay Member, while the Forest Marble and Cornbrash Formations outcrop around the village. To the west, separating Oaksey from Chelworth and Crudwell, is a large, wooded area, traditionally used for dairy pasture. The southern point of the parish follows the Swill brook and to the east stops at the road which connects Swill brook with Flagham brook.



1.3 The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village. Unlike a nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of a natural “heart” to the village.



1.4 One of the obvious advantages of village life is access to the countryside, as well as a network of thriving local services and facilities including a Church; primary school; village shop; local inn; village hall; playing fields; and a children’s play area. Because the village is relatively elongated it has a close relationship with the open countryside around it. This is helped by a network of public footpaths, whilst several of the minor dead-end lanes leading on to the main street are suitable for wheelchair users or for children to play. There is also a 9-hole golf course at Oaksey Golf Club situated on the Oaksey Park Golf & Leisure Estate; and an airstrip at Oaksey Park Airfield within the parish boundaries.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

1.5 Oaksey village now includes buildings from many periods and in many styles. New development particularly since the Second World War, in the 1950s and 1960s has involved the development of the former Council housing area (46 council houses in the original layout) of Bendy Bow. This housing area is more of a nucleated form and involves a housing style constructed of materials which do not reflect the traditional natural rubble stone. The name Bendybow is reported by Elspeth Huxley as being a reference to the ice which formed on the many ponds of the parish over the winter months and the particular bendy quality the ice was reported as having; it made a 'bow' shape when stood upon.

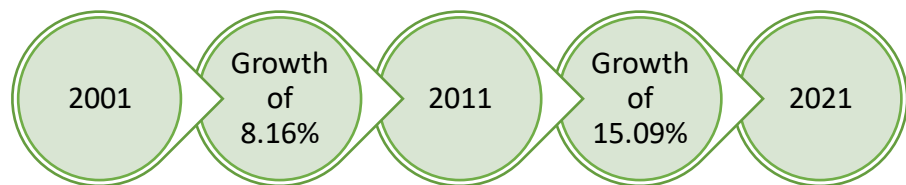
1.6 The Golden Valley Line between Swindon and Cheltenham was built across the parish in 1841. Between 1929 and 1964 there was a small station (Oaksey Halt) where the road to Somerford Keynes crossed the line. The nearest station is Kemble, about 3 miles distance by road. From Kemble station direct train services can be taken to Cheltenham; Gloucester; Stroud; Swindon; Reading; and London Paddington. London Paddington can be reached in as little as 1 hour 12 minutes (1 hour 25 minutes max journey time), as such daily commuting to London is undertaken by residents in the villages around Kemble station.



1.7 Cotswold Airport was formerly known as RAF Kemble and now is a very busy airport for microlights, general aviation, corporate aircraft and 'end of life' airliners. It lies less than 2 miles to the north-west of Oaksey. The Cotswold Water Park lies to the east of Oaksey, a small portion of the Water Park lies within the Parish. The Water Park continues to be an area where active mineral extraction occurs, it is also an area used extensively for water-based recreation.

1.8 The Parish population⁸ has fluctuated over the last hundred years as follows:

1921	308
1931	359
1951	334
1961	446
1971	414
1981	397
1991	443
2001	490
2011	530
2021	610



1.9 Much of Oaksey is covered by the Conservation Area designated in 1975. The Grade I Listed Church of England parish church, dedicated to All Saints goes back to the middle of the 13th Century. It was added to and restored in the following two centuries. Its architecture is therefore early English and Perpendicular. The 13th century work may be seen in the nave arcade in the centre of the Church, the walls of the south aisle, the south porch, the chancel and the lower stages of the bell tower. Towards the end of the 14th century the north wall of the nave was rebuilt and the north porch added. In the middle of the 15th century the roof of the nave was raised, the clerestory built and a further stage was added to the tower.

1.10 The Wheatsheaf Pub is a longstanding part of Oaksey's community. Although the building built of Cotswold stone is much older, the Wheatsheaf was established as a pub in 1842.

⁸ Taken from Census data

2. Settlement Boundary

2.1 Core Policies 1 and 2 of the Wiltshire Core Strategy support in principle proposals for sustainable development within the existing settlement boundaries. A settlement boundary is identified in order to prevent unconstrained growth.

2.2 The settlement boundary of Oaksey serves a specific purpose in that it is intended to contain the growth of the settlement and enable development to take place in a coherent manner, maintaining the structure and form of the existing linear settlement morphology. The linear form of Oaksey is one of the five rural settlement morphologies identified in the Wiltshire and Swindon Historic Landscape Characterisation (HLC). In addition, the boundary will protect the landscape setting of the village.



2.3 Core Policy 2 of the Wiltshire Core Strategy allows settlement boundaries to be amended either through the Wiltshire Housing Site Allocations Plan or Neighbourhood Plans. Subsequently, the Housing Site Allocations Plan chose not to amend settlement boundaries. The original Oaksey Neighbourhood Plan identified a settlement boundary for the village. The methodology for defining that settlement boundary was drawn from principles established by Wiltshire Council in the consultation documents that formed part of the suite relating to the Wiltshire Housing Site Allocations Plan.

2.4 In considering the settlement boundary for Oaksey the original Neighbourhood Plan considered the early proposals in Wiltshire Housing Site Allocations Plan and the consultation responses made to Wiltshire Council on that plan as well as comments made on the original Neighbourhood Plan.

2.5 The settlement boundary for Oaksey is shown on Map 3. It covers the main village of Oaksey but does not include sporadic groups of buildings that are in the countryside including at Oaksey Park. It has been updated as part of the First Review to take into account the planning decisions relating to land adjacent to the Pond on Somerford Keynes Road. This is explained in the updated Settlement Boundary Methodology document that accompanies the First Review.



2.6 The countryside of the Parish falls into two distinct landscape character areas. The Wiltshire Landscape Character Assessment divides the Neighbourhood Plan area into two different Landscape Character Areas (LCAs). LCA 12A: Thames Open Clay Vale which covers the Cotswold Water Park area; and LCA 16A: Malmesbury-Corsham Limestone Lowlands which covers the remainder of the Parish. As such the broad character and land uses are different with the majority of the Parish being a rolling agricultural landscape. The Cotswold Water Park area is predominantly a water based landscape where recreation and leisure activities are based. The encroachment of commercial leisure and recreation uses into the Malmesbury-Corsham Limestone Lowlands has the potential to adversely affect the agricultural based landscape character and will be resisted. The North Wiltshire Local Plan did not define a boundary for the Cotswold Water Park, under Core Policy 54 the Wiltshire

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Core Strategy uses the 'Administrative Boundary of Cotswold Water Park Joint Strategic Committee'. This is shown on Map 4 below, for the purposes of the Neighbourhood Plan this boundary is used to define the extent of the Cotswold Water Park.

2.7 National Planning Policy in the NPPF seeks to protect the countryside from inappropriate development. In particular in paragraphs 79 the NPPF states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby."



2.8 The NPPF continues in paragraph 80: "Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
c) the development would re-use redundant or disused buildings and enhance its immediate setting;

d) the development would involve the subdivision of an existing residential building;
or

e) the design is of exceptional quality, in that it:

- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and

- would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."



2.9 Residential development in the countryside results in proposals which fail to meet the principles of sustainable development. The removal of occupancy restrictions on holiday accommodation to allow their use as a permanent residential dwelling has taken place at Oaksey Park. At present Oaksey Park has no effective pedestrian or cycle linkages into the main village; the driveway to Oaksey Park is at the far eastern end of the village and is some 600m in length. Consequently, occupiers at Oaksey Park are unduly reliant upon use of the private car even to access the local services and facilities in the village. It could be feasible for Oaksey Park to create a suitable pedestrian and cycle link to Wick Road which would connect into the heart of the village; albeit that Wick Road itself is a narrow shared surface country lane.

2.10 The removal of conditions limiting occupancy to holiday accommodation will be resisted in the countryside as it would result in residential development that is isolated and/or has poor accessibility by sustainable transport modes including walking, cycling and public transport.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

2.11 Oaksey is an area of housing demand and there is a particular demand for holiday accommodation in and around the Cotswold Water Park which is principally being met from provision within the Water Park itself. However, provision through new style services such as Airbnb is providing opportunities for permanent dwellings to be rented out easily around the Water Park. The Cotswold Water Park provides a source of increasing demand for the provision of holiday accommodation, the Parish Council is concerned that the loss of permanent residential dwellings to holiday accommodation will lead to increased future pressure for the provision of additional dwellings to replace the lost housing stock. The Neighbourhood Plan considers that the provision of holiday accommodation to serve the Water Park should be located within the Water Park itself. This policy is considered to be justified by the inter-relationship between Oaksey and the Cotswold Water Park. Map 3 on the next page shows the settlement boundary.



2.12 Land outside the settlement boundary comprises countryside, where development will be carefully managed in accordance with a combination of Wiltshire Core Strategy Core Policies 1 and 2, by 'exception' the Policies referred to in paragraph 4.25 of the Wiltshire Core Strategy and by the provisions of the National Planning Policy Framework (NPPF), which provides for sustainable development in rural areas.

Policy 1 - Settlement Boundary

The settlement boundary of Oaksey is defined on Map 3. It serves the purpose of containing the growth of the settlement and protecting the countryside from encroachment.

Within the settlement boundary proposals will be supported, subject to other development plan policies⁹, for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing linear settlement, respect its landscape setting and the undeveloped nature of the surrounding rural areas.

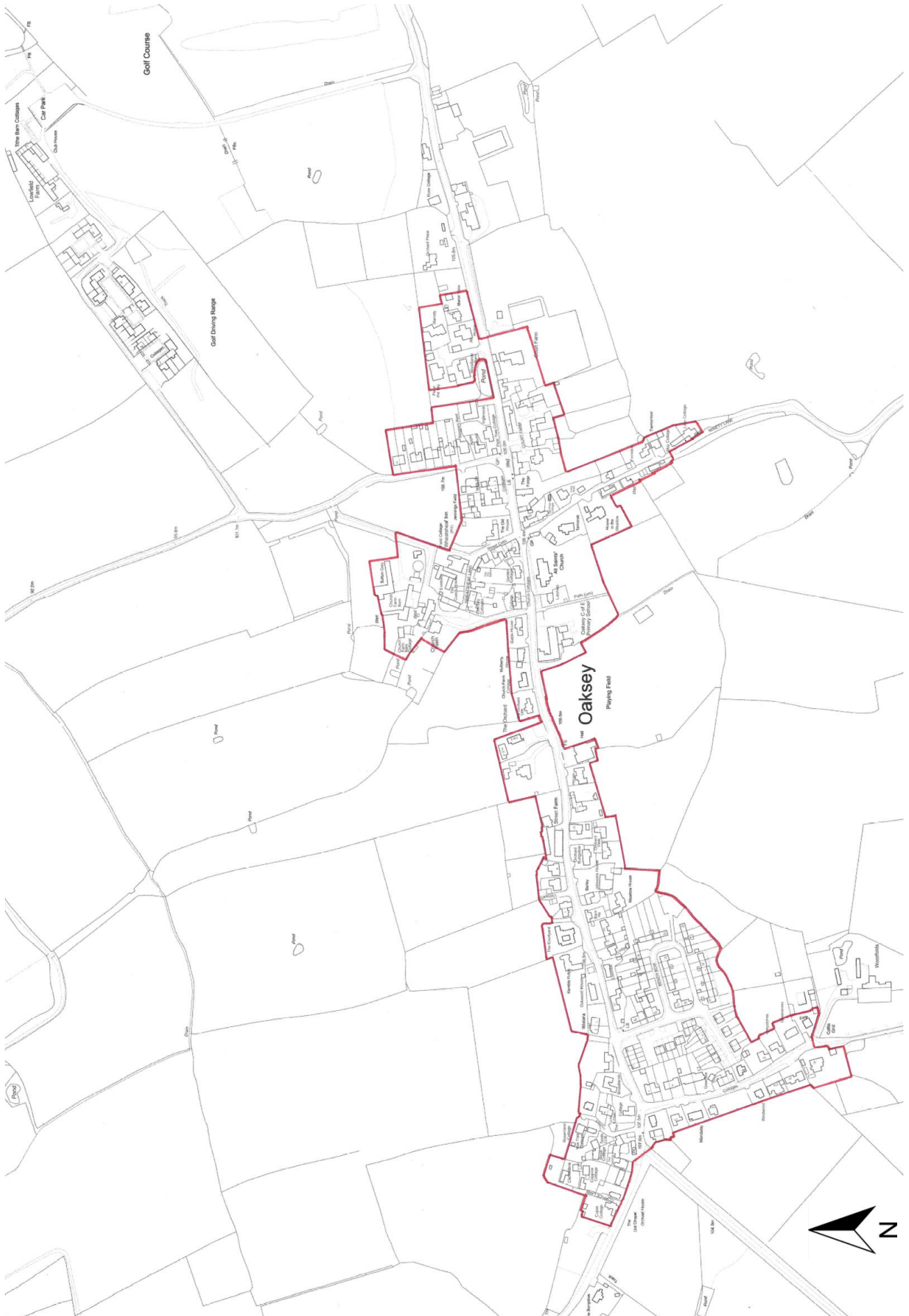
Policy 2 - Development in the Open Countryside

The land outside of the settlement boundary is designated as countryside. Development outside the settlement boundary will be strictly controlled and proposals will only be supported for development which requires a countryside location, such as agriculture, horticulture or forestry; or are related to community, leisure or recreation. In particular those designed to meet the needs of local residents will be supported.

Residential development will only be permitted in the countryside where it meets one of the exceptions policies referred to in paragraph 4.25 of the Wiltshire Core Strategy and National Planning Policy.

⁹ Including policies in the Oaksey Neighbourhood Plan First Review and the Wiltshire Core Strategy

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 3 - Settlement Boundary © Crown Copyright

Policy 3 - Holiday Accommodation, Leisure and Recreation

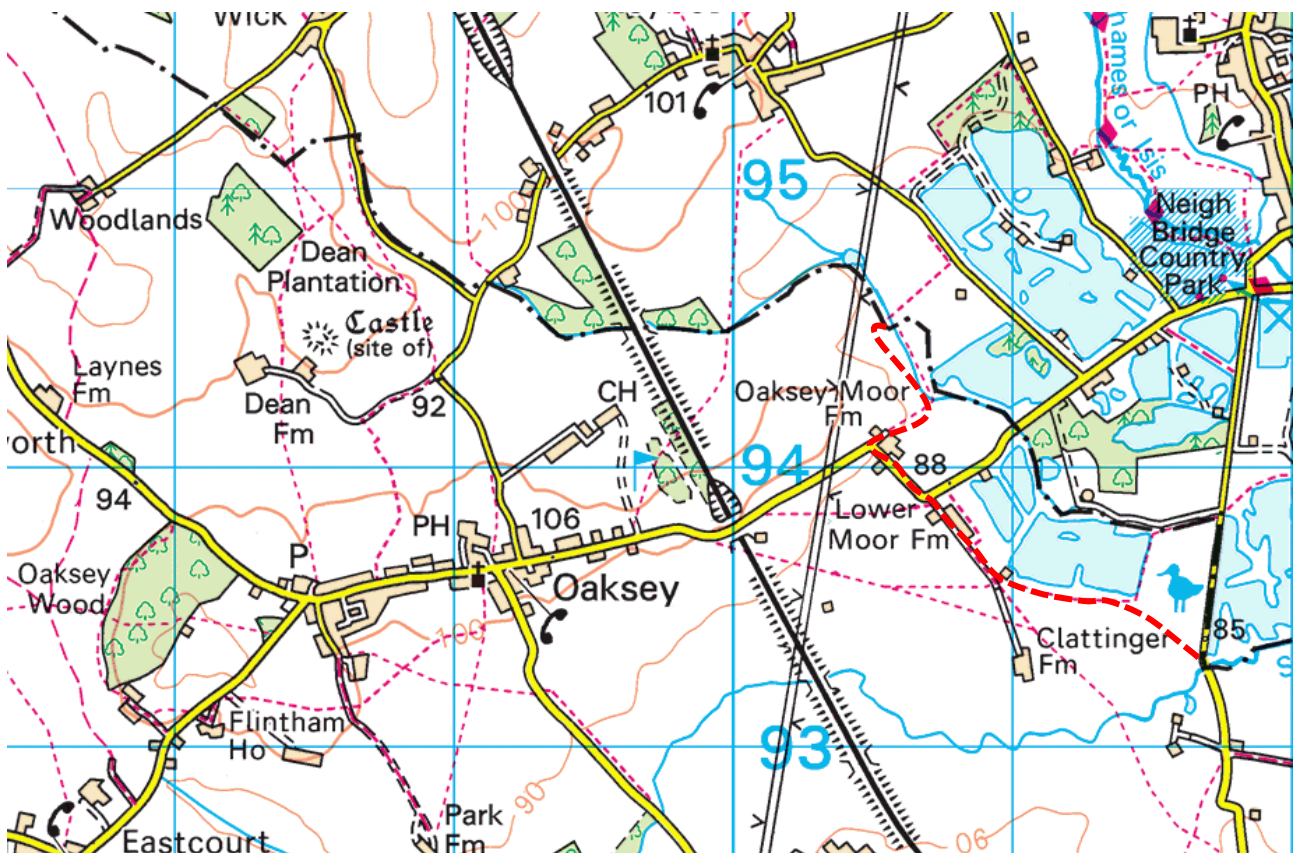
Proposals for holiday accommodation, leisure and recreation uses designed to meet the needs of visitors and tourists will be supported within the existing part of the Cotswold Water Park (Cottage Lake; Swallow Pool; and Mallard Lake) in the Parish. Proposals within the Cotswold Water Park will also need to comply with Core Policy 54 of the Wiltshire Core Strategy and Policy 7 of this Neighbourhood Plan. Proposals to extend the Cotswold Water Park westwards will not be supported.

The removal of occupancy restrictions on holiday accommodation to allow their use as a permanent residential dwelling will be supported where the property is located within the settlement boundary.

Proposal to remove occupancy restrictions on holiday accommodation in the countryside to allow their use as a permanent residential dwelling will not be supported as it would result in residential development that is isolated and/or has poor accessibility by sustainable transport modes.

The Parish Council will work with Wiltshire Council and the operators of Oaksey Park to improve pedestrian and cycle linkages between the village and Oaksey Park to enhance accessibility and active travel opportunities for the existing residents of Oaksey Park.

The change of use of a permanent residential dwelling to holiday accommodation will be resisted.



Map 4 - Cotswold Water Park Boundary © Crown Copyright, used under Open Government Licence

- Wiltshire County Boundary (and Oaksey Parish Boundary in this area)
- - - Cotswold Water Park Boundary (only the part within Oaksey is shown)

3. Design of New Development and Local Distinctiveness

3.1 The Neighbourhood Plan aims to ensure that any new development or change to buildings should respond to local character and the history and identity of local surroundings. Maintaining local distinctiveness includes ensuring that the form of a vernacular building is respected. This includes architectural detailing and the nature of the locally available construction materials.

3.2 Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation area. The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village.



3.3 The building form in Oaksey is generally no taller than two storeys, even the tower of All Saints Church, is low in comparison with other churches. Two storey cottages are the dominant building type. Bungalows are not a commonly found dwelling type in Oaksey, although a grouping of bungalows are found in Bendy Bow. Whilst many properties are detached, pairs of semi-detached houses are quite common. Groups of traditional buildings, many of which were former farmsteads are also notable.

3.4 The character of the older parts of The Street through the village is generally of buildings facing the road from each side. Limited growth has taken place along Wick Road; Wheatsheaf Lane; Earls Corner; and Coppice Lane on the northern side of The Street. Limited growth has also taken place along The Green; and Minety Lane on the southern side of The Street. Some 20th century buildings have been set back from the road around cul-de-sacs or in backland locations which do not follow the traditional pattern and detract somewhat from this traditional built form character. These cul-de-sacs include Orchard View.



3.5 The linear form of Oaksey is one of the five rural settlement morphologies identified in the Wiltshire and Swindon Historic Landscape Characterisation (HLC). The HLC identifies that linear settlement forms are less common than some of the other morphological types in Wiltshire. However, they are found in some of the larger villages in Wiltshire including Oaksey. The HLC identifies that whilst some linear settlements do exist in the north and west of the county, they are far more characteristic of settlements in the south, and in particular along the river valleys of the Salisbury area. As such Oaksey has a less common settlement morphology in this part of Wiltshire, this makes Oaksey distinctive. It derives from connecting Oaksey Green at the western end with Oaksey at the eastern end. The HLC confirms that many of the linear settlements line routeways (rivers, roads, canals) and have historic origins - street frontages that would have been important for trade/commerce in

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

the medieval and post medieval periods. It is important for the Neighbourhood Plan to protect this historic linear settlement form.

- 3.6 The predominant building material in the village is stone of the Cotswold type, although the use of brick has sometimes been used for detailing in more modern properties. Traditional roofing utilises stone tiles, there is some use of pantile but slate is a rarely used material. The original properties on Bendy Bow were constructed of non-traditional materials with walls involving either render or concrete facing panels, with concrete roof tiles. The properties involving the concrete facing panels have now been replaced by new housing.



- 3.7 The boundaries to properties in the village mostly involve very strongly defined stone walls. These are of a variety of heights and where walls do not exist the property boundaries are comprised of hedges.

- 3.8 The Neighbourhood Plan builds upon the characteristics which led to the Conservation Area being designated back in 1975. This Plan embraces the expressed need to maintain and enhance the traditional character of the village and its environs. All new development should therefore respect the local character of the area, ensuring that the building height, size, layout, siting, orientation and choice of external materials complement the existing fabric and do not obscure important views into and out of the village. The Character Appraisal in Annexe 1 describes what makes up the character of Oaksey including the Conservation Area. It also identifies areas for enhancement which are also listed in the policy itself.

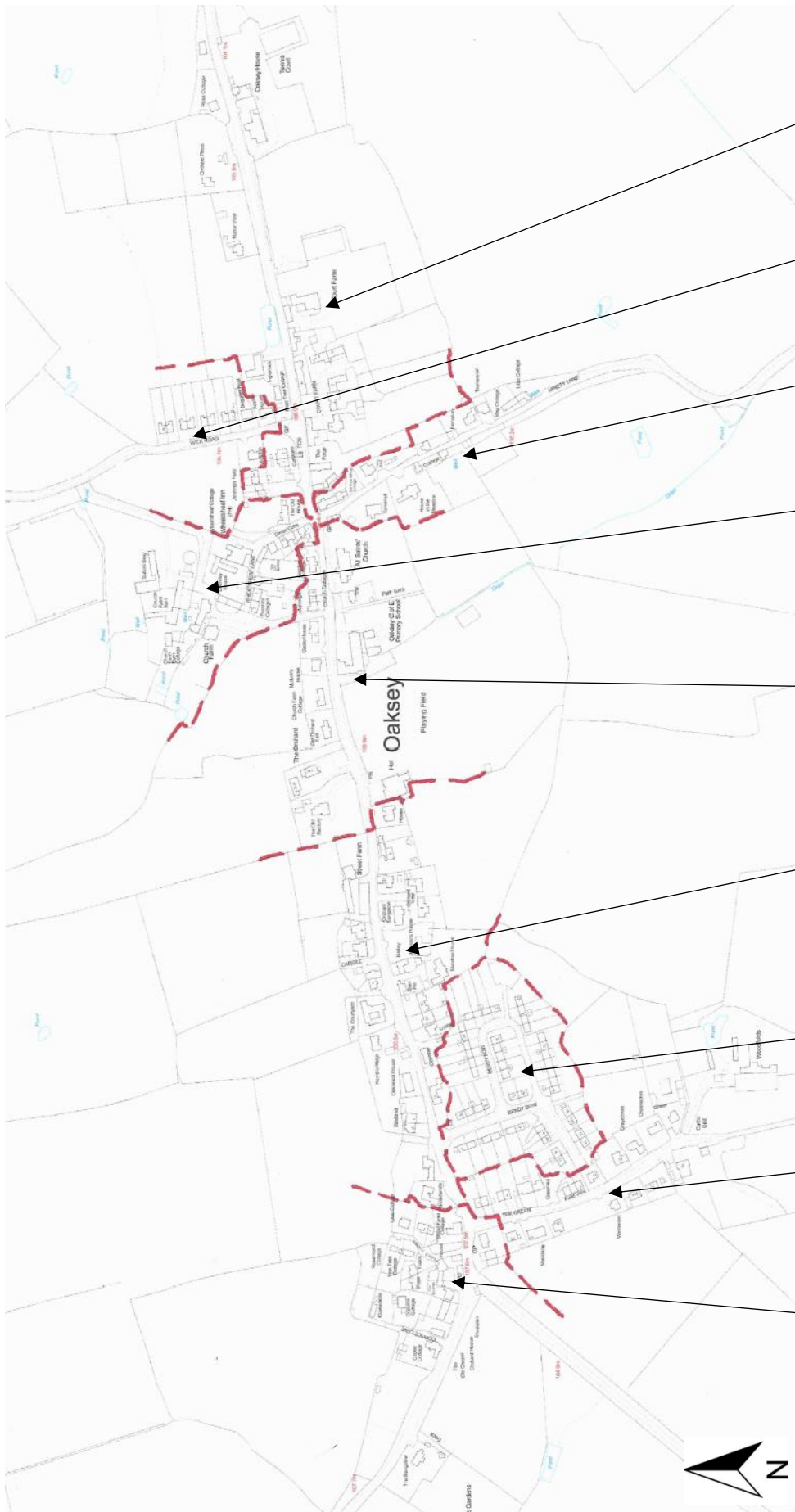
- 3.9 A high-quality public realm made up of well-designed streets, pavements and other publicly accessible areas, together with the boundary treatments to local properties and front gardens, make a positive contribution to how Oaksey looks. Within the village the public realm is seen by local people as being an important element of the overall urban design of the settlement. A high-quality public realm contributes to quality of life which can help to maintain healthy living, prevent anti-social behaviour and encourage high standards of property maintenance.



- 3.10 The potential for extensions to dwellings and other buildings has the potential to erode the quality of the built environment where they are not well-designed. The inter-relationship between the public realm and the traditional linear building form of the village has the potential to be eroded through inappropriate siting of extensions and outbuildings. In most cases it is unlikely that extensions to front elevations or outbuildings set forward of the host property will be acceptable.

- 3.11 Additional design guidance and details of the character of Oaksey is set out in the Character Appraisal included in Annexe 1 which forms part of this Policy. The village has been divided into 9 broad character areas in the Character Appraisal as follows:

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Area I
Somerford
Keynes Road

Area H
Wick Road

Area G
Minety Lane

Area F
Wheatsheaf
Lane

Area E
The Street
(From The Old
Rectory to
Wick Road)

Area B
The Street
(From The
Green to Street
Farm

Area D
Bendy Bow

Area C
The Green

Area A
Coppice Lane
and Earls
Corner

Map 5 - Broad character areas in the Character Appraisal © Crown Copyright

Policy 4 - Design of New Development and Local Distinctiveness

All new development proposals should demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built-up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale, density, layout, siting, and orientation of new buildings.

All new development proposals should have regard to the design guidelines set out in the Character Appraisal in Annexe 1.

New development, where supported by other development plan policies must be integrated into the street scene and landscape through design and the incorporation of suitable green buffers and planting including trees. Development which would introduce a harsh urban edge on the important road gateways into the village identified in the Character Appraisal in Annexe 1 will not be supported.

Proposals should not result in the loss of gaps and spaces between buildings which make a positive contribution to the character and appearance of the streetscene.

Proposals for backland residential development will not be supported where the existing character and linear form of the settlement is adversely affected.

Residential extensions; extensions to other buildings; and outbuildings will be supported where they:

- are subordinate to the original building;
- are constructed of materials which reflect the materials of the original building or those found in the surrounding area;
- do not result in the loss of existing boundary features;
- make a positive contribution to the streetscene; and
- do not adversely affect the inter-relationship between the front of the original building and the public realm.

Policy 5 - Views and Vistas

Proposals should not result in the loss of the following important public views and vistas:

- Coppice Lane - Looking North
- Earls Corner - Looking North
- Cargill Place - Looking North
- Bendy Bow - Looking South
- Gateway to Minety Lane - Looking South
- Gateway to Wick Road - Looking North
- Eastern Gateway to the Village adjacent to Oaksey House - Looking West
- View Along Eastcourt Road - Looking South

These important views and vistas are illustrated and explained in detail in the character area profiles in the Character Appraisal in Annexe 1 and are shown on Map 6 below.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



← Important Views & Vistas

Map 6 - Important Views and Vistas © Crown Copyright

Policy 6 - Boundary Treatment, Trees and Public Realm

Development proposals which impact negatively on the boundary treatment, landscaping or trees which make a positive contribution to the public realm will be resisted. Any new development will be expected to demonstrate, where relevant, how it will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within Oaksey.

Important boundaries in the form of stone walls and hedges are illustrated on the character profile maps in the Character Appraisal in Annexe 1.

Policy 7 - Trees

In addition to the general protection offered by the Conservation Area, the following groups of important trees within the village are identified as important because of the contribution they make to the character and appearance of the village:

- North of Cargill Place
- West of Woodfolds, The Green
- West of No.17 The Street
- The Old Rectory, The Street
- Playing Field, The Street
- Churchyard, The Street
- Orchard Place, Somerford Keynes Road
- Oaksey House, Somerford Keynes Road

These important trees are illustrated on the character profile maps in the Character Appraisal in Annexe 1. Trees that are important to the setting of Oaksey Village are identified in Policy 17.

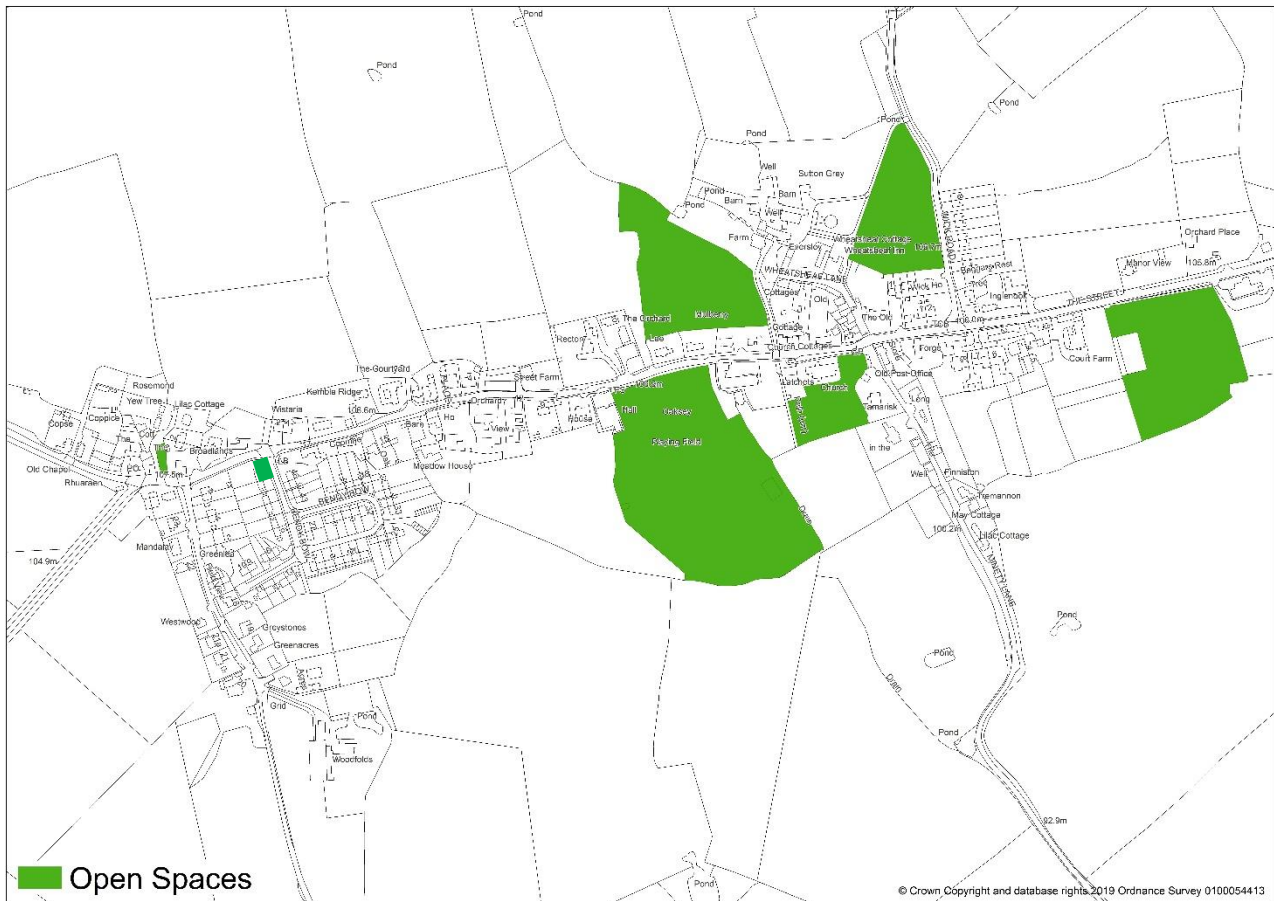
Policy 8 - Open Spaces

The following open areas make an important contribution to the character and appearance of the Conservation Area and the overall village. Proposals for development which fail to preserve or enhance these areas will not be supported:

- The Well Garden;¹⁰
- Land at junction of Bendy Bow and The Street;
- The Playing Field:
- The Churchyard;
- The field between Wick Road and Wheatsheaf Lane;
- The field to the rear of Mulberry House, north of The Street; and
- The field south of Somerford Keynes Road on the eastern approach to the village.

These important open areas are illustrated on the character profile maps in the Character Appraisal in Annexe 1 and on Map 7 below.

¹⁰ The Well Garden is an oasis of peace, located near the Village Shop, which was generously donated in 1931 by Capt. and Mrs William Phipps, as a playground for village children



Map 7 - Open Spaces © Crown Copyright

Policy 9 - Opportunities for Enhancement

Proposals which deliver opportunities for enhancement of the built and historic environment in the following areas will be supported subject to compliance with other development plan policies:

- Earls Corner
- Buildings adjacent to the junction of The Street and Eastcourt Road
- The South Barn at Street Farm adjacent to The Street

These areas for enhancement are illustrated on the character profile maps in the Character Appraisal in Annex 1.

4. Highways and Travel

4.1 Traffic has been identified as a major issue of concern to the parish residents in consultation that has been undertaken. It is the volume and nature of inappropriate through traffic that are the primary concerns. The character of Oaksey comes from its narrow streets which either have a single narrow footway or have no footway, as such the safety of pedestrians and cyclists is a key consideration. Although the informal rural lane character of many of the roads in Oaksey form an important part of the character of the village. Various traffic management measures have been introduced, and further measures are planned by Wiltshire Council. However, the adverse impact of traffic on life in Oaksey cannot be overstated.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

4.2 The Street whilst being a minor road links the A429 at Kemble Business Park and Cotswold Airport with the Cotswold Water Park via Spine Road West. The Water Park continues to host mineral extraction and it has also grown into a major recreational area. This includes a large amount of holiday accommodation which generates substantial numbers of vehicle movements.



4.3 Developments east and west of the village have had and will have a detrimental effect on life in the village. Unfortunately, traffic management is not an issue over which the Parish Council have direct control. Most of the traffic originates outside the parish. As a consequence, traffic management cannot be addressed by this Neighbourhood Plan.

4.4 There are a number of specific highway related issues in the villages:

- Speed and volume of traffic including commercial vehicles ignoring weight limit;
- Whether the current weight limit for commercial vehicles is appropriate;
- There are no footways on Wick Road; Minety Lane; Wheatsheaf Lane; Earls Corner; Coppice Lane; or The Green;
- There is only limited on-street parking available adjacent to the Church and the Primary School;
- There is limited on-street parking available at the western end of the village near to the village shop; and
- The bridge over the rail line to the east of the village is narrow.

4.5 There are limited public transport connections serving Oaksey with bus stops near the Church and Bendy Bow. These provide a limited service via the 93 and 93A bus services to Cirencester and Malmesbury. The nearest train station is Kemble, from there direct train services can be taken to Cheltenham; Gloucester; Stroud; Swindon; Reading; and London Paddington. London Paddington can be reached in as little as 1 hour 12 minutes (1 hour 25 minutes max journey time), as such daily commuting to London is undertaken by residents in the villages around Kemble station. Unfortunately, there is no bus service connection between Oaksey and



Kemble station. As part of any development, it is important to consider their accessibility to the services and facilities of Oaksey and wider settlements including by active travel, a term given to walking and cycling. The Parish Council will work with partners including Wiltshire Council to seek to improve public transport connections in Oaksey and the accessibility of Oaksey to key services and facilities in Cirencester and Malmesbury.

4.6 The Parish is reasonably well served with footpaths and bridleways¹¹. However, somewhat unusually they do not provide direct connections to all of the neighbouring villages, as such they perform a recreational role.

4.7 The Government through Active Travel England is looking to make walking, wheeling and cycling the preferred choice for everyone to get around in England. Active travel is the term often used to encompass elements such as walking to school, cycling to work, or other everyday journeys you make to get from place to place; rather than just walking or cycling

¹¹ A definitive list of Rights of Way is available via an interactive map that can be viewed on the Wiltshire Council website mapping system which can be found at <https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

solely for leisure or fitness. In addition, active travel can offer a convenient, accessible and affordable way to move more for shorter journeys. National policy in the NPPF does not refer to active travel but instead refers to sustainable transport, but includes within paragraph 104c) that policies should look for opportunities to promote walking, cycling and public transport. Active travel and sustainable travel modes not only positively contributes to addressing climate change but also can assist in maintaining a healthy community.

- 4.8 The Neighbourhood Plan can support these ambitions and promote sustainable transport modes such as public transport, alongside the promotion of active travel such as walking and cycling. It seeks to move away from the use of private car for short journeys to help tackle climate change, pollution and congestion. Whilst current provision for pedestrians is reasonably extensive, the provision for cyclists is not significant. An important driver for promoting cycling is the provision of secure cycle parking and storage at the destination. Often the key to encouraging people to use bikes is knowing that they can be left somewhere safely. Paragraphs 92 and 104 of the NPPF promote healthy and safe communities and sustainable methods of transport by encouraging the development of footpaths and cycle ways.
- 4.9 Some parts of the village still have rural lanes which have no dedicated footways, Wheatsheaf Lane, Minety Lane, Wick Road and The Green being particular examples. This is a particularly distinctive characteristic of these informal lanes and the introduction of engineered footways would harm this character. Low trafficked areas can accommodate shared surface roads without compromising pedestrian safety.
- 4.10 Access to and from any development would be governed by the design standards set out by Wiltshire Council as the Highway Authority. These standards set out the requirements for highway infrastructure for new development in terms of access and internal layout. Where new development negatively impacts on the highway network, developers will be required to fully mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no detriment in terms of congestion or safety conditions.
- 4.11 It is common for families to now have a requirement for several cars for parents and older children. The statistics for car and van availability in the 2021 Census reveals that the Oaksey Neighbourhood Plan Area has a consistently higher proportion of households with a larger number of cars or vans than elsewhere in the region or in England generally. The percentage of households owning 3 or more cars is significantly higher in the Plan Area than elsewhere, in Oaksey it is 19.2% of all households, whereas the Wiltshire figure is 13.4% and the England figure is 9.1%.
- 4.12 Similarly, refuse and recycling bins now occupy a significant amount of space and need to be both accessible but screened. Some developments have provided inadequate space for parking and refuse bins which has resulted in a clutter of cars and bins that spoil the character of the area and can be unsafe for pedestrians. The purpose of this Policy is to improve safety and maintain the character of the area.
- 4.13 The weight limit for commercial vehicles through Oaksey along The Street and Somerford Keynes Road is currently 18 tonnes. This is higher than the 7.5 tonne limit used for many rural roads. A 7.5 tonne restriction can be imposed for environmental reasons on routes which have been identified as unsuitable for use by heavy goods vehicles, and where there is a better and equally convenient alternative. An environmental weight restriction would usually only apply to vehicles with a maximum gross weight of 7.5 tonnes or above.



4.14 The highway network through the centre of Oaksey village is unsuitable for HGV movements, consequently any development which results in the need for HGV movements through ‘The Street’ and other roads in the village will not be supported. Any proposal for ‘major development’ must be supported by a transport assessment. ‘Major development’: Means
 (a) housing development involving 10 or more dwellings or having an area of 0.5 hectares or more where the number of dwellings is unknown; or
 (b) any development involving the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 (c) any development carried out on a site having an area of 1 hectare or more.



4.15 In setting local parking standards for residential and non-residential development, local planning authorities should take into account:

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles.

4.16 The Wiltshire Core Strategy Core Policy 64 addresses residential parking standards, it refers to the standards set out in the Wiltshire Local Transport Plan 2011 - 2026 [Car Parking Strategy](#)¹² as being those to be used. Those standards for new dwellings are:

New Dwellings				
1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	Visitors
				0.2 unallocated spaces

4.17 The Neighbourhood Plan uses these standards as the basis against which to judge whether ‘adequate’ on-site parking provision has been provided for new dwellings and other forms of development as appropriate. Given the narrowness of the road network within Oaksey and the lack of suitable on-street parking opportunities together with the high levels of car ownership; proposals which rely upon on-street parking or result in the displacement of off-street parking to on-street will be resisted. Parking provision should be well-designed to reflect the local distinctive characteristics of Oaksey as identified in Policy 4.

Policy 10 - Highways and Travel

Highway Impact

Where new development negatively impacts on the highway network, developers will be required to appropriately mitigate these impacts by highway improvements or contributions towards their mitigation. Contributions will be used to mitigate the impacts associated with the development to ensure there is no unacceptable detriment in terms of congestion or safety conditions. Proposals for major development which impacts on traffic volume or safety must be supported by a transport

¹² <http://www.wiltshire.gov.uk/ltp3-car-parking-strategy.pdf>

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

assessment which considers the impact of traffic movements on the highway network across the Parish of Oaksey.

Proposals for commercial, industrial or other forms of HGV generating development which would result in additional HGV movements through the centre of Oaksey village will only be supported where routing agreements can be secured to avoid HGV movements through the centre of Oaksey village.

Parking

Proposals will only be supported for new development that incorporates adequate on-site provision for parking. Development proposals which would result in the displacement of parking provision from off-street to on-street will not be supported.

Refuse Provision

Proposals will only be supported for new development that incorporates adequate on-site provision for the storage of refuse collection bins. Refuse collection storage should be screened and easily accessible to the collection point.

Active Travel

Oaksey Parish Council will work with Wiltshire Council as the Highway Authority to promote active travel opportunities across Oaksey. Proposals of parties, including local landowners, community organisations, Oaksey Parish Council and Wiltshire Council to develop or improve sustainable transport infrastructure will be supported. Proposals that include extending footways, paths and cycleways to encourage active travel and social interaction both within existing and proposed development will be particularly supported.

Rural Lane Character

Proposals that would harm the particularly distinctive characteristic of the rural informal lanes (including Wheatsheaf Lane, Minety Lane, Wick Road and The Green which operate as shared surface roads) such as the introduction of engineered footways would not be supported.

5. Protection of Heritage Assets

5.1 There are 12 [Listed Buildings](#)¹³ within the Parish of Oaksey; 11 Grade II Listed Buildings, no Grade II* Listed Building and one Grade I Listed Building. These are illustrated on Map 8 below:

Grade I

Church of All Saints, The Street, Oaksey

Grade II*

N/A

Grade II

Oaksey House, Somerford Keynes Road, Oaksey

Hawkins Monument in Churchyard, Church of All Saints, The Street, Oaksey

Unidentified Monument 5m East of Chancel, Church of All Saints, The Street, Oaksey

Unidentified Monument Hard Against S-W Corner of South Aisle, Church of All Saints

Hill Farmhouse, Flintham Hill, Oaksey

Park Farmhouse, The Green, Oaksey

Tudor House, The Street, Oaksey



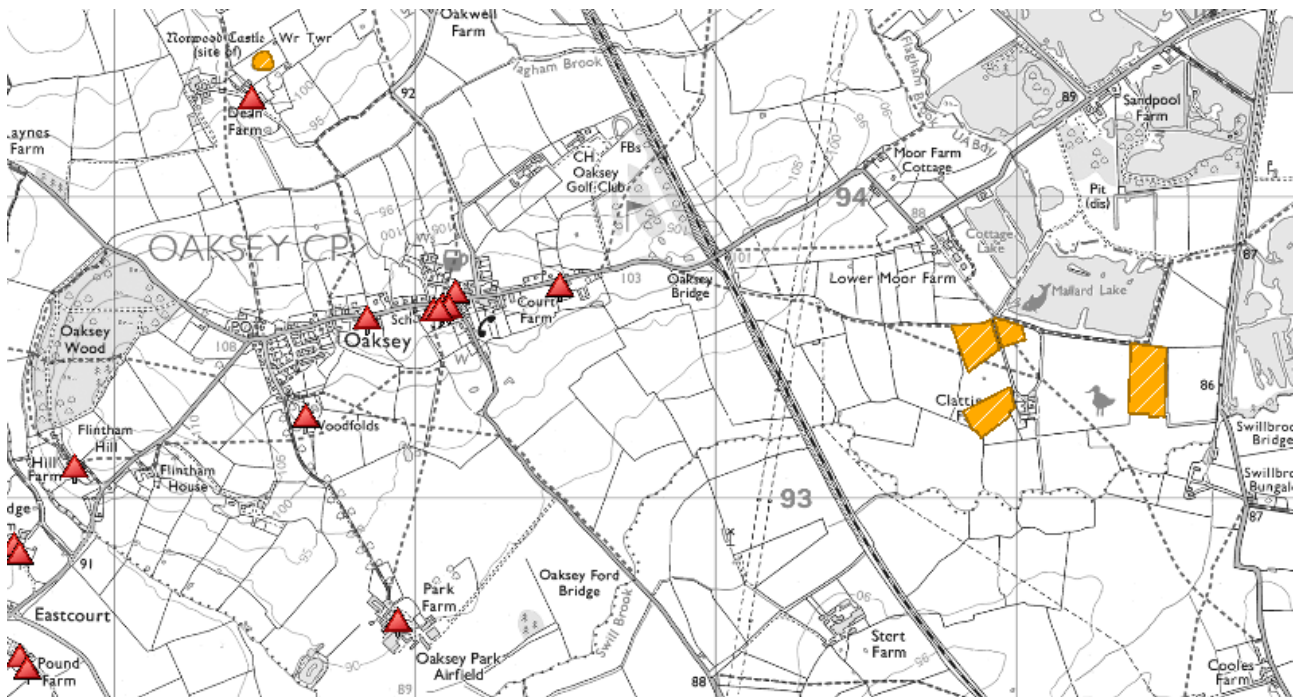
¹³ More information on Listed Buildings along with a mapping or address search facility for Listed Buildings can be found at <https://historicengland.org.uk/> - note the property names cited are those on the statutory list which may not completely match the property name used today

Latchets, The Street, Oaksey
Dean Farmhouse, Wick Road, Oaksey
7,8,9,10,11, The Street, Oaksey
Woodfold's Farmhouse, The Green, Oaksey

5.2 In addition, there are 3 Scheduled Monuments¹⁴ (SAMs). These are also illustrated on Map 8 below:

Scheduled Monuments

Norwood Castle: a motte and bailey castle 100m north of Dean Farm
Medieval settlement and associated field system at Clattinger Farm
Water meadow 400m east of Clattinger Farm

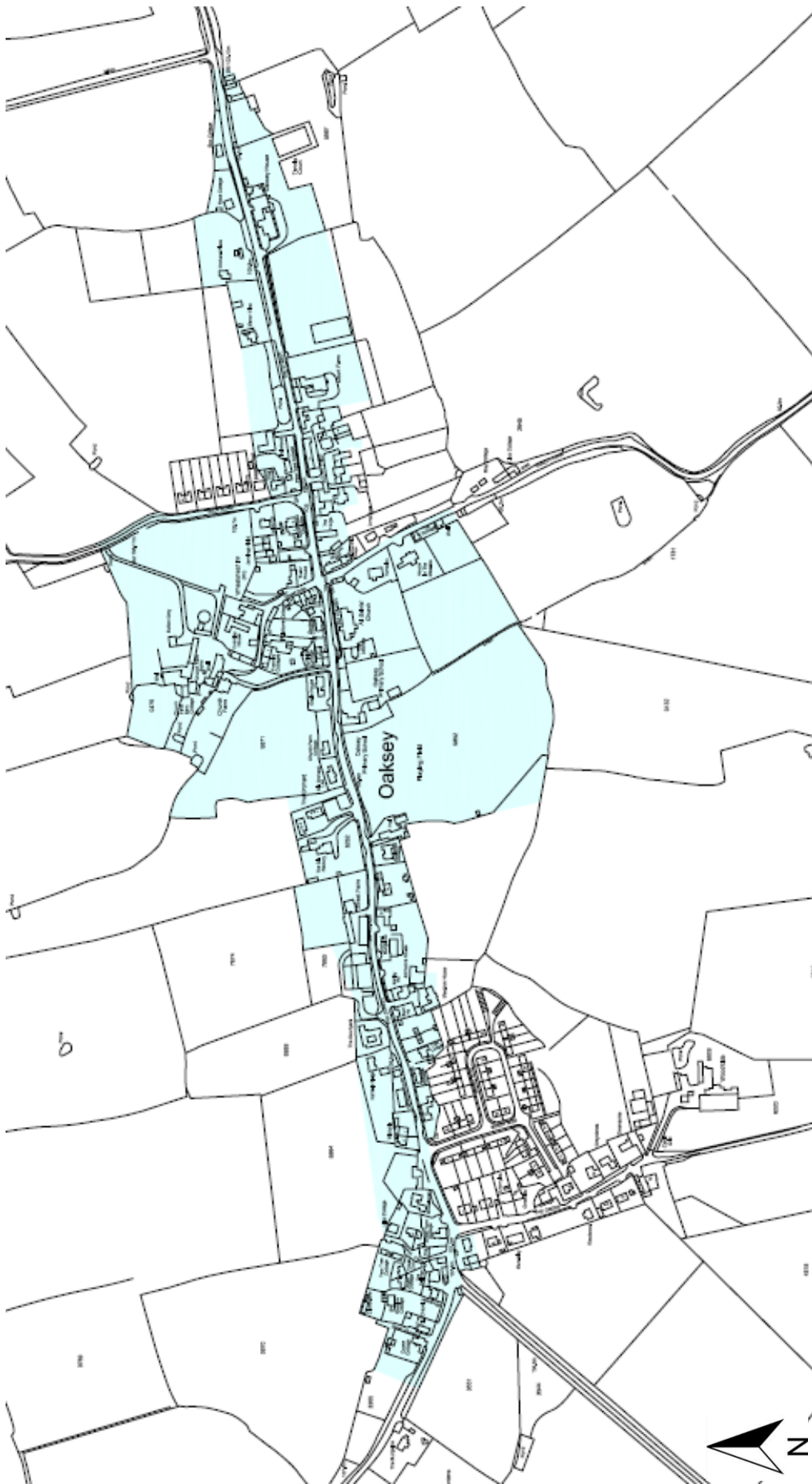


Map 8 - Listed Buildings and Scheduled Monuments in Oaksey
Extract Taken from the Magic.gov.uk website © Defra/Natural England

5.3 Much of Oaksey is also the subject of a statutory Conservation Area designation. The Conservation Area was originally designated in 1975. There is no published Conservation Area Statement or Appraisal. Oaksey is a linear village, which was originally two separate settlements: one around the church and the other at the west end of the village. Over time the two settlements have merged to form the village as it is today, and the present road system around the parish largely reflects the tracks and paths established up to five hundred years ago.

5.4 The earliest surviving building in the village is the church. The architecture is Early English and Perpendicular, and the wall paintings date from the fifteenth century. At this time the other major building was a large, fortified manor house south of the church, which survived for at least 250 years. Next to the church is Latchetts, built in the fifteenth century - the oldest surviving residence in the village.

¹⁴ More information on Scheduled Monuments along with a mapping or address search facility for Scheduled Monuments can be found at <https://historicengland.org.uk/>



Map 9 - Oaksey Conservation Area Boundary © Wiltshire Council

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

5.5 It is likely that the first settlements around what is now Oaksey date from around 4500 BC, but the earliest evidence of Man dates from the Bronze Age - the period from 2500 to 800 BC. We know this from the existence of Round Barrows - thought to be graves or boundary markers, and from a flat axe discovered in a large field north of Park Farm.

5.6 Evidence of the Roman occupation is provided by the remains of a Roman villa close by the Swill Brook. This is thought to date from 80 to 90 AD. The discovery of tiles, pots, bowls and brooches nearby point to the existence of a tile factory with a small settlement for the workers. The Romans withdrew by 410AD, and were followed by successive invasions of Angles, Jutes and Saxons, and Oaksey became part of the Anglo-Saxon Kingdom of Wessex. The large forests in the area had begun to be cleared to make way for agriculture and settlements had combined to form villages.

5.7 The Conservation Area is largely focussed on The Street stretching along the entire length of the continuous built form from east to west as shown on Map 9 below.

5.8 Although the Conservation Area predominantly comprises built form in terms of dominant character a number of green spaces make an important contribution to the character of the Conservation Area including:

- The Well Garden;
- Land at junction of Bendy Bow and The Street;
- The Playing Field;
- The Churchyard;
- The field between Wick Road and Wheatsheaf Lane;
- The field to the rear of Mulberry House, north of The Street; and
- The field south of Somerford Keynes Road on the eastern approach to the village.

5.9 The Conservation Area is characterised by a number of attractive Listed Buildings as well as a large number of traditional stone-built buildings. There has been limited modern infill development. The Conservation Area has not been reviewed since designation in 1975, it does not presently benefit from a Conservation Area Character Appraisal. The Parish Council will work with Wiltshire Council to seek to get the Conservation Area reviewed and a formal Conservation Area Character Appraisal developed.

5.10 The Character Appraisal in Annexe 1 of this Neighbourhood Plan details what is considered to make up the important characteristics of the various parts of Oaksey including the Conservation Area. Further detail on this issue is set out in Section 2 of this Plan. The Conservation Area boundary is illustrated on Map 9 above.

5.11 Heritage assets are buildings, monuments, sites, landscapes and townscapes which have historic or architectural significance; collectively they help make the historic environment. The protection of individual heritage assets is important not only to safeguard the significance of the asset itself but also to protect the wider historic environment. Heritage assets not only include designated assets such as Listed Buildings, Scheduled Monuments and



Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

the Conservation Area but also non-designated assets such as archaeological sites and locally important buildings which are not listed.

5.12 The Neighbourhood Plan identifies ‘Locally Important Buildings’ as non-designated heritage assets in Policy 13 and illustrates these on Map 10 below and in the Character Appraisal included at Annexe 1.

5.13 Oaksey has many architecturally valuable and important old buildings which are not statutorily listed. These include the Wheatsheaf Inn which is thought in part to be at least 600 years old and is built of Cotswold stone. The National School, now Oaksey Church of England Primary School, was built in 1854 and it continues to occupy parts of the original structure. A railway line was built through the parish in 1841 as part of the line from Swindon to Kemble and Cirencester, a bridge to the east of the parish took the road over the line and this is still the case today.



5.14 There are also several farms of note which continue to make an important historical focus to the Parish. In 1806 Oaksey had 18 farms and although mostly farmyards have been converted to residential use, the former farmhouses form a significant part of Oaksey’s built heritage. Hill Farm, which lies on the road to Eastcourt, was sold to Lord Oaksey (who was at the time Geoffrey Lawrence) in 1919. The second and now deceased Lord Oaksey took over the farm in 1948. Oaksey Moor and Lower Farms became Lower Moor Farm and it is now affiliated with Wiltshire Wildlife Trust. Court Farm, Church Farm, Clattinger Farm and Dean Farm all have long histories. In 1775 Dean Farm had a cheese store and in 1800 Church Farm was owned by a cheese manufacturer in Cirencester; here was made the north Wiltshire cheese that was sold under the name ‘Single Gloucester’. They were mainly pasture farms, with only a small amount dedicated to arable production.

5.15 Oaksey also has a historic connection to horse racing, this goes beyond Lord Oaksey’s role as a jockey and commentator; there were annual races hosted for a long while. Oaksey was also home to a racecourse and Oaksey Races was an annual event between 1881 and 1914. The course covered 3.5 miles around Park Farm and attracted nationally famous horses and jockeys. It is thought they ceased in 1914 because of the outbreak of the Great War. Park Farm is now the airfield to the south of the village.

5.16 Areas of special architectural or historic interest are designated as Conservation Areas to help preserve and enhance them for future generations. Once designated, there are restrictions on the nature of works within Conservation Areas that can be carried out to properties and trees without permission from the local planning authority. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 also requires that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*”. The effect



of development proposals on the special character and significance of Conservation Areas should be given considerable weight when determining planning applications.

5.17 The historic environment contributes to:

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- a sense of place, by providing local distinctiveness in terms of building styles and materials and providing landmark features;
- the local economy, by attracting visitors to specific heritage assets;
- quality of life, by creating attractive places to live and work including the provision of accessible recreation space and opportunities for community involvement in restoration work; and
- an understanding of the history of the United Kingdom, by offering physical links to the past

Policy 11 - Heritage Assets

Proposals affecting designated and non-designated heritage assets and their settings including those with archaeological interest must comply fully with the requirements of National Planning Policy and the development plan.

Policy 12 - Oaksey Conservation Area

Development proposals should preserve or enhance the character and appearance of the Conservation Area in accordance with national policy and the development plan.

Policy 13 - Non-Designated Heritage Assets

The Neighbourhood Plan designates the buildings below as ‘Locally Important Buildings’ as non-designated heritage assets (shown on Map 10), further details of them are detailed in the Character Appraisal included at Annexe 1:

- Old Chapel, The Street
- Village Shop and Adjacent Building (Former Butchery and Abattoir), The Street
- National School Building, The Street
- Street Farm, The Street
- Spring Cottage, 17 The Street
- 3 The Street
- Wisteria Cottage, The Street
- The Wheatsheaf Public House, Wheatsheaf Lane
- Skittle Alley, Wheatsheaf Lane
- Oaksey Court, Somerford Keynes Road



Housing

6. Background

6.1 Housing is at the very heart of the future of Oaksey. The Neighbourhood Plan will address how many homes should be built, where and when. The Site Allocation Methodology document explains in detail how the Neighbourhood Plan came to the conclusions on the allocation of the Bendy Bow site for residential development in the original Neighbourhood Plan.



6.2 The number of homes that is being proposed in this Plan is drawn from a number of factors:

- Planning for ‘zero’ growth (i.e. no development) is not considered to be a viable option, as Oaksey is designated as a ‘Large Village’ in the Wiltshire Core Strategy and as such is identified as being suitable for some growth; and
- The emerging Wiltshire Local Plan has set an indicative baseline housing figure for Oaksey which is the strategic housing requirement for the village; a Neighbourhood Plan is not allowed to plan for less housing than the strategic housing requirement.

6.3 The Neighbourhood Plan must reflect both wider strategic pressures and local needs or demand whilst also restricting potential excessive and inappropriate development.

6.4 The Wiltshire Housing Site Allocations Plan does not propose any new housing sites in Oaksey.

7. Housing Delivery and New Housing

7.1 In the original Neighbourhood Plan, prior to assessing any individual sites, through consultation the community preference demonstrated a desire for additional affordable and low-cost housing in the parish.

7.2 The Wiltshire Core Strategy provides the context for the Neighbourhood Plan in relation to the Malmesbury Community Area. Core Policy 1 (Settlement Strategy) and Core Policy 13 (Malmesbury Area Strategy) sets out the settlement hierarchy for sustainable development in the Malmesbury Community Area, together with the associated indicative housing requirements.



7.3 The original Neighbourhood Plan undertook a site selection exercise, this built on the previous work undertaken by Wiltshire Council in both the Strategic Housing Land Availability Assessment and the early work on the Wiltshire Housing Site Allocations Plan. In addition, the ‘Housing Site Selection Methodology’ that accompanied the original Neighbourhood Plan considered sites which had been suggested during early consultation on the Neighbourhood Plan.

7.4 At the time of drafting the original Neighbourhood Plan, the latest position on housing supply against the Wiltshire Core Strategy requirement was indicated in the Wiltshire Housing Site Allocations Plan Pre-submission draft plan Topic Paper 3 Housing Land Supply (June 2017). At that time (as at April 2017) it was identified that the Malmesbury Community Area

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Remainder which covers a number of parishes including Oaksey still had an indicative housing requirement to be met.

- 7.5 Subsequently the Council has published the 2017 Housing Land Supply Statement (published March 2018). This provided a confirmed 2017 housing land supply position (base dated April 2017) and this represented housing land supply position at the time of drafting the original Neighbourhood Plan. This showed that for the Malmesbury Community Area Remainder there was no indicative remaining requirement to be met through allocations in the Wiltshire Housing Site Allocations Plan and through Neighbourhood Plans including this Plan. It represented the housing land supply position at the time of drafting the original Neighbourhood Plan as follows:

2017 Housing Land Supply Statement (published March 2018)				
	Indicative Requirement 2006-2026	Completions 2006-2017	Developable Commitments 2017-2026	Indicative Remaining Requirement
Malmesbury Community Area Remainder*	510	340	171	0

* Note - The Malmesbury Community Area Remainder covers a larger number of villages than the parish of Oaksey (Large Villages: Ashton Keynes, Crudwell, Great Somerford, **Oaksey** and Sherston and Small Villages: Brinkworth, Charlton, Corston, Dauntsey, Lea, Luckington, Milbourne, Minety and Upper Minety)

- 7.6 Notwithstanding that housing supply position meaning that the original Neighbourhood Plan did not strictly have to allocate land for housing; the Neighbourhood Plan Steering Group considered it prudent to allocate land for housing in Oaksey in the original Neighbourhood Plan. That allowed Oaksey to make a contribution towards the overall indicative housing requirements prescribed in the Wiltshire Core Strategy.

- 7.7 Consequently, the original Neighbourhood Plan allocated Land at Bendy Bow (involving Nos 1 to 6; Nos 9 to 14; garage area adjacent to No 25; and land to the rear of Nos 33 to 35) for a residential redevelopment scheme. At that time, it was anticipated that the allocation would result in the effective replacement of the 12 existing dwellings together with a net addition to the dwelling stock of a minimum of 10 dwellings. Construction on the allocation has now been undertaken¹⁵ and it has delivered 12 replacement dwellings and a net addition of a further 12 dwellings.



- 7.8 It had been hoped previously that the garage court area in the south-east corner of Bendy Bow could deliver some additional housing but this proved to not be feasible due to the presence of a sewer easement.
- 7.9 The delivery of the housing allocation made a positive contribution towards enhancing the built environment of Bendy Bow which was an area identified in the original Neighbourhood Plan as being an area for enhancement.
- 7.10 At the time that the Wiltshire Housing Site Allocations Plan was produced, the housing figures were predominantly reflected at the Housing Market Area (HMA) level which at that time included the Malmesbury Community Area within the North and West Wiltshire HMA. For the Malmesbury Community Area Remainder it showed that supply in terms of completions and

¹⁵ Granted planning permission under 18/06305/FUL approved in July 2019 and completed in 2022

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

developable commitments totalled 510 dwellings against a requirement of 510 dwellings. Thereby giving no shortfall of dwellings.

7.11 The Wiltshire Housing Site Allocations Plan identified that the overall pattern of growth was in general conformity with the Wiltshire Core Strategy spatial strategy. However, compared to indicative levels, there are marked differences in the anticipated growth of many of the Market Towns in the HMA (including Calne, Malmesbury, Melksham and Bowerhill, and Westbury) over the plan period compared to the two Principal Settlements of the HMA, Chippenham and Trowbridge. Growth at Chippenham and Trowbridge has not matched expectations. In contrast, rates of development at most Market Towns have met expectations and at Bradford on Avon, Calne, Malmesbury, Melksham and Bowerhill, Royal Wootton Bassett and Westbury anticipated levels of growth have been exceeded over the first half of the plan period. Over the same interval, scales of development within rural areas in many places have also exceeded those anticipated by the Wiltshire Core Strategy.



7.12 Overall across the whole Malmesbury Community Area, the completions and developable commitments totalled 1,552 dwellings against an overall requirement of 1,395 dwellings. This is shown in Table 4.10 from the Housing Site Allocations Plan below. As such there was no strategic requirement to allocate any additional housing sites in the Wiltshire Housing Site Allocations Plan for the Malmesbury Community Area. Consequently, there is no strategic housing requirement under the Wiltshire Core Strategy or the Housing Site Allocations Plan to allocate further land for housing in the Neighbourhood Plan First Review; albeit these documents only reflect the period to 2026 and the Neighbourhood Plan First Review is now looking to address the period up to 2036. It is necessary therefore to consider the housing requirement for this longer period which will be covered by the emerging Wiltshire Local Plan Review.

7.13 Work is now underway on the Wiltshire Local Plan Review which will replace the Wiltshire Core Strategy. It will not be the purpose of the Local Plan Review to change or remove strategic objectives or policies that remain in accordance with national policy and support the delivery of sustainable development.

7.14 Consultation to date on the Local Plan Review has related to the plan period of 2016-2036, including identifying housing figures for individual settlements. In the update to the Local Development Scheme in December 2022, Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. It will reflect this in the Publication version of the Local Plan Review anticipated to take place in Q3 of 2023. At this point in time the First Review of the Neighbourhood Plan has chosen a date of 2036 to accord with the housing figures for the individual settlements published and consulted upon to date in the emerging Local Plan Review. In the emerging Local Plan Review, Oaksey is intended to remain identified as a 'Large Village'.

7.15 The Empowering Rural Communities [document](#)¹⁶ published as part of the emerging Local Plan Review suggested housing targets for large villages. The position it set out for Oaksey at April 2019 was:

- Baseline indicative housing requirement 2016-2036 = 35 dwellings
- Completions (2016-19) & Commitments (1 April 2019) = 15 dwellings
- Residual Left to Find = 20 dwellings

¹⁶<https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation#Empowering%20Rural%20Communities>

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Table 4.10 North and West HMA - Distribution of housing development 2006-2026

Area	Indicative requirement 2006-2026	Completions 2006-2017	Developable commitments 2017-2026	TOTAL	%Variation
Urban areas					
Bradford on Avon	595	384	218	602	1%
Calne	1,440	1,034	847	1,881	31%
Chippenham	4,510	1,230	3,016	4,246	-6%
Corsham	1,220	597	629	1,226	0%
Malmesbury	885	657	385	1,042	18%
Melksham and Bowerhill	2,240	1,445	1,113	2,558	14%
Royal Wootton Bassett	1,070	1,014	140	1,154	8%
Trowbridge	6,810	3,019	2,494	5,513	-19%
Warminster	1,920	615	1,040	1,655	-14%
Westbury	1,500	940	851	1,791	19%
TOTAL	22,190	10,935	10,733	21,668	-2%
Rural areas					
Bradford on Avon CA remainder	185	123	56	179	-3%
Calne CA remainder	165	96	171	267	62%
Chippenham CA remainder	580	419	116	535	8%
Corsham CA remainder	175	285	96	381	118%
Malmesbury CA remainder	510	340	170	510	0%
Melksham CA remainder	130	115	44	159	22%
Royal Wootton Bassett and Cricklade CA remainder	385	305	177	482	25%
Trowbridge CA remainder	165	256	32	288	75%
Warminster CA remainder	140	91	68	159	14%
Westbury CA remainder	115	60	46	106	-8%
TOTAL	2,550	2,090	976	3,066	20%

7.16 The Parish Council sought formal confirmation from Wiltshire Council as to the indicative housing figure it should plan for the period 2016 to 2036. They confirmed that the indicative annualised figure of 1.8 dwellings in the Regulation 18 Empowering Rural Communities

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

document was the figure that the Neighbourhood Plan should plan for. They also provided the updated position as well. Therefore, for Oaksey the latest position is:

- Baseline indicative housing requirement 2016-2036 = 35 dwellings
- Net Completions (2016-21) = 6 dwellings
- Commitments (at 1 April 2022) = 26 dwellings (*note this includes the Neighbourhood Plan Allocation that has now been completed giving a net addition of 12 dwellings*)
- Residual Left to Find = 3 dwellings

7.17 Consequently, there is a small unmet strategic housing requirement for the First Review of the Neighbourhood Plan to look to deliver in order to meet the indicative housing figure for 2016 to 2036. In addition to the above supply figures which are based on dwellings built or with planning permission, what is known as windfall housing is likely to continue to come forward during the plan period.



7.18 The Neighbourhood Plan First Review looks to include in the housing supply figure a 'windfall allowance'. This is a figure estimate based on evidence for unplanned housing on sites that are not specifically allocated for housing. It is appropriate for any such figure to be based on past trends, particularly where this has occurred under the same or similar overall policy context.

Looking at past trends, technically the windfall figure for the 5-year period of 2016 to 2021 was actually 20 dwellings.

7.19 However, it is considered appropriate to remove abnormal elements from these figures. It is considered that supply from Oaksey Park that arose from properties changing from holiday accommodation to permanent dwellings should be considered an abnormal as this cannot necessarily be repeated; so is proposed to be discounted. This leaves past windfall supply being 8 dwellings over the 5-year period 2016 to 2021. It is also reasonable to consider whether there were any other atypical proposals delivered in that figure of 8 dwellings. This did in fact include the site adjacent to the pond which was for 4 dwellings; that was of a size that is a bit untypical of windfall in a village like Oaksey, it is more like the size an allocation in a Neighbourhood Plan might be.

7.20 Therefore, the First Review bases a future windfall estimate housing calculation just on the number of single dwellings; this was 4 dwellings over a the 5-year period 2016 to 2021. Looking at windfall trends over a longer period such as over the 10-year period for 2011 to 2021 ignoring any permissions at Oaksey Park and not double counting; then windfall from single dwellings for the 10 years looking backwards is actually 5 dwellings. Rolling forward the same windfall rate for the 15 years from 2021 to 2036 would give a windfall estimate of 7.5 dwellings based on historical trends. This is rounded down to a future windfall estimate of 7 dwellings. The windfall estimate is justified by evidence as the NPPF¹⁷ requires.

7.21 Taking into account the potential for future windfall, in total this would therefore set out a housing supply position of 39 dwellings (32 commitments + 7 windfall estimate) against the housing requirement of 35 dwellings.

¹⁷ The NPPF in paragraph 71 states that: "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends."

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

The housing supply position as at the 1 April 2022 is as follows:

- Net Completions (2016-21) = 6 dwellings
- Commitments (at 1 April 2022) = 14 dwellings
- The Original Neighbourhood Plan Allocation (Land at Bendy Bow) = net addition of 12 dwellings
- Windfall Housing Estimate = 7 dwellings

Total Housing Supply Estimate = 39 dwellings

7.22 Accordingly, it is not considered necessary at this time to look to include any additional site allocation for housing in the Neighbourhood Plan First Review. The residual part of the strategic housing requirement has a reasonable prospect of being met by windfall proposals.

7.23 As indicated earlier Wiltshire Council has decided to amend the plan period for the Local Plan Review to 2020-2038. As part of this it will need to reconsider housing requirements. If it were to apply the same annualised housing figure for Oaksey then the position for 2020-2038 might be:

- Baseline indicative housing requirement 2020-2038 = 32 dwellings
- Net Completions (2021) = 0 dwellings
- Commitments (at 1 April 2022) = 26 dwellings (note this includes the Neighbourhood Plan Allocation that has now been completed giving a net addition of 12 dwellings)
- Residual Left to Find = 6 dwellings

7.24 Rolling forward the same windfall rate for the 18 years from 2020 to 2038 would give a windfall estimate of 9 dwellings based on historical trends. In total this would therefore set out a housing supply position of 35 dwellings (26 commitments + 9 windfall estimate) against the housing requirement of 32 dwellings. Therefore, even when the Local Plan Review amends the plan period, the Neighbourhood Plan First Review will still be in a position to provide housing in excess of the likely indicative housing requirement.

7.25 As the site allocation has now been developed and completed it does not need to remain as an allocation in the First Review of the Neighbourhood Plan. Instead, the Neighbourhood Plan First Review includes a policy on housing delivery.

7.26 Wiltshire Core Strategy policies CP1 & CP2 provide the bases on which the housing site allocation will be progressed. The Wiltshire Core Strategy at paragraph 4.33 acknowledges: *“Neighbourhood Plans should not be constrained by the specific housing requirements within the Core Strategy and additional growth may be appropriate and consistent with the Settlement Strategy (Core Policies 1 and 2)”*. But further it is stated (paragraph 4.17): *“Proposals for improved local employment opportunities, housing growth (over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, which are endorsed by the local community and accord with the provision of this plan”*.

7.27 Whilst supporting housing development in principle the goal of this plan is to ensure that the site and form of any housing comply with the Plan as a whole including the character appraisal and design guidelines detailed throughout this plan. Any future allocation of new dwellings to meet future needs in a future plan period will be addressed through a formal revision of the Neighbourhood Plan.



Policy 14 - Housing Delivery

For the period 2016 to 2036 the Neighbourhood Plan will look to deliver a total of 35 dwellings to meet the baseline indicative housing requirement.



Before Development



Post Completion of Development

Map 11 - Land at Bendy Bow Previously Allocated for a Residential Redevelopment Scheme
© Crown Copyright

Policy 15 - New Housing

Small-scale infill residential development within the settlement boundary that does not impact adversely on the character and appearance of the surrounding area or living conditions of future occupiers and neighbouring occupiers will be supported where it complies with other policies in the Neighbourhood Plan and the Wiltshire Core Strategy. In particular proposals should respect the characteristics and local distinctiveness of the relevant Character Area profile detailed in the Character Appraisal in Annexe 1. Proposals will be expected, where possible, to have a direct highway frontage.

The design of all housing shall have particular regard to the criteria set out in Wiltshire Core Strategy Core Policy 57 'Ensuring High Quality Design and Place Shaping'.

Community Facilities

8. Background

- 8.1 People in Wiltshire have a strong sense of community. According to the Place Survey based on data collected in 2008 by all local authorities, 85.9% were satisfied with the local area as a place to live (6.6% above the national average); 63.1% (4.9% above the national average) felt they belonged to the neighbourhood area; and 83% (7% higher than the national average) said that people from different backgrounds get on well together in the local area (again reflected in the 'What Matters to You' survey taken in 2012).
- 8.2 During the Covid-19 lockdown in 2020 the village was fortunate to have local photographer Gem Hall record a number of villagers in their homes; these are on the village website¹⁸. Oaksey is very fortunate to have a number of community initiatives underway including The Well Garden Working Party who delivered the enhancement of The Well Garden through a wildlife garden and play sculptures. Also the Village Playground Project who obtained grants and fundraising to deliver new children's play equipment.
- 8.3 Oaksey is fortunate to host some excellent and essential community facilities. These include a number of built facilities and a number of open spaces. Oaksey CofE Primary School is a four class primary school with around 80 - 90 children on roll and is particularly valued by the local community. The Wheatsheaf Inn, located in the centre of the village, is a quintessential Cotswold stone building that has a long tradition of serving as a public house. It is rumoured that, along with the witches' Crosses, to ward off demons; there was also regular slaughtering of animals carried out at the Inn. The Wheatsheaf Inn is listed as an 'Asset of Community Value' by Wiltshire Council.
- 8.4 Whilst not strictly community facilities local residents have the opportunity to use the 9-hole golf course at Oaksey Golf Club situated on the Oaksey Park Golf & Leisure Estate; and an airstrip at Oaksey Park Airfield.

9. Community Facilities

- 9.1 The retention of community facilities is considered to be integral to ensuring that Oaksey remains a sustainable and balanced community. The retention of appropriate facilities to meet the needs of the local community is considered to be important to retain the identity of the village. In addition, the Neighbourhood Plan will support the extension or expansion of the existing community facilities subject to certain criteria.
- 9.2 A range of facilities are available in the Parish for use by the community including the following:

Places of Worship

All Saints' Church plus graveyard and Sunday School

Meeting Facilities

Village Hall (includes changing rooms for playing field)

Sports Facilities

Oaksey Playing Field

Public House

Wheatsheaf Inn



¹⁸ <https://www.oakseyvillage.org/oaksey-in-lockdown/>

Play Facilities

Children's Playground
The Well Garden

Educational and Support Facilities

Oaksey CE Primary School
Oaksey Learning Centre¹⁹
Lakeside Care Farm²⁰

Shop

Oaksey Village Shop and Post Office

Nature Facilities

Lower Moor Nature Reserve²¹ (includes Café and Visitor Centre)



9.3 The Oaksey Village Hall was opened by H.R.H. The Prince of Wales on 6 September 2000 and provides a wonderful space for a wide range of community events, private parties or business functions. It is run by the Oaksey Village Hall Trust. Being in the heart of the village next to the village playing field, the hall provides an important facility. The Hall has two main rooms that are available, the Main Hall (The John Assheton Hall) includes a stage area. The Side Room (The Rest) can be used as an annexe to the main hall or independently.

9.4 The Village Hall regularly holds classes for fitness, dance and yoga, amongst other things; and village functions such as the Oaksey Fete and regular meetings of the Parish Council, WI and Lunch Club. It also houses the changing rooms for the adjacent playing field. Planning permission²² has been granted to open up the loft space and create a spectator viewing balcony and hospitality area for both senior and junior cricketers within the existing roof. It also includes the addition of a new external (oak or oak equivalent) stairway on the south facing wall of the pavilion. Refurbishment of the sports pavilion changing facilities is also proposed.



9.5 The shop is owned by the Oaksey Village Shop Association (OVSA), on behalf of the village. All adult residents can be shareholders on payment of £1. OVSA is a Registered Friendly Society, which has a management committee, elected at the Annual Shareholders' Meeting, and which is responsible for the appointment of a tenant manager for the shop. A Post Office is also located in the shop. The shop provides a full range of groceries, household goods, stationery, newspapers and magazines. The premises are also licensed to sell wine, beer and spirits.

9.6 Oaksey Playing Field, situated between the school and the Village Hall, was bequeathed to the Village in 1949 by the Murray family. It was established as a charitable trust, administered by 4 trustees and a representative from each of the cricket and football clubs.

¹⁹ Oaksey Learning Centre is run by Launch2Learning and is an alternative education provider for children who cannot manage in a normal learning environment

²⁰ Run by Wiltshire Wildlife Trust, care Farms provide a supervised, programme of farming-related activities. There are now around 180 care farms in the UK, each showing how contact with nature has a powerful role to play in helping those with mental ill-health, autism, social and communication difficulties, disabilities, and those in need of emotional support

²¹ <https://www.wiltshirewildlife.org/lower-moor>

²² PL/2022/01966 granted on 3 October 2022 to 'Open up the loft space and create a spectator viewing area and a balcony within the existing roof. Addition of a new external (oak or oak equivalent) stairway on the south facing wall of the pavilion.'

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

The field is used extensively by the cricket and football clubs, the school and other organisations, such as the village fete. A children's playground has been established along with a skateboarding area. The field is for the use of any properly constituted club or body in the village subject to the consent of the trustees. In late 2014 the field was closed to allow for levelling and drainage with generous grants from Sport England and the Parish Council. It re-opened in August 2015.



9.7 The Well Garden is an oasis of peace, located near the Village Shop, which was generously donated in 1931 by Capt. and Mrs William Phipps, as a playground for village children. It has been enhanced through creation of a wildlife garden and the introduction of play sculptures.

9.8 The village is lucky to host a number of clubs and societies including: Oaksey Cricket Club which includes a Junior section; Oaksey Football Club; Oaksey Youth Football; Oaksey Midweek Walkers; Minety Dance Theatre School (whose classes and activities are mainly held in Oaksey Village Hall); Hatha Yoga; Oaksey Local History Group; Oaksey Lunch Club; Oaksey WI; Oaksey Cribbage Club; Oaksey Mothers and Toddlers Group; and Oaksey Youth Club. The Golf Club is not a traditional community facility but is open to non-members.

9.9 The loss of community facilities will be resisted unless it can be demonstrated that the facility is no longer viable or that adequate alternative provision is available. In rural areas, which includes the Parish of Oaksey, Core Policy 49 of the Wiltshire Core Strategy requires proposals for the loss of a community facility to be accompanied by a comprehensive marketing plan which addresses economic viability.

9.10 Where the Parish Council receives community infrastructure levy arising from new development it will prioritise spending this on ensuring that publicly owned community facilities are supported and improved.

Policy 16 - Community Facilities

Development proposals that result in the improvement and expansion of community facilities or the provision of new community facilities will be supported subject to the following criteria being met:

- The proposal will not adversely affect residential amenity or the living conditions of the occupiers of neighbouring properties;
- The proposal will not lead to traffic congestion or adversely affect the free flow of traffic; and
- Access arrangements and off-street parking can be satisfactorily provided.

Development proposals that would result in the loss of community facilities (Places of Worship; Public Houses; Sports Facilities; School; Post Office; Shop; the Village Hall; or the Well Garden) will not be supported unless it can be shown that they are poorly used, not viable in terms of community need, or adequate replacement provision is made elsewhere nearby within or close to the Parish. Proposals will also need to demonstrate a lack of economic viability as set out in Core Policy 49 (Protection of rural services and community facilities) of the Wiltshire Core Strategy.

Natural Environment

10. Background

10.1 Most of the Parish of Oaksey is rural and contains substantial areas of farmland which contributes significantly to the character of the Parish and the setting of the village. A large land area, on the eastern entrance to the village is occupied by a golf course. This is an artificial type of land use and notwithstanding the tree planting undertaken; at present detracts somewhat from the rural entrance to the village. This is accentuated by the golf course entry fencing, walls, signage and flagpoles. Any development which meets the locational requirements of being located in the open countryside should reflect the landscape character and not seek to impose itself on the landscape.



10.2 The eastern part of the Parish of Oaksey lies within the Cotswold Water Park. The Cotswold Water Park is made up of more than 150 lakes set in over 40 square miles. Only Cottage Lake, Swallow Pool and Mallard Lake are located within the Parish of Oaksey. In recognition of the area's distinctive characteristics, the Cotswold Water Park (CWP) was designated in the 1960s, which includes land within both Gloucestershire and Wiltshire. The CWP is an important brand name for this distinct area, which has become a nationally recognised area for nature conservation while also providing a major tourism resource, notably for water recreation.

10.3 Many of the lakes are privately owned by gravel companies, clubs and individuals but a large number of lakes are open for public access and activities. The Cotswold Water Park Trust was set up as a registered charity to improve public access and to make the Cotswold Water Park a better environment for wildlife and people. The Cotswold Water Park is a distinct landscape character which contradicts with the rolling landscape of the remainder of the Parish. The Cotswold Water Park is dominated by its mineral, industrial and recreational uses. Those uses are not suited to the wider rolling landscape of the rest of the Parish of Oaksey.

10.4 Lower Moor Nature Reserve run by Wiltshire Wildlife Trust opened in 2007 and is the gateway to Clattinger Farm, Oaksey Moor Farm Meadow and Sandpool nature reserves. From Lower Moor you can walk into the other reserves and explore a landscape of fascinating contrasts. The reserve is a mosaic of three lakes, two brooks, ponds and wetland scrapes linked together by boardwalks, ancient hedges, woodland and meadows. There is an on-site café and visitor centre, the site also accommodates the Oaksey Learning Centre and Lakeside Care Farm.

10.5 The lakes were created by gravel extraction in the 1970s. Mallard Lake is a Site of Special Scientific Interest due to its distinctive aquatic plants, which include rare stoneworts. The Mallard Flyfishers Syndicate leases the private trout fly fishing rights on Mallard Lake from Wiltshire Wildlife Trust. Large populations of wildfowl swim in the lakes including great crested grebe, teal, shoveler duck and goosander. Water voles and otters use Flagham Brook and the site accommodates the emperor, southern hawker and downy emerald dragonflies. When it rains heavily the livestock are moved off Clattinger's incredibly valuable but wet wildflower meadows to drier pastures at Lower Moor and Sandpool where they can be housed.

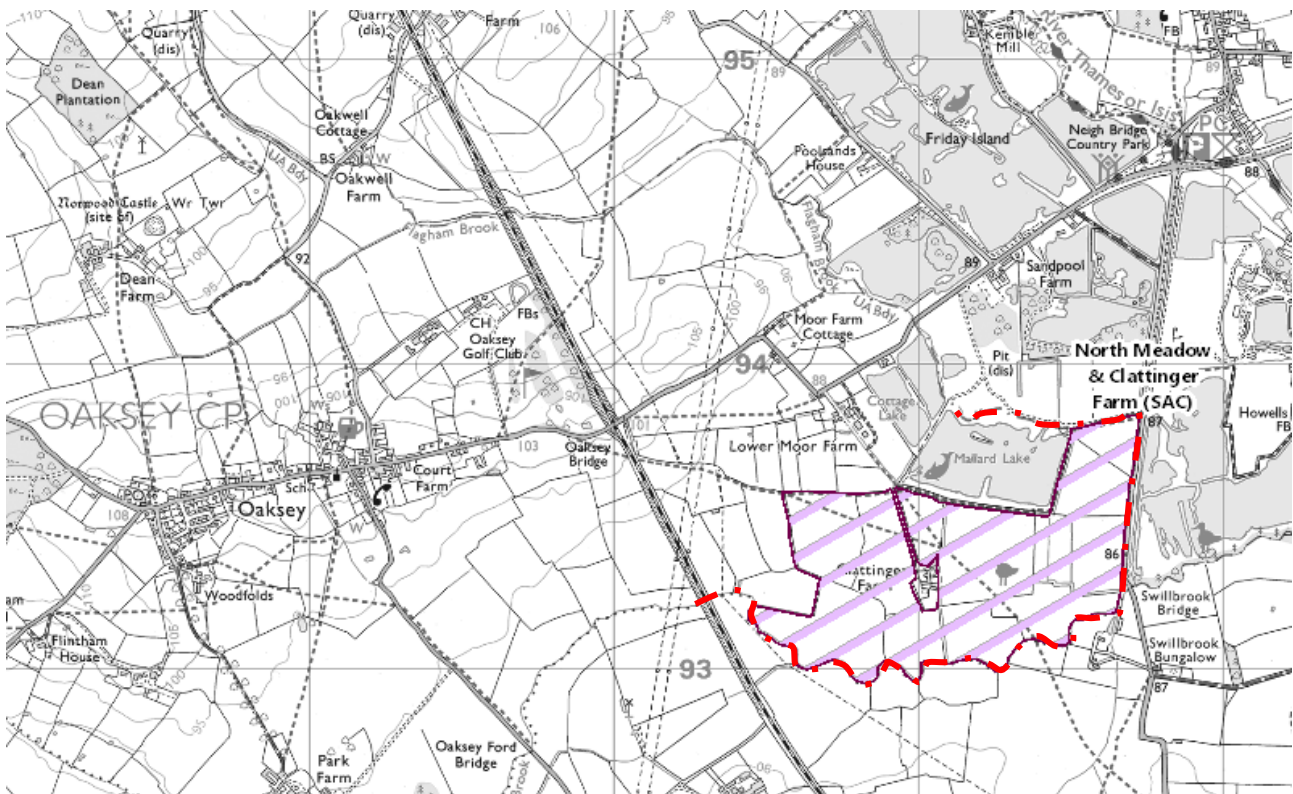
Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

10.6 Within the Neighbourhood Plan area lies the European designation the North Meadow and Clattinger Farm Special Area of Conservation (SAC). Covering a slightly larger area including Mallard Lake is the Clattinger Farm Sites of Special Scientific Interest (SSSI). SACs were previously classified in accordance with EC Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). Article 3 of this Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive. These sites are now designated under the Conservation of Habitats and Species Regulations 2017 (as amended).

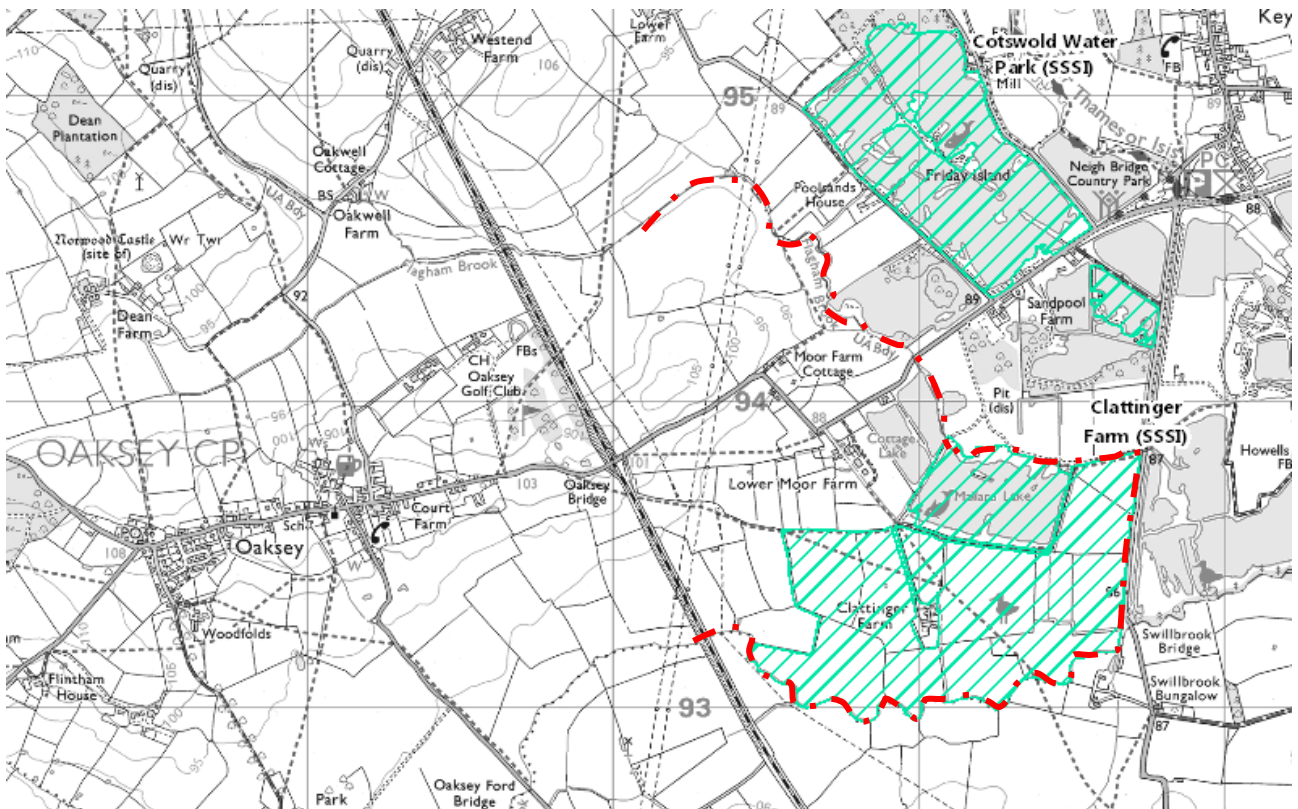


10.7 Outside of the Neighbourhood Plan area but within around 250m of the Plan Area boundary also lies the Cotswold Water Park SSSI. Natural England has identified that the current level of recreational activity at North Meadow National Nature Reserve is at or above capacity, which is resulting in damage to its interest features.

10.8 North Meadow and Clattinger Farm SAC in the Thames Valley in southern England is one of two sites representing lowland hay meadows near the centre of its UK range. This site represents an exceptional survival of the traditional pattern of management and so exhibits a high degree of conservation of structure and function. This site also contains a very high proportion (>90%) of the surviving UK population of fritillary *Fritillaria meleagris*, a species highly characteristic of damp lowland meadows in Europe and now rare throughout its range.



Map 12 - North Meadow and Clattinger Farm SAC
Extract Taken from the Magic.gov.uk website © Defra/Natural England
- - - Oaksey Parish Boundary



Map 13 - Clattinger Farm SSSI and Cotswold Water Park SSSI
Extract Taken from the Magic.gov.uk website © Defra/Natural England

— . . — Oaksey Parish Boundary

10.9 Within the Plan Area lie three County Wildlife Sites, one located around the edge of the Cotswold Water Park including Cottage Lake and Swallow Pool; a second south of Oaksey Park Airfield; and a third at Oaksey Wood to the west of the village.

11. Setting of Oaksey Village

11.1 Swill Brook forms much of the southern boundary of Oaksey Parish. Flagham Brook forms much of the eastern boundary of the Parish. The Parish contains two main woodlands, Dean Plantation and Oaksey Wood, both are mixed woodlands but are predominantly deciduous woodlands.

11.2 The Wiltshire Landscape Character Assessment divides the Neighbourhood Plan area into two distinctively different Landscape Character Areas (LCAs). LCA 12A: Thames Open Clay Vale which covers the Cotswold Water Park area; and LCA 16A: Malmesbury-Corsham Limestone Lowlands which covers the remainder of the Parish.

11.3 The Plan seeks to maintain the traditional landscape views and historic open character of the village and the surrounding area. Any new structures that would obtrude into such views would seriously prejudice the character of the Plan area. The Plan seeks to enhance the environment of the village wherever possible and there are areas where additional landscaping and planting could make the area more attractive. Appropriate landscaping proposals will be expected as part of any new development.

11.4 A number of specific landscape features and areas make an important contribution to the setting of the Parish as Green Infrastructure. The rolling landscape across the Parish goes

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

from around 88m AOD to 110m AOD, the lowest parts of the Parish are in the river valleys along the southern and eastern Parish boundaries. The village itself gently rises from 103m AOD at the eastern end to 108m AOD at the western end.



Aerial Photo - Features Considered Important to the Overall Setting of Oaksey Parish © Crown Copyright, used under Open Government Licence

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

11.5 The Wiltshire and Swindon Historic Landscape Characterisation report identifies that the northern part of the county to be dominated by Swindon with few other substantial towns. Otherwise, a mix of fields (many with a historical origin), areas of gravel extraction, larger villages and limited woodland (mostly modern) and open land. 'Fields and Enclosed Land' and 'Woodland' are the dominant landscape types in Oaksey, these form an important part of the overall setting. Given the limited woodland across the north of the County, its protection in Oaksey is considered to be important.

11.6 The setting of Oaksey is reliant on its countryside character and the urbanising form of development needs to be carefully managed. Proposals to enhance the village and surrounding areas through appropriate landscaping and planting, especially around any new developments, will be encouraged. The Parish Council will work with the owners of Oaksey Park to reduce the appearance of the entrance which does not reflect the rural character of the village/countryside fringe. The Parish Council will also look to work with landowners to reinstate hedgerows within the village where these have been removed or create hedgerows as new strong boundaries to fields where fences currently exist.



Policy 17 - Setting of Oaksey Village

The Neighbourhood Plan supports proposals that protect and enhance the natural features that are a key component of the landscape and provide habitat for Oaksey's diverse wildlife populations, including:

- a) Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows will be promoted wherever possible;
- b) Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm;

The following features are considered important to the overall setting of Oaksey Parish:

- Oaksey Wood;
- Dean Plantation;
- The tree planting at Oaksey Golf Club;
- The tree lined driveway to Park Farm; and
- The trees along Eastcourt Road

Development which adversely affects the character, appearance, setting, and tranquillity of the river corridors of Swill Brook and Flagham Brook will not be supported.

Development proposals affecting sites of international, national and local nature conservation and geological importance will be determined in accordance with national policy and the development plan.

Proposals to enhance the village and surrounding areas through appropriate landscaping and planting, especially around any new developments, will be encouraged.

Economy, Renewable Energy and Climate Change Mitigation

12. Economy

12.1 Although Oaksey is a large village it has no industrial estate and no land for employment development is allocated in Oaksey. The economy has not been a locally distinctive issue identified through consultation on the Neighbourhood Plan. It is considered that the policies in the Wiltshire Core Strategy already provide the necessary planning policy context and that any policies in the Neighbourhood Plan would merely duplicate the Core Strategy.

12.2 Oaksey benefits from broadband provision, although not ultrafast broadband, however the western extremity of the village still struggles with poor broadband connection which hampers video conferencing when working from home. The lack of suitable indoor mobile phone coverage on some networks remains a constraint to home-based businesses and working from home. The non-availability of mains gas is also a potential infrastructure constraint on economic activity.



12.3 The village like many has many people who work from home, much of this economic activity is hidden in traditional measures of economic activity. Modern industrial and business accommodation is available at Park Farm to the south of Oaksey, where an airfield is also located. The Valuation Office Rating List indicates some 9 units to be at Park Farm, although this list is not always complete. The Rating List indicates approximately 1,200 square metres of employment floorspace to be at Park Farm.

12.4 Other local employment is available at Oaksey Village Store and Post Office; the Wheatsheaf Inn; Oaksey Church of England Primary School; Oaksey Park Airfield; and Oaksey Park Golf & Leisure Estate. Agriculture still provides an important part of the rural economy in the local area, to the east outside of the Neighbourhood Plan area the Cotswold Water provides economic activity related to mineral extraction; leisure and recreation; and tourism. To the west of the Neighbourhood Plan area lies Kemble Business Park and Kemble Airfield where a number of businesses are based. The rail station at Kemble allows some residents of Oaksey to commute to London at least on a part of the week basis.

13. Renewable Energy and Climate Change Mitigation

13.1 National policy aims to reduce the reliance on fossil fuels for heating and transport applications. In the local area, only limited progress has been achieved employing practical steps such as setting aside areas for electric vehicle charging points and solar panel systems. For the immediate future, every encouragement should be given to speed the adoption of low-carbon and energy efficient processes. Addressing flood risk is part of responding to the impact of climate change.

13.2 Mitigating and adapting to the effect of climate change will contribute to sustainable development in terms of meeting environmental objectives. Paragraph 152 of the NPPF calls for progression towards a low carbon economy by the reduction of greenhouse gas emissions,

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

which is achievable, for example, through the use of renewable energy for transport (NPPF Section 9) and home heating. In practical terms these measures can also be achieved by progression towards zero carbon green hydrogen technologies.

- 13.3 The Climate Change Act 2008 committed the UK to reducing carbon emissions by 80% by 2050. However, in recognition of the severity of the situation, recent environmental activism and recommendations by the Committee on Climate Change, Parliament declared a climate emergency in May 2019 and called on the Government to set a more demanding target. This it did in June 2019, by amending the Act and committing the UK to achieving net zero carbon emissions by 2050.
- 13.4 Achieving this will require the vast majority of households, communities, businesses and local authorities to be fully engaged and aligned with this government policy. Neighbourhood plans are one way in which a new direction can be taken, helping to mitigate climate change and adapt to its effects, and, by local communities taking the lead and effectively giving consent for this rapid transition to take place, expanding the space within which politicians feel they can safely operate.
- 13.5 Mitigating climate change by reducing carbon emissions should be a universal aim, but communities will have different opportunities and challenges in doing so. The potential consequences of climate change will also vary from locality to locality. Some areas might be more vulnerable to overheating, or flooding or water stress impacts, and different communities of people will be more or less resilient or vulnerable to these different impacts.
- 13.6 Rural communities like Oaksey will often have greater potential for renewable energy, but residents might experience enforced car dependence, with a lack of public transport and infrastructure for active travel. Carbon emission reductions tend to be the focus but this does link to other issues. For example, policies encouraging cycling and walking will help reduce carbon emissions, but this can also deliver a broad range of other benefits: healthy lifestyles which combat obesity, good mental health, opportunities for social interaction, independence for teenagers and old people who can no longer drive and reducing air pollution from traffic.
- 13.7 The Parish Council have commissioned a study²³ to explore what types of renewable energy resources could viably be developed within Oaksey and which could carry community support. Renewable and low-carbon types of energy generation could include hydroelectricity, solar photovoltaic panels, local biomass facilities, anaerobic digestions and wood fuel products, wind turbines, air source heat pumps or ground source heat pumps. Not all of these are likely to be practical in Oaksey, for example the watercourse are not likely to be suitable for hydroelectric projects.
- 13.8 At a domestic scale use of solar photovoltaic panels, air source heat pumps or ground source heat pumps are most likely to be possible without resulting in harmful impacts. The renewable energy study explores the opportunities for individual and community generation. The provision of the type of infrastructure for a district heating scheme involving sustainable energy generation, storage, and dedicated local distribution is likely to be economically prohibitive at this time. The study gives examples of how renewable energy measures have been successfully installed in older buildings.



²³ Energy Efficiency and Renewable Energy Options – produced by Tomson Consulting (April 2023)

13.9 Many elements of renewable energy on domestic premises can be permitted development²⁴ under Part 14²⁵ of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). In general terms permitted development rights tend to be more limited in a Conservation Area or if you live in a Listed Building.

13.10 The village lies on an east-west axis, so the properties to the south of The Street offer potential for solar photovoltaic panels on the rear roofslope without impact on the streetscene of the Conservation Area. However, properties to the north of The Street would require solar photovoltaic panels on the front roofslope which would be likely to harm the streetscene of the Conservation Area.

13.11 The installation of electric vehicle charging points is required in new properties under the Building Regulations. It should be noted that if you use on-street parking you should not trail a cable across the pavement. If you do, then you may be liable for any issues or injuries which are caused. Trailing a cable across the pavement without permission is an offence as it breaches the Highways Act 1980 Section 162 and Section 178. Electric vehicles will increase demands on our electrical distribution system, but vehicle batteries could be used to store electricity from local renewable energy generators and address problems of intermittency.



13.12 The Neighbourhood Plan can support and promote sustainable transport modes such as public transport, alongside the promotion of active travel such as walking and cycling. It seeks to move away from the use of private cars for short journeys to help tackle climate change, pollution and congestion. This is addressed under Policy 10 Highways and Travel.

13.13 National and local policies encourage sustainable design and construction and high levels of energy efficiency. Traditional and historic buildings, including Listed Buildings and those within Conservation Areas are often expensive to heat and can be less insulated and colder to live in. Greater care is needed in planning energy efficiency improvements to this type of building to avoid harm to their historic fabric and character. Nevertheless, historic buildings (including Listed Buildings) are not immune from the need to secure carbon emission reductions and energy efficiency improvements. Provided a sensitive approach is adopted, the character and heritage significance of historic building and the Conservation Area can be conserved. The energy efficiency study explores the opportunities for energy efficiency measures in older buildings and it gives examples of how such measures have been successfully installed in older buildings.

13.14 Oaksey is fortunate not to be subject to many areas at risk of flooding, in particular surface water flood risk is not at extensive issue. Nevertheless, aspects such as the loss of permeable surfaces, or the loss of trees and soft landscaping can increase surface water run-off which could make this a greater issue in the future. Poor drainage maintenance together with litter and agricultural waste can also contribute to increased flood risk.

²⁴ The Planning Portal offers useful guides to common projects including solar panels, heat pumps, wind turbines, electric vehicle charging points etc. explaining when these are permitted development, i.e. when you don't need planning permission to install them. This is available at <https://www.planningportal.co.uk/permission/common-projects>

²⁵ <https://www.legislation.gov.uk/ukxi/2015/596/schedule/2/part/14>

Policy 18 - Climate Change Mitigation

To support climate change mitigation, proposals for new development which encourage and include the use of renewable energy generation and low-carbon modes of transport will be supported subject to compliance with other policies.

Where planning permission is required, proposals for installing domestic renewable or low-carbon energy generation on existing premises will be supported subject to compliance with other policies.

The installation of domestic renewables or low carbon energy generation must not compromise the visual quality of the building nor streetscene and must be well integrated. The installation of domestic renewables or low carbon energy generation should not harm the character or appearance of the Conservation Area.

Proposals for small-scale community led renewable energy generation on non-domestic renewables or low carbon energy generation will be supported where the following criteria are met:

- They provide energy to one or more local community facilities;
- They respect the rural and/or settlement character of the locality;
- They do not harm the character or appearance of the Conservation Area;
- They will not adversely affect biodiversity; and
- Residential amenity is protected.

Proposals to install electric vehicle charging points, where they need planning permission, will be supported. Proposals to install electric vehicle charging points or secure cycle parking and storage at community buildings in Oaksey will be supported.

Proposals of parties, including charging point providers, Oaksey Parish Council and Wiltshire Council to develop on-street electric vehicle charging infrastructure including through use of existing street furniture across Oaksey will be supported.

Proposals must incorporate a sustainable and integrated approach to the management of surface water including run-off. These proposals should be robust to the expected impacts of climate change.

All development involving the loss of permeable surfaces, loss of trees, loss of soft landscaping or loss of any other feature that reduces flood risk is required to use appropriate mitigation measures to prevent an increase in flood risk within the site or elsewhere. This should be proportionate to the scale of the proposal, with small interventions (such as planting or use of impermeable surfaces) acceptable for minor developments in areas of low flood risk.

Policy 19 - Energy Efficiency

The design and standard of any new development should aim to meet a high level of sustainable design and construction and be optimised for energy efficiency, targeting zero carbon emissions. This includes:

- Siting and orientation to optimise passive solar gain;
- The use of high quality, thermally efficient building materials;

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- Installation of energy efficiency measures such as loft and wall insulation and double glazing;
- The retrofit of existing properties is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards the historic characteristics of the Conservation Area and respects the traditional building material palette; and
- Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

This page is intentionally blank

Implementation and Delivery

14.1 This implementation and delivery section set out what actions are required to turn this Neighbourhood Plan into reality on the ground.

14.2 The Parish Council needs the help of public and private partners to create a sustainable community and deliver the policies set out in this Neighbourhood Plan. The Parish Council will work with a number of partners, including the following, to implement the Plan:

Local Partners

Oaksey Parish Council (PC)

Wiltshire Council (WC)

Local Businesses (B)

Private Developers (PD)

Local Schools (LS)

Local Bus Operators (LBO)

Community Groups (CG)

Local Residents (LR)

14.3 New development creates a need to provide new infrastructure, facilities and services to successfully incorporate new development into the surrounding area to benefit existing, new and future residents. As provided for within national planning policy, appropriate financial contributions will be obtained from developers to combine with public funding to deliver the necessary facilities in infrastructure. The table below sets out the relevant implementation partners for the Neighbourhood Plan policies.

14.4 The Neighbourhood Plan provides a positive framework to ensure that development in Oaksey will bring positive benefits to the village.

Policy	Delivery Partners	Implementation Method
Built Environment		
Policy 1 - Settlement Boundary	PC, WC, PD & LR	Determination of Planning Applications
Policy 2 - Development in the Open Countryside	PC, WC, PD & LR	Determination of Planning Applications
Policy 3 - Holiday Accommodation, Leisure and Recreation	PC, WC, PD & LR	Determination of Planning Applications
Policy 4 - Design of New Development and Local Distinctiveness	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 5 - Views and Vistas	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 6 - Boundary Treatment, Trees and Public Realm	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 7 - Trees	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 8 - Open Spaces	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Policy	Delivery Partners	Implementation Method
Policy 9 - Opportunities for Enhancement	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 10 - Highways and Travel	PC, WC, PD, LR, LBO, LS & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Policy 11 - Heritage Assets	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 12 - Oaksey Conservation Area	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Policy 13 - Non-Designated Heritage Assets	PC, WC, PD, LR, LS & CG	Determination of Planning Applications or Community Initiatives
Housing		
Policy 14 - Housing Delivery	PC, WC, PD, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy 15 - New Housing	PC, WC, PD, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Community Facilities		
Policy 16 - Community Facilities	LR, PC, WC, LS, & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy or Community Initiatives
Natural Environment		
Policy 17 - Setting of Oaksey Village	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications or Community Initiatives
Economy, Renewable Energy and Climate Change Mitigation		
Policy 18 - Climate Change Mitigation	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications and Community Infrastructure Levy or Community Initiatives
Policy 19 - Energy Efficiency	PC, WC, PD, LR, B, LS & CG	Determination of Planning Applications and Community Infrastructure Levy or Community Initiatives

14.5 Oaksey Parish Council is committed to Localism and bringing greater locally informed influence over planning decisions, and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through being consulted and proactively through promoting the policies and proposals of this Plan), and by delivering projects and infrastructure for the local community. However, the Council recognises the need to involve a range of other organisations if the potential of this plan is to be realised.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- 14.6 In England, communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, which is then legally 'Made', benefit from 25% of the Community Infrastructure Levy (CIL) revenues arising from development that takes place in their area. However, this only applies to development permitted after the making of the NP and is not applied retrospectively. Before the original Neighbourhood Plan was 'made' the provision of eligibility for 15% of the CIL generated in the area applied.
- 14.7 Contributions through the Community Infrastructure Levy (CIL) will be obtained from any housing development taking place in the Parish. The Neighbourhood Proportion of the CIL and any financial contributions will be focused on assisting the delivery of community projects in Oaksey.
- 14.8 In addition, the Parish Council will seek to influence annual and other budget decisions by Wiltshire Council on housing, open space and recreation, economic development, community facilities and transport, through respective plans and strategies. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids aimed at achieving Neighbourhood Plan policies and objectives. This might include the Lottery, UK Government programmes and Local Enterprise Partnership programmes.



Monitoring and Review

- 15.1 Continual plan review is a fundamental element of the planning system. It is important to check that the plan is being implemented correctly, ensure that outcomes match objectives and to change the plan if they are not. The First Review of the Neighbourhood Plan has been undertaken to respond positively towards the emerging Local Plan Review and to ensure that the local community through the Neighbourhood Plan can take the lead in ensuring that the village delivers its indicative housing requirement. The First Review of the Neighbourhood Plan will be carefully monitored and will be reviewed again if it becomes apparent that the aim and objectives of the Plan are not being met.
- 15.2 The original Neighbourhood Plan was prepared to guide development up to 2026. This was in line with the adopted Wiltshire Core Strategy - one of the documents which provides the strategic context for the Neighbourhood Plan. The First Review of the Neighbourhood Plan has a plan period to 2036 to match the period for the Local Plan Review that has been consulted on to date. It is unlikely that the Neighbourhood Plan will remain current and entirely relevant for the entire plan period and may, in whole or in part, require some amendments before 2036. Good practice indicates that plans should be reviewed at least every 5 years. The emerging Local Plan Review is proposing to alter the plan period to 2038, this alteration to plan period can be reflected in a future review of the Neighbourhood Plan if required.



Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

- 15.3 There are a number of circumstances under which a partial review of the plan may be necessary, in accordance with best practice, Oaksey Parish Council and its partners will consider undertaking a partial review of the Neighbourhood Plan no later than 5 years following its finalisation.



Glossary

16.1 The majority of the glossary is copied from the NPPF to ensure consistency²⁶. The terms set out below are either included within the Neighbourhood Plan or are within parts of the NPPF or the Wiltshire Core Strategy that is referred to in the Neighbourhood Plan.

Affordable housing *: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following categories: affordable housing for rent; starter homes; discounted market sales housing; and other affordable routes to home ownership including shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). *[Note a more detailed definition is included in the NPPF²⁷]*

Amenity *: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity



Ancient Woodland: Land that has had continuous woodland cover since 1600AD as designated by Natural England.

Area of Outstanding Natural Beauty (AONB): Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy (CIL) *: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Core Strategy: The Wiltshire Core Strategy which forms part of the Development Plan setting out the spatial vision and strategic objectives of the planning framework for an area.

Development plan: This includes adopted Local Plans and Neighbourhood Plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Economic development *: Development, including those within the B and E Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

²⁶ Those items in the glossary which do not match the NPPF or are not defined in the NPPF glossary are marked with an Asterix *

²⁷ See Annex 2 on page 64 of the NPPF

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Heritage asset: 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).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Inclusive design: Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Living Conditions *: The circumstances affecting the way in which people live, especially with regard to their well-being. Relevant factors include: internal space; access to external space; outlook; privacy; daylight; sunlight; overbearing impact; impact from pollution including noise.



Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. The local planning authority for Oaksey is Wiltshire Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Neighbourhood plans: A plan prepared by a Town or Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

NPPF *: National Planning Policy Framework, this forms the overall planning policy produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

Older people: People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

Policies Map *: A document which illustrates on a base map all the policies and proposals contained in this Neighbourhood Plan or another document which forms part of the Development Plan.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance *: Planning Practice Guidance, this forms the overall national planning practice guidance and advice produced by the Government to inform the making of Development Plans including Neighbourhood Plans and decision making on planning applications.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment - from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Scheduled Ancient Monument (SAM) or Scheduled Monument: Those monuments that are given legal protection by being scheduled by Historic England.

Settlement Boundary *: The boundary drawn around various towns and villages to limit new development and outside of which is deemed the countryside.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable development: Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.



Sustainable growth: The growth of Oaksey as a community through the provision of additional housing to meet the needs identified; whilst safeguarding the provision of services and facilities; protecting and allowing further local employment; and protecting the character and appearance of the two villages including their green areas.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Wildlife corridor: Areas of habitat connecting wildlife populations.

Oaksey Neighbourhood Plan 2018-2036



Annexe 1 Character Appraisal

Purpose

1. The purpose of this Character Appraisal is to examine the historical development of the village of Oaksey including the Conservation Area and describe the specific qualities that make up its current character and appearance, thereby defining the 'sense of place' and the local distinctiveness of Oaksey. Based on this Appraisal the ultimate goal is to ensure that all new developments in Oaksey contribute positively to our vision of the character of the village.
2. For the Conservation Area it identifies the particular features and characteristics that contribute to its significance as a place of special architectural and historic interest as required by Section 16 of the National Planning Policy Framework (NPPF). In particular this Appraisal includes a description of the various architectural styles, forms and features that underline the major phases in the development of the village as well as the important boundaries, open spaces and views/vistas within the village, which together make a substantial contribution to the character and appearance of the Conservation Area.
3. The Character Appraisal is an integral part of the Neighbourhood Plan and in particular amplifies Policy 4 (Design of New Development and Local Distinctiveness). It will be used to inform the consideration and management of development proposals to ensure that they are sympathetic to the overall village and the Conservation Area.
4. The scope and arrangement of this Character Appraisal has regard to the advice published in Historic England's Advice Note 1: Conservation Area Designation, Appraisal and Management, published in February 2016.
5. The aim and objectives for the Character Appraisal are detailed below:



Aim:

To define Oaksey's heritage assets in order to protect this unique and historic environment by controlling the form of future developments within the Parish and Conservation Area in particular.

Objectives:

- a) To produce a record of Oaksey's current special architectural and historical interest.
- b) To identify the key features that justify its designation as a Conservation Area.
- c) To detail the design elements that underpin these features in order to guide owners who are considering investment or development.



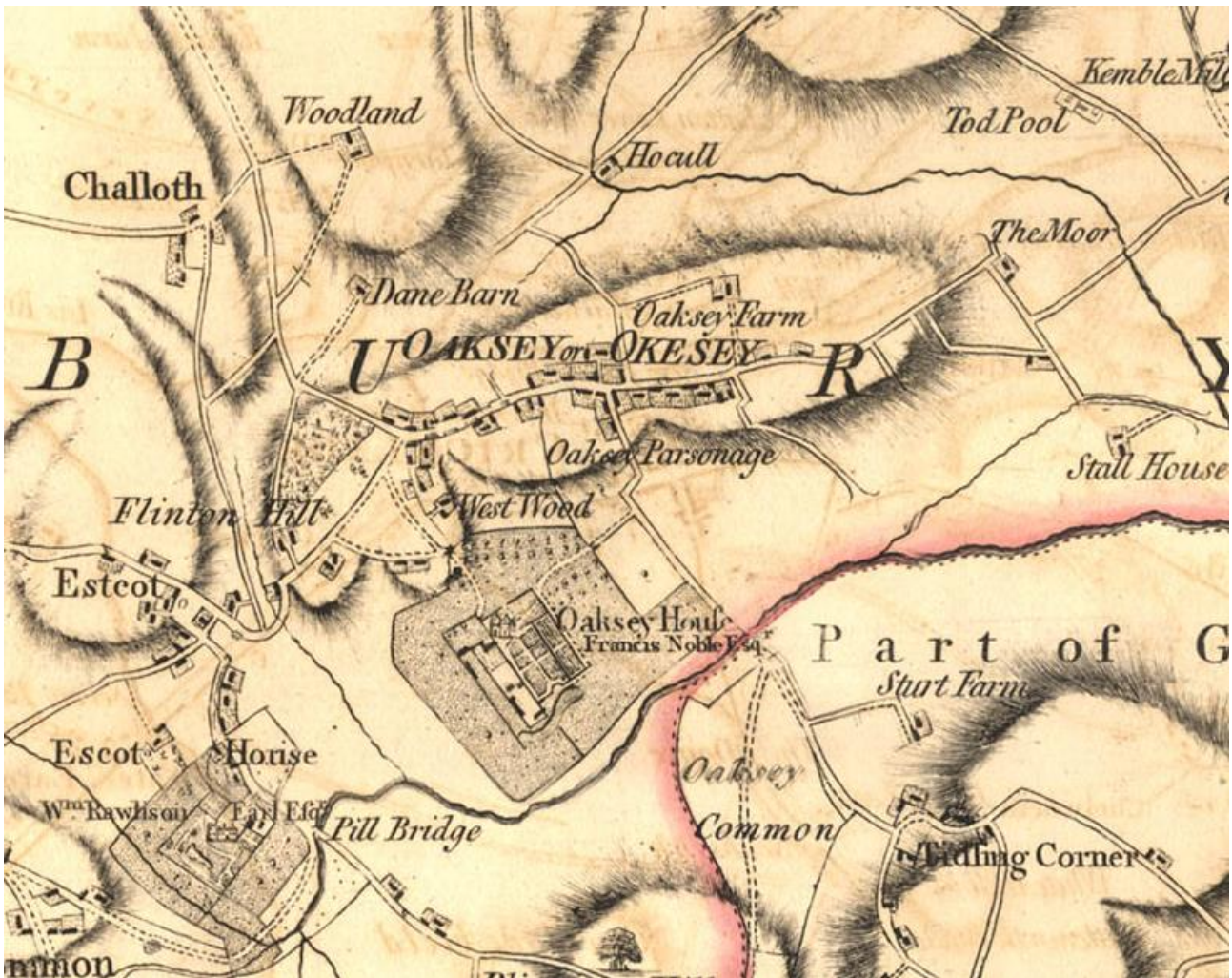
Early Historical Development

6. It is likely that the first settlements around what is now Oaksey date from around 4500 BC, but the earliest evidence of Man dates from the Bronze Age - the period from 2500 to 800 BC. We know this from the existence of Round Barrows - thought to be graves or boundary markers, and from a flat axe discovered in a large field north of Park Farm.
7. Evidence of the Roman occupation is provided by the remains of a Roman villa close by the Swill Brook. This is thought to date from 80 to 90 AD. The discovery of tiles, pots, bowls and brooches nearby point to the existence of a tile factory with a small settlement for the workers.
8. The Romans withdrew by 410AD, and were followed by successive invasions of Angles, Jutes and Saxons, and Oaksey became part of the Anglo-Saxon Kingdom of Wessex. The large forests in the area had begun to be cleared to make way for agriculture and settlements had combined to form villages.
9. The first evidence of the Norman Conquest was the building of a motte and bailey castle north of Dean Farm. This was an enclosed fortified courtyard containing houses and the local garrison, and a mound topped by a wooden tower. Traces of this are still visible.
10. The Oaksey manor was held by the Anglo-Saxon landowner Beorhtric, who was an ambassador to Edward the Confessor. He was later replaced by the Norman De Bohun family. The Domesday Book of 1086 records the name of the village as Wochesie, and the name has changed many times since. The book records that the village had six hides (measurements of land), enough to support six plough teams.
11. At this time Oaksey was on the edge of Braydon Forest - a small part of a huge forest stretching from the Thames Valley to Dorset. In the thirteenth century a deer park was created in the Braydon Forest by the de Bohun family, and there is evidence that King Henry VIII and James I hunted there in later years.



Later Historical Development

12. Oaksey is a linear village, which was originally two separate settlements: one around the church and the other at the west end of the village. Over time the two settlements have merged to form the village as it is today, and the present road system around the parish largely reflects the tracks and paths established up to five hundred years ago.



Map 14 - Andrews' and Dury's Map of Wiltshire, 1810 © Wiltshire & Swindon History Centre

13. The earliest surviving building in the village is the church. The architecture is Early English and Perpendicular, and the wall paintings date from the fifteenth century. At this time the other major building was a large, fortified manor house south of the church, which survived for at least 250 years. Next to the church is Latchetts, built in the fifteenth century - the oldest surviving residence in the village.

14. In the fourteenth century the Black Death struck much of England, including Wiltshire. Estimates of the percentage of the population who died range from 25% to 50%. Oaksey was not spared and the population fell as further outbreaks occurred until the seventeenth century. It has been suggested that there was a plague pit for the dead situated near the Yew trees in the churchyard.



15. When the village school was built in 1854 it opened with about fifty children with ages ranging from 5-13, but the efforts of the authorities to enforce attendance were hampered by the poverty and ill-health of the children and periodic outbreaks of diphtheria. In addition, families withdrew the children at harvest times to work in the fields. They were also expected to work before and after school.

16. At the end of the nineteenth century Oaksey was still largely a self-contained community. Contacts were made by foot or by horse drawn vehicles. Although a railway line from Swindon to Cirencester opened in 1841, it was not until 1929 that villagers could board the trains at Oaksey Halt (its short life ended with its closure in 1964).
17. Village life had altered very little from the previous century, but the first decade of the twentieth century would see the beginnings of rapid change for Oaksey - in transport, mechanisation and the impact of the outside world.

General Form of Oaksey Today

18. Oaksey is a linear village, oriented east-west along its main street, and much of this lies in a Conservation area. The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village.

19. Oaksey is something of a street village, with main buildings and development focused around the road which runs through it; this is the Somerford Keynes Road and it turns into The Street in the village. Oaksey lies on Kellaways Clay Member, while the Forest Marble and Cornbrash Formations outcrop around the village. To the west, separating Oaksey from Chelworth and Crudwell, is a large wooded area, traditionally used for dairy pasture. The southern point of the parish follows the Swill brook and to the east stops at the road which connects Swill brook with Flagham brook.



20. The resulting overall form and layout of the historic core of the village strongly defines the linear plan form of the Conservation Area and as a result of its historical development, the village and the Conservation Area consists of a number of distinct character areas that illustrate Oaksey's distinctive rural village character.

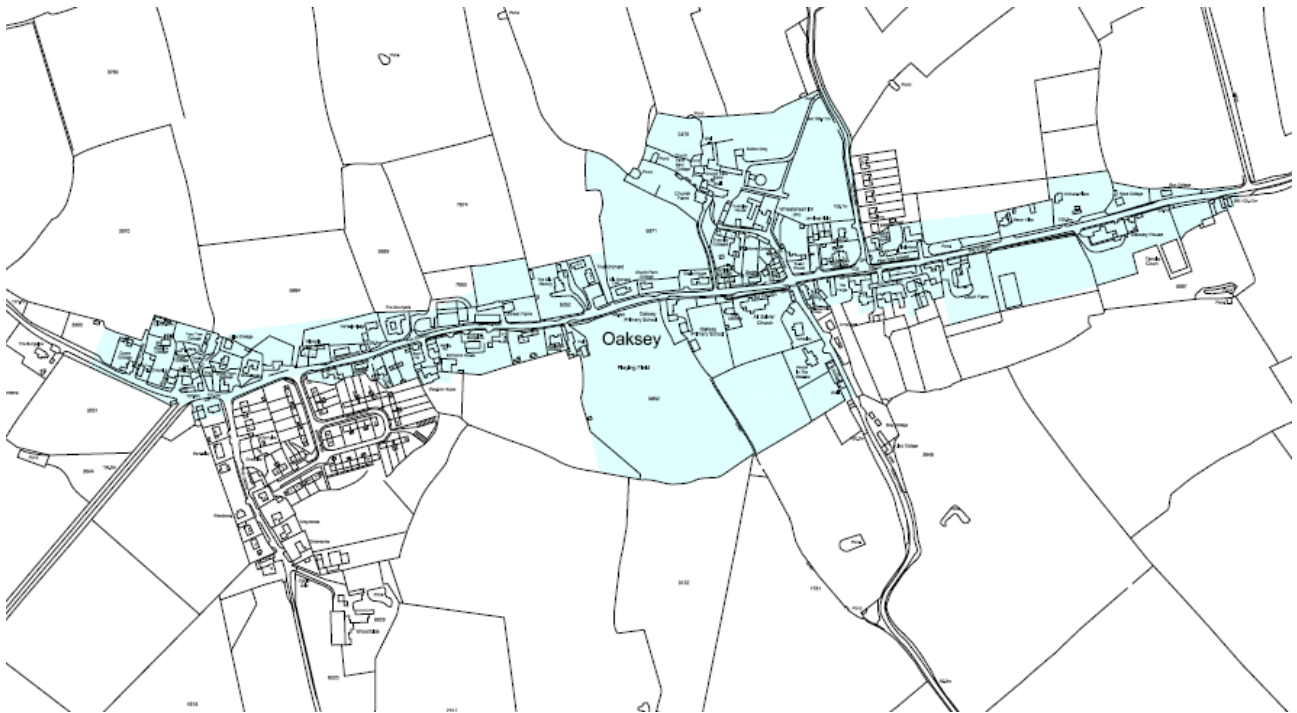


The Village Looking Eastwards (Note - this predates the Bendy Bow Redevelopment)



The Village Looking Northwards (Note the western end of the village is missing and it predates the Pond site being constructed)

The Conservation Area



21. The Conservation Area covers most but not all of the village, and was designated in 1975 by the former North Wiltshire District Council. A conservation area is described in the Planning (Listed Buildings and Conservation Areas) Act 1990 as: “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Conservation Areas are designated (and can be reviewed or amended) by the relevant local planning authority, which is now Wiltshire Council. Designation is the recognition of an area’s special qualities, which the Neighbourhood Plan now intends to safeguard as an important part of Wiltshire’s heritage.

22. It is the village’s collective architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas.



23. The Conservation Area is characterised by a number of attractive Listed Buildings as well as a large number of traditional stone built buildings. There has been limited backland development, infill development between the two historic village centres has taken place. The Conservation Area has not been reviewed since designation in 1975 and it therefore does not benefit from a Conservation Area Character Appraisal. The Parish Council will work with Wiltshire Council in the future to have the Conservation Area reviewed and expanded if appropriate. This together with the use of this Character Appraisal to ensure that its significance is not harmed by new development. It is considered that other parts of the village may be worthy of inclusion in the Conservation Area and the Parish Council will work with Wiltshire Council to consider a potential future review of the Conservation Area.

24. Conservation Area designation itself allows for strengthened planning controls, including giving protection to trees, restricting signs and imposing tighter controls on external building alterations or extensions.

25. The headline key 'characteristics' of Oaksey Conservation Area can be summarised as:



- An important Cotswold village which has been in existence since Anglo-Saxon times with a 13th century church and ancient buildings, some of which are over 600 years old;
- The collective impact of most of the village's historic buildings and their visual impact from the linear Street reflects the true character of the village which this character appraisal seeks to preserve or enhance;
- The linear village design is based around a single 'main' street which linked the two historic settlement cores with limited arteries feeding off and the numerous former farms and their former farmyards;
- Areas with narrow road widths which accommodate building frontages rather than traffic priorities;
- Well-spaced mix of larger homes and barn conversions and smaller terraced homes fronting the main Street;
- The use of traditional Cotswold building materials;
- Boundary treatment of either walls of traditional Cotswold dry stone walling or neat hedging;
- A village strongly connected to its countryside setting with a number of important views and vistas over the surrounding North Wiltshire rural landscape.

Broad Character Areas

26. The village can be divided into 9 broad character areas as follows:

- Area A - Coppice Lane and Earls Corner (*)
- Area B - The Street (From The Green to Street Farm) (*)
- Area C - The Green (+)
- Area D - Bendy Bow (+)
- Area E - The Street (From The Old Rectory to Wick Road) (*)
- Area F - Wheatsheaf Lane (*)
- Area G - Minety Lane (#)
- Area H - Wick Road (#)
- Area I - Somerford Keynes Road (*)

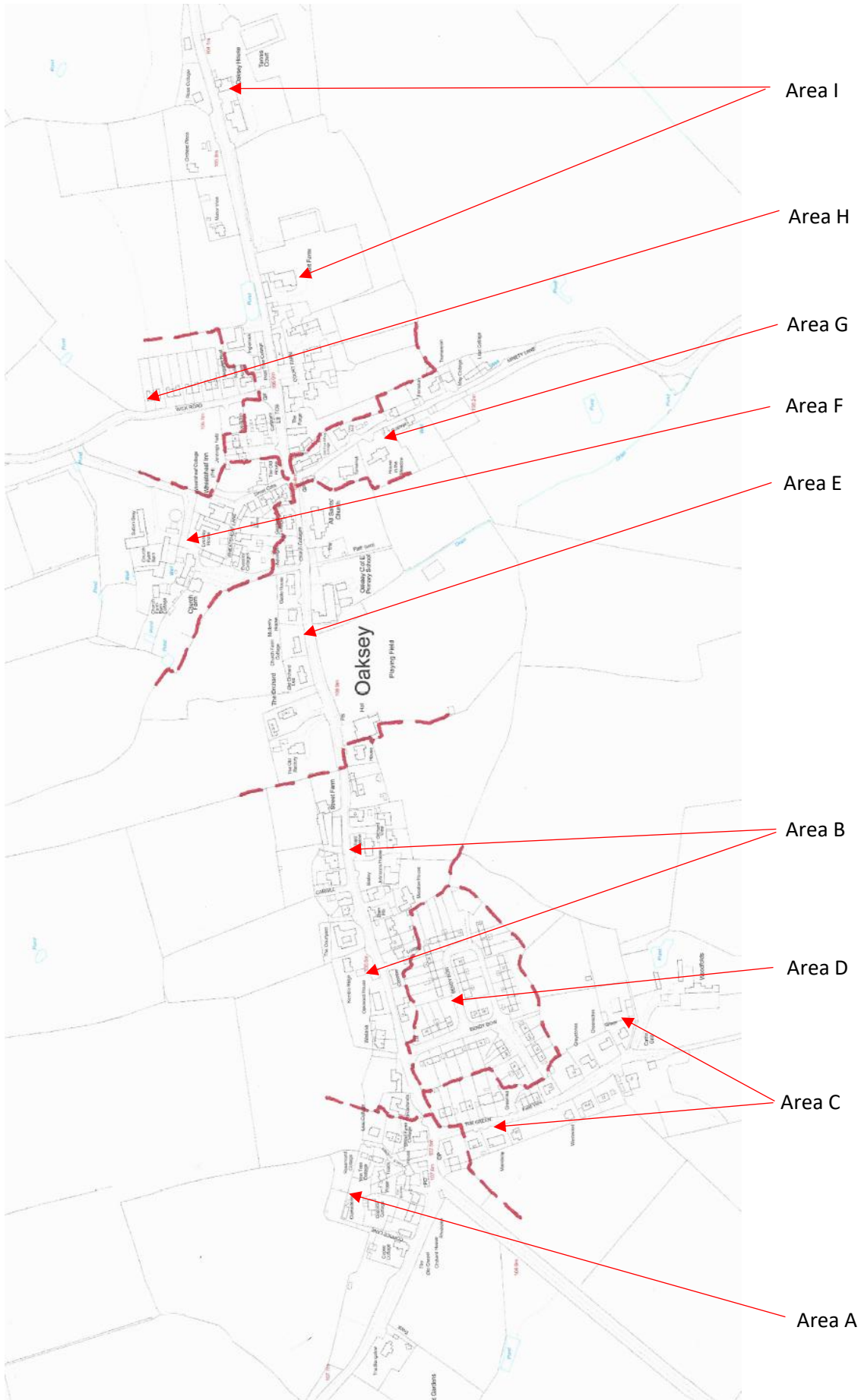
* this character area is in the Conservation Area

this character area is partially within and partially outside the Conservation Area

+ this character area is not within the Conservation Area

27. These broad character areas are illustrated on the plan below and are described in detail in the following Character Area Profile sections:

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 15 - Broad Character Areas © Crown Copyright

Listed Buildings

28. There are 12 Listed Buildings (1 x Grade I and 11 Grade II) within the Parish of Oaksey. Of these some 9 Listed Buildings are within the Conservation Area as follows:

Character Area B - The Street (From The Green to Street Farm)

- 7,8,9,10,11, The Street

Character Area C - The Green

- Woodfold's Farmhouse, The Green

Character Area E - The Street (From The Old Rectory to Wick Road)

- Church of All Saints
- Hawkins Monument in the Churchyard, Church of All Saints
- Unidentified Monument 5m East of Chancel, Church of All Saints
- Unidentified Monument Hard Against S-W Corner of South Isle, Church of All Saints
- Latchets, The Street

Character Area F - Wheatsheaf Lane

- Tudor House, The Street











Character Area I - Somerford Keynes Road

- Oaksey House

Character Area Profiles

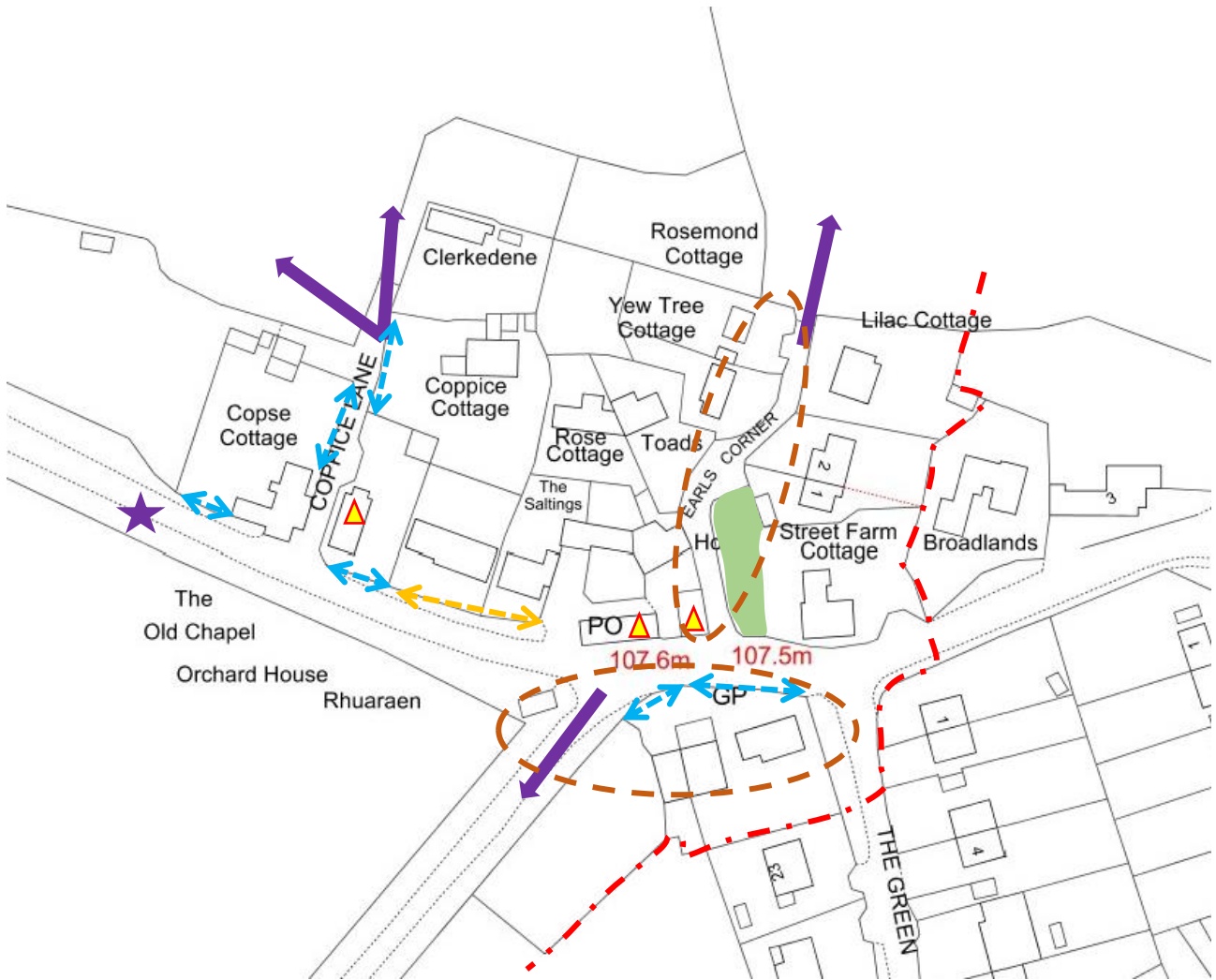
29. The following Character Area Profiles describe in detail the 9 identified broad character areas. For each of the character areas the profile also includes a map identifying the key characteristics which form the significance of the area.

Key to the Character Area Maps

-  Important Views and Vistas
-  Important Open Areas
-  Important Boundaries - Stone Walls (and Brick in a single location)
-  Important Boundaries - Hedges
-  Important Trees or Groups of Trees
-  Listed Buildings
-  'Locally Important Buildings' - Non-designated heritage assets
-  Character Area Boundaries
-  Opportunities for Enhancement
-  Important Road Gateways

Character Area A - Coppice Lane and Earls Corner

- A.1 Earls Corner is an unsurfaced private road, it is open at its southern end where The Well Garden acts as a welcome open space which is currently being improved for the children of the village. The Well Garden is an oasis of peace, located near the Village Shop, which was generously donated in 1931 by Capt. and Mrs William Phipps, as a playground for village children. It has been recently enhanced with new play equipment and planting and now positively contributes to the character and appearance of the Conservation Area. Proposals which deliver opportunities for enhancement of the built and historic environment in Earls Corner in relation to the road surfacing will be supported where appropriate.
- A.2 Earls Corner has a character which appears more private than public in appearance and feeling. It is quite strongly enclosed by the boundary walls and hedges; the built form is predominantly made up of small stone cottages. At the northern end of Earls Corner the road opens into a 'surprise' view of the open countryside. Due to the orientation of the road and its enclosed nature the view only becomes visible as you turn the final corner outside Yew Tree Cottage.
- A.3 The Conservation Area predominantly comprises village built form, this gives the Conservation Area its main character, however, a number of green spaces also make an important contribution to the character of the Conservation Area including within this character area - The Well Garden.
- A.4 The Shop and Post Office forms an important focal point in the streetscene due to its prominent roadside position. There was a lack of a footway outside the Shop which led to the potential for pedestrian and vehicle conflict, but this has now been addressed through road improvements at this junction. The Shop was originally the Village Butchery and the adjacent building on the corner of Earls Corner is the former Abattoir. These two buildings collectively are identified as 'Locally Important Buildings' (Non-designated heritage assets) as a consequence of their historical use and role; their prominent siting; the unusual pillar at the western end of the Shop; the curved wall of the former abattoir; and their traditional design and materials. Proposals which deliver opportunities for enhancement of the built and historic environment relating to the buildings around the junction of The Street and Eastcourt Road will be supported where appropriate.
- A.5 The shop is owned by the Oaksey Village Shop Association (OVSA), on behalf of the village. All adult residents can be shareholders on payment of £1. OVSA is a Registered Friendly Society, which has a management committee, elected at the Annual Shareholders' Meeting, and which is responsible for the appointment of a tenant manager for the shop. A Post Office is also located in the shop.
- A.6 The Old Chapel adjacent to Coppice Lane is also identified as a 'Locally Important Building' (Non-designated heritage asset) as a consequence of the historical use and role of the building. In 1812 the dwelling house of John Earl was certified for Methodist worship. Later Methodists from Brinkworth came to the village to encourage residents to become Methodists and they certified a house belonging to William Reynolds for worship in 1838. The growing number of Methodists had a strong presence in the village and at one time outnumbered the people who went to the Church. A chapel in the west of the parish (this building) was built in 1842 and in 1851 it was attended by 101 people during afternoon service. The chapel had to be rebuilt in 1874. After World War Two the presence of the Methodists was reduced and the chapel was first used for storing hay (c.1956) before it was turned into a private residence.



Map 16 - Character Area A © Crown Copyright (For Key See Page 90)

- A.7 Coppice Lane is a narrow lane which draws its character from the strong boundary walls. It is unusual within the village as no properties front onto the Lane per se. It has the appearance of a historic lane that provided access to fields.
- A.8 At the northern end of Coppice Lane long range open views are obtained towards the Grade II Listed Dean Farmhouse and the surrounding countryside including the scheduled monument of Norwood Castle: a motte and bailey castle. A constrained glimpse of the countryside is seen down the Lane from its junction with The Street.



Coppice Cottage, Coppice Lane

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



The Street Looking Towards Post Office



Stone Walls, Coppice Lane



The Well Garden - Important Open Area (Before and After Recent Enhancement Works)



Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Shop and Post Office (Former Butchery and Abattoir)



Cottages on Earls Corner



Barn Adjacent to Junction with The Green

Character Area B - The Street (From The Green to Street Farm)

- B.1 The Street between The Green at the west and Street Farm at the east is the western end of the 'join' between the two historical village cores at the respective western and eastern ends of the village. The overall village built form is sometimes described as a 'dumbbell' by local residents.
- B.2 The Street is characterised by its linear alignment and built form which is emphasised by the long stretches of stone boundary wall. In parts the stone boundary walls are new but nevertheless they continue to make an important contribution to the character and appearance of the streetscene. Some parts of this character area, notably around Street Farm contain properties adjacent to the road edge. This includes Nos. 7,8,9,10,11, The Street which is a group of Grade II Listed Buildings. Although listed as 5 cottages, these properties today are actually 3 cottages. Many traditional cottages in this area have little dormers, some such as Spring Cottages were traditionally farm cottages. The western end of the character area is more open in terms of its built form.
- B.3 The linear form of The Street has been threatened by modern backland development which fails to respect the traditional inter-relationship between homes on The Street. This includes Meadow House and Orchard View, both of whom include areas of backland development, the most prominent of these is Orchard View which has a cul-de-sac appearance which is not reflective of the character of the surrounding area. At present Cargill Place is only fronted by two properties, in addition it provides a service access to the garages for the other properties.
- B.4 Whilst Cargill Place is a non-traditional short cul-de-sac the impact on the character of the area is limited by the clear visual linkage that it provides between The Street and the countryside to the north. This provides an important view of the countryside. The trees in the small paddock to the north of Nos. 3 & 4 Cargill Place provide an important backdrop to this part of the village and they make an important contribution to the character and appearance of the Conservation Area.
- B.5 The farm building immediately adjacent to the road at Street Farm (South Barn) makes a valuable contribution to the streetscene, emphasised by the slight curvature of The Street at this point. It is presently in an unmanaged state and would benefit from repair and probably a new beneficial use. Proposals which deliver opportunities for enhancement of this barn will be supported where appropriate, including conversion where this is accessed from the existing access. It forms part of a strong visual and functional link with the main Street Farmhouse, any redevelopment should not lose this strong visual and functional linkage.
- B.6 The character area contains four buildings identified as 'Locally Important Buildings' (Non-designated heritage assets). These are: 3 The Street - A fine single dwelling converted from original farm workers cottages. Coursed natural stone walls with natural stone tiled roof. Low natural stone wall to front boundary; Wisteria Cottages - Characterful pair of semi-detached cottages with stepped front eaves line and half through dormer windows. Natural stone walls with natural stone roof tiles. Front and side gardens with low natural stone boundary walls; Spring Cottage 17 The Street - One of the village's oldest buildings with parts dating back to the 16th Century. Random natural rubble stone walls with natural stone tile roof. Low natural stone wall to front boundary; and Street Farm - One of the last remaining and best preserved of the original village farms. A handsome 3 storey natural

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Meadow House - Backland Development



The Street Looking East by Bendy Bow



Barn at Street Farm, The Street

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Barn House, South Street



Important View and Trees at Cargill Place



Johnsons House, The Street

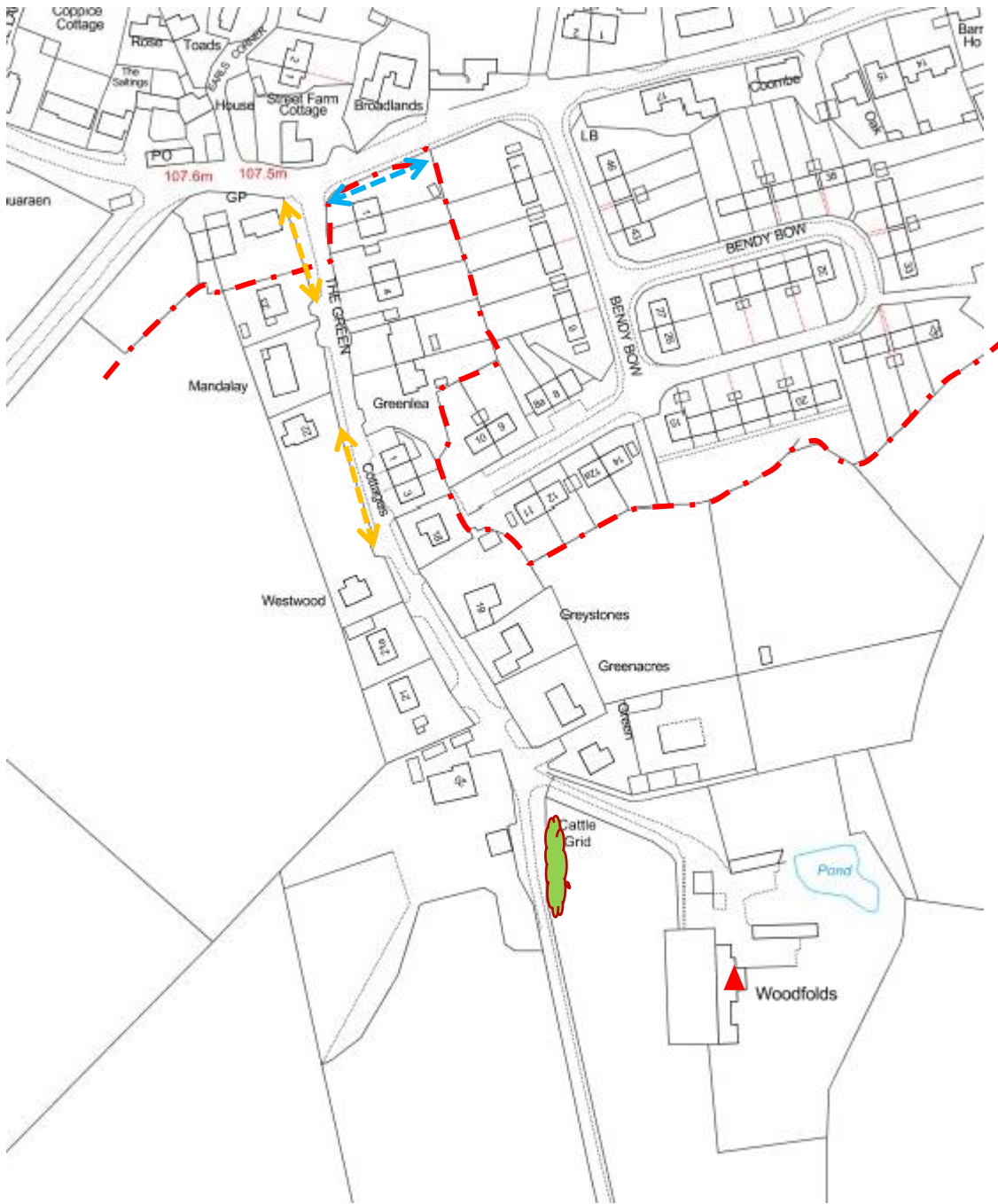
Character Area C - The Green

- C.1 The Green has no strong single defined character, it contains a variety of modern properties of mixed sizes, styles and designs. At its southern end The Green becomes a narrow enclosed country lane which is dominated by the large roadside trees at Woodfolds. The farmhouse at Woodfolds is a Grade II Listed Building, however due its position and relative distance from The Green it is not visible from The Green.
- C.2 The Green is a secondary road which is relatively narrow along its entire length. The boundaries along The Green are a mixture of small sections of stone wall and sections of hedging. The walls are not particularly dominant because of their lack of continuity, consequently although they are present they are not a strong feature of this character area. The hedging along the western side of The Green is again not continuous, however it is emphasised in appearance as a consequence of the slight curved alignment of The Green. The stretch of hedging opposite 1-3 Cottages also contains a number of trees which forms part of the setting to the streetscene.
- C.3 The Green is more open in character at its northern end before becoming enclosed by the hedging opposite 1-3 Cottages. It opens out a little before becoming very enclosed where the roadside trees start just past the entrance to Woodfolds. In general terms the properties on The Green are at low density and sit comfortably within mature plots.
- C.4 Nos. 1-3 Cottages pick up the village design feature of dormers, however their 3 storey design is untypical of the village character. Their height and open frontage with no roadside boundary is also atypical of the traditional built form design and appearance found in the village. Such design is out of character and should not be permitted in Oaksey in the future.



Westwood, The Green

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 18 - Character Area C © Crown Copyright (For Key See Page 90)



Entrance to Woodfolds, The Green



Greystones and Greenacres, The Green



Field View Cottages, 3-Storey Development, The Green

Character Area D - Bendy Bow

- D.1 The area of Bendy Bow has a very strong character, it is a former local authority housing area now mostly within the ownership of GreenSquare a housing association. Some of the properties have moved into private ownership over recent decades through the Right to Buy initiative. The name Bendy Bow is reported by Elspeth Huxley as being a reference to the ice which formed on the many ponds of the parish over the winter months and the particular bendy quality the ice was reported as having; it made a “bow” shape when stood upon.
- D.2 Part of Bendy Bow has now been redeveloped as envisaged in the allocation in the original Neighbourhood Plan. The original properties in this quiet close enjoy spacious enclosed plots, generally behind hedging of various heights. Whilst the hedges collectively make up the character and appearance of the area, individually they are not of sufficient quality to be deemed as important boundaries. There is one exception to this namely the hedging along the public footpath linking Bendy Bow with the open countryside to the south. The newer properties are set in smaller plots and include provision for off-street car parking.
- D.3 The road network is generally narrow which reflects the traditional village character rather than a usual modern housing area. The alignment of Bendy Bow presents alongside the bungalow No.15 an important open vista of the trees around Woodfolds in the distance.
- D.4 The simple lines of the property design reflect the simple style of traditional dwellings, although the use of rendering and concrete roof tiles on the remaining original properties are not materials which are traditional in the area. The whitewashing of the rendering does not detract significantly from the character of the area. Redevelopment has resulted in the loss of the properties constructed out of the concrete panels and has replaced these with stone built new houses which has provided a significant opportunity to enhance the setting of the Conservation Area.
- D.5 The gateway to Bendy Bow from The Street has a very strong character drawn from the angled low stone walls and the modern bus shelter which has been constructed out of traditional stone, oak and slate. Trees within the adjacent garden of No.17 The Street provides an attractive backdrop to the gateway to Bendy Bow. The spacious setting of the entrance to Bendy Bow which borders the Conservation Area reflects the generous building spacing on both the same and opposite sides of the Street, which is described as a key characteristic of the linear design of the Conservation area. The redevelopment at Bendy Bow has resulted in properties closer to The Street which has reduced the previous feeling of space on this part of The Street although a new important open space on the corner has been introduced.

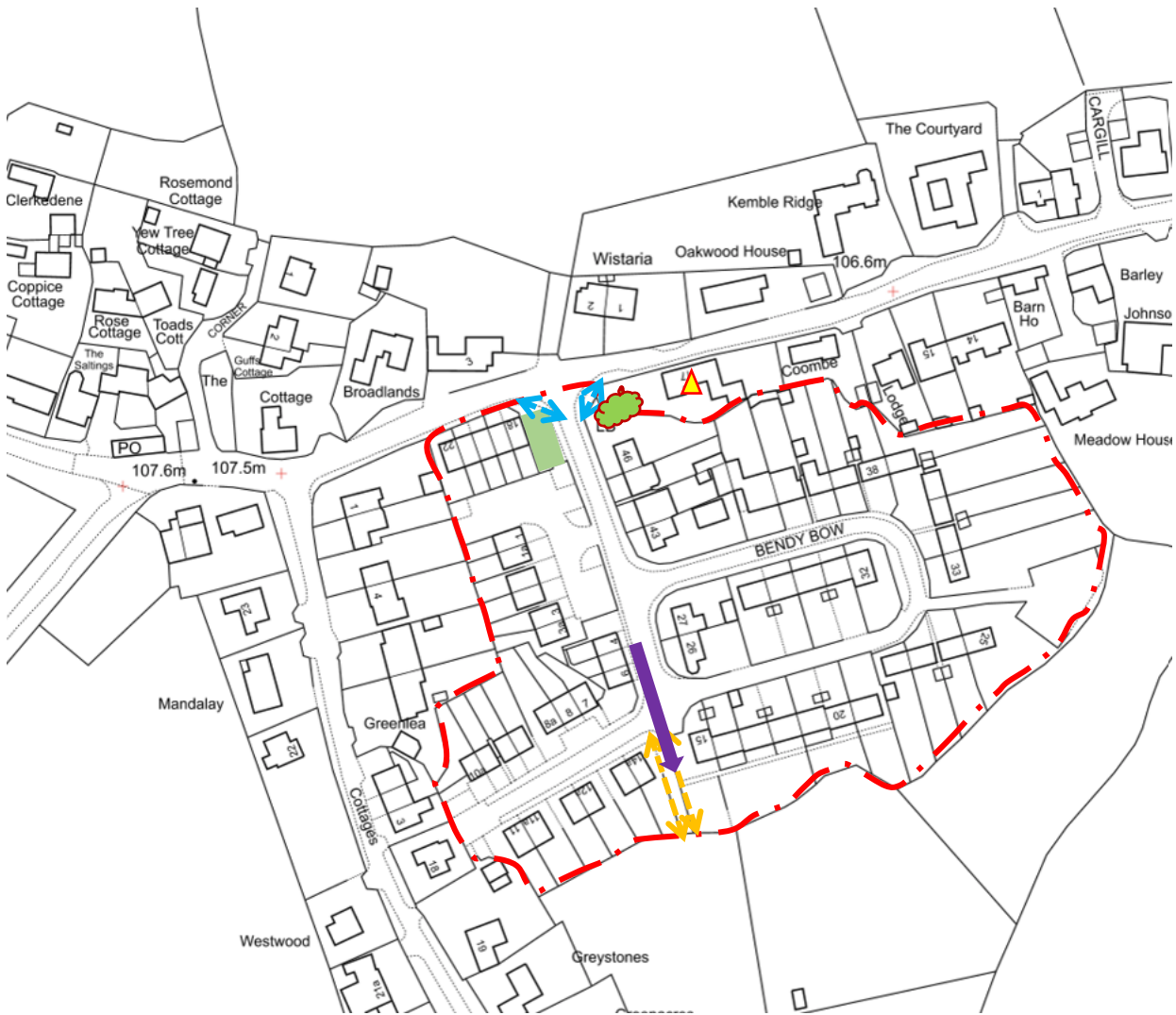


Important View - South from Bendy Bow



Bus Stop at Entrance to Bendy Bow

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 19 - Character Area D © Crown Copyright (For Key See Page 90)



Bendy Bow - Viewed from the West (Before the Recent Redevelopment) and One of the Dwellings After Redevelopment

Character Area E - The Street (From The Old Rectory to Wick Road)

- E.1 The Grade I Listed Church of England parish church, dedicated to All Saints goes back to the middle of the 13th Century. It was added to and restored in the following two centuries. Its architecture is therefore early English and Perpendicular. The 13th century work may be seen in the nave arcade in the centre of the Church, the walls of the south aisle, the south porch, the chancel and the lower stages of the bell tower. Towards the end of the 14th century the north wall of the nave was rebuilt and the north porch added. In the middle of the 15th century the roof of the nave was raised, the clerestory built and a further stage was added to the tower.
- E.2 Although the Conservation Area predominantly comprises a village built form which gives the Conservation Area its main character, a number of green spaces also make an important contribution to the character of the Conservation Area. This character area forms a green ‘heart’ for the Conservation Area, the important open areas of which are: The Playing Field and The Churchyard. Although not having a street frontage the field to the rear of Mulberry House provides an open setting to the access driveway up to Church Farm and is an integral part of the Conservation Area. The green ‘heart’ is further defined by the dominant roadside hedges at the front of the Playing Field and by the trees along the edge of the footpath adjacent to the Churchyard. The trees in the front garden of The Old Rectory make an important visual contribution to the character and appearance of the Conservation Area.
- E.3 This part of The Street continues the ‘join’ between the two historical village cores at the respective western and eastern ends of the village. The overall village built form is sometimes described as a ‘dumbbell’ by local residents. The eastern end of the ‘dumbbell’ commences at The Church.
- E.4 The Street is characterised by its linear alignment and built form which is emphasised by the long stretches of stone boundary wall. In parts the stone boundary walls are new but nevertheless they continue to make an important contribution to the character and appearance of the streetscene. This character area has a low density of built form with large gaps between the properties.
- E.5 The Churchyard contains three Grade II Listed namely monuments, together with the adjacent property Latchets which is also Grade II Listed forms a historic core to the village. Church Cottages opposite also contribute positively to this historic core. Properties in this character area vary in age from the 13th century Church through to the Victorian Old Rectory and the modern Orchard Flats. Notwithstanding the range of ages, the properties in this area sit comfortably next to each other.
- E.6 The linear form of The Street has been largely retained in this character area. The Victorian part of the school is identified as a ‘Locally Important Building’ (Non-designated heritage assets) as a consequence of its historical use and role; the prominent siting; and the traditional design and materials. The National School, now Oaksey Church of England Primary School, was built in 1854. This initially housed 70 children. Four years later, in 1858, 40-50 children were on the roll of the school. Until the start of World War One numbers of children remained around that mark; there were 54 in 1906. In 1937 there were 37 on the roll.



The Wall Painting Inside the Church



Church and Footpath Looking West

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Latchets - Grade II Listed Building



The Old Rectory, The Street



Village Hall and Playing Field

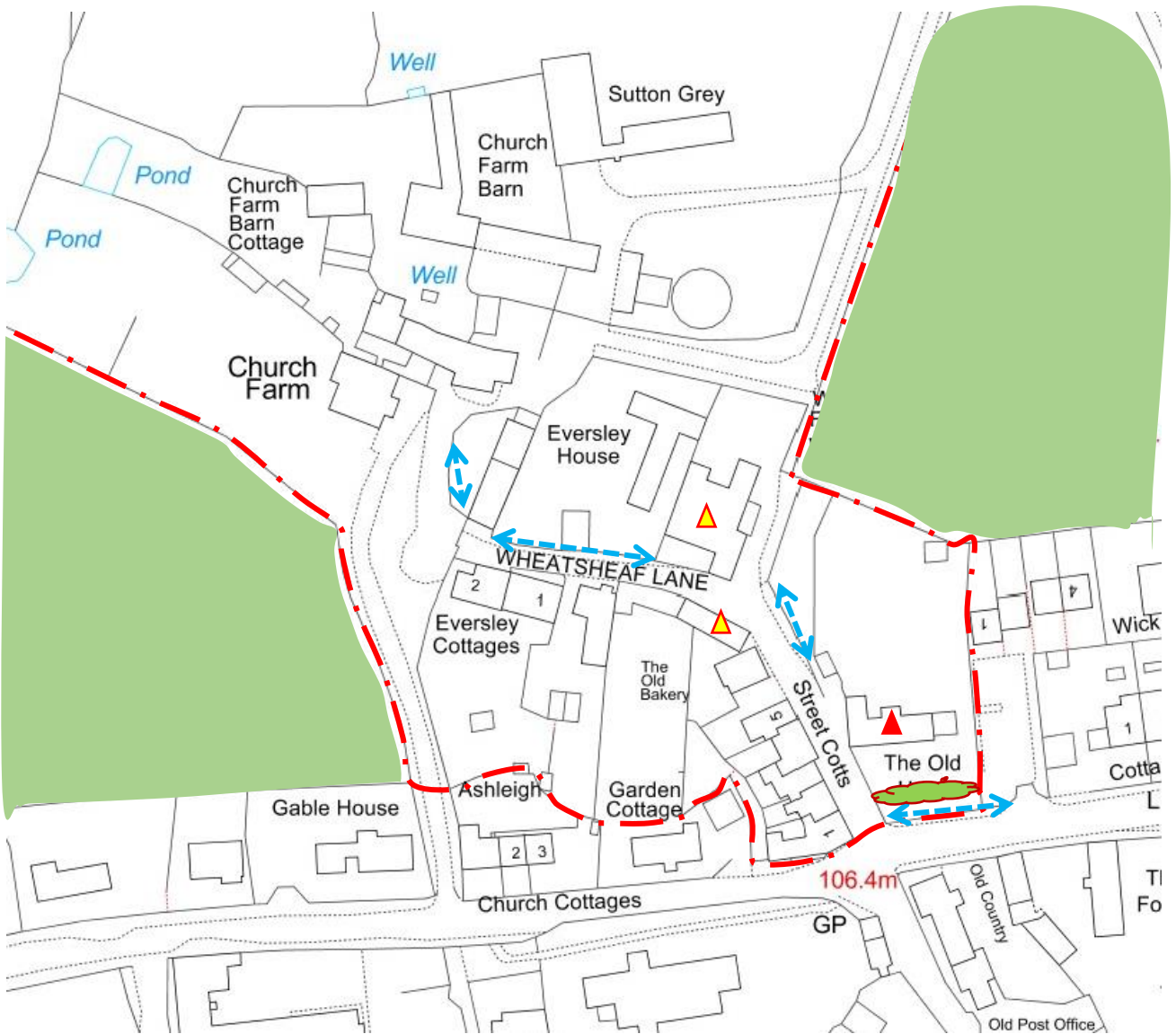
Character Area F - Wheatsheaf Lane

- F.1 Wheatsheaf Lane has a distinct character comprising a dense built form fronting the edge of the highway. The Lane has no footway and is narrow and enclosed. The buildings in combination with the stone walls gives a commonality to the enclosure to the street. Street Cottages provide a strong visual statement to the entrance to Wheatsheaf Lane. Somewhat oddly the Lane transitions into the entry into Church Farm with a sudden and unexpected demarcation between public and private realm.
- F.2 The Wheatsheaf Pub is a longstanding part of Oaksey's community. Although an older building it has been refronted and was opened as a pub in 1842. It is built of Cotswold stone and is an important destination within the character area, it is identified as a 'Locally Important Building' (Non-designated heritage assets) as a consequence of its historical use and role; the prominent siting; the age of parts of the building; and the traditional design and materials. The front wall of the Pub adjacent to the Lane still contains the original horse mounting block.
- F.3 Opposite The Wheatsheaf Pub is the Skittle Alley which is still in use for this traditional purpose. It is of simple functional design and is identified as a 'Locally Important Building' (Non-designated heritage assets) as a consequence of its historical use and role; the prominent siting; and the traditional design and materials. There are a number of traditional cottages in this area.
- F.4 The property currently marked on the OS map as The Old House is a Grade II Listed Building, listed under the name of Tudor House. The Church Farm complex makes up a large part of the built form in the character area, however it is not part of the public realm of the village. The Church Farm complex is predominantly residential rather than agricultural. Its traditional farm buildings do however continue to make an important contribution to the character and appearance of the Conservation Area.
- F.5 The crossroads junction between Minety Lane, Wheatsheaf Lane and The Street has a very enclosed built character with built development located close to the junction edge on three of the four sides. This junction is the join of four distinct character areas, namely areas E; F; G; and I.



Paddock Off Wheatsheaf Lane

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 21 - Character Area F © Crown Copyright (For Key See Page 90)



The Wheatsheaf Inn, Wheat Sheaf Lane

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Cottages and The Wheatsheaf Inn on Wheatsheaf Lane



The Old House on The Corner of The Street and Wheatsheaf Lane



Cottages, Wheatsheaf Lane



Corner of Wheatshaf Lane and The Street



Traditional Stone Wall and Modern Wooden Fence, Wheatshaf Lane

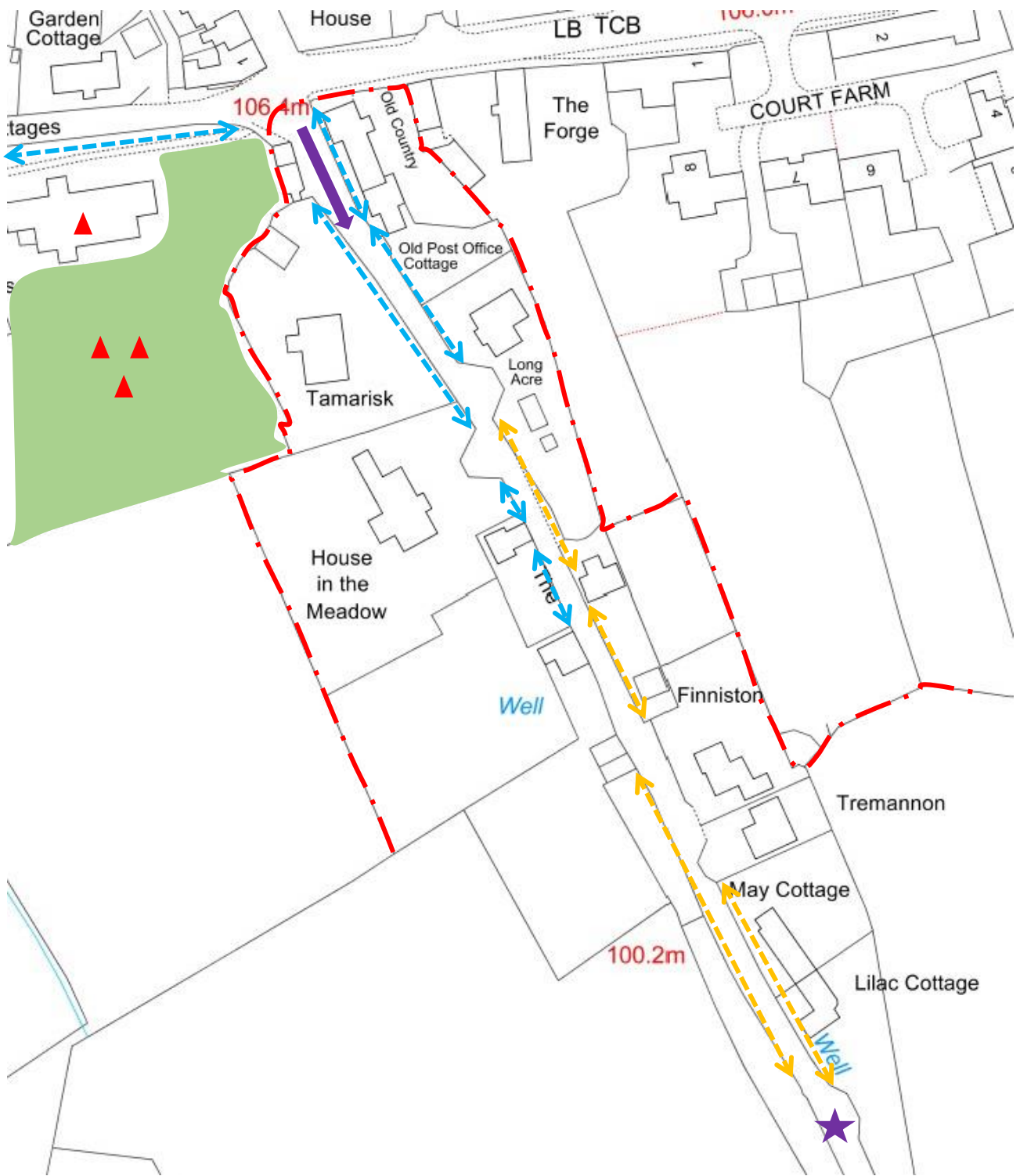
Character Area G - Minety Lane

- G.1 Minety Lane is a narrow lane which at the northern end is framed by small cottages fronting the road, either directly adjacent to or only slightly setback from the highway. The northern end is also strongly enclosed by stone walls. As you move southwards the character transitions to well defined hedgerows creating the enclosure and the older buildings become set sideways onto the immediate edge of the highway. Some new development has taken place which has not reflected the traditional siting and orientation of properties. In addition, some new development has used Welsh slate which is not a traditional material.
- G.2 The crossroads junction between Minety Lane, Wheatsheaf Lane and The Street has a very enclosed built character with built development located close to the junction edge on three of the four sides. This junction is the join of four distinct character areas, namely areas E; F; G; and I.
- G.3 An attractive streetscene view can be seen from the junction with The Street looking southwards down Minety Lane. This view is of a classic 'chocolate box' style view, typifying traditional stone cottages with stone walls, mature small front gardens set against a narrow road without any defined footways. The alignment of the road keeps all views short until Lilac Cottage is reached when a wide panorama of the countryside suddenly becomes visible. This is in direct contrast to the developed grain of the part of Minety Lane within the village. As Minety Lane continues southwards out of the village after briefly allowing a panorama view, it once again becomes a narrow enclosed rural lane. The southern approach into the village along Minety Lane is an important road gateway where a harsh urban edge is to be avoided.



Milkmaid Cottage, Minety Lane

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 22 - Character Area G © Crown Copyright (For Key See Page 90)



Minety Lane - Looking North



Cottages, Minety Lane

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Minety Lane at Junction with The Street



Cottages, Minety Lane



Newer Property on Minety Lane

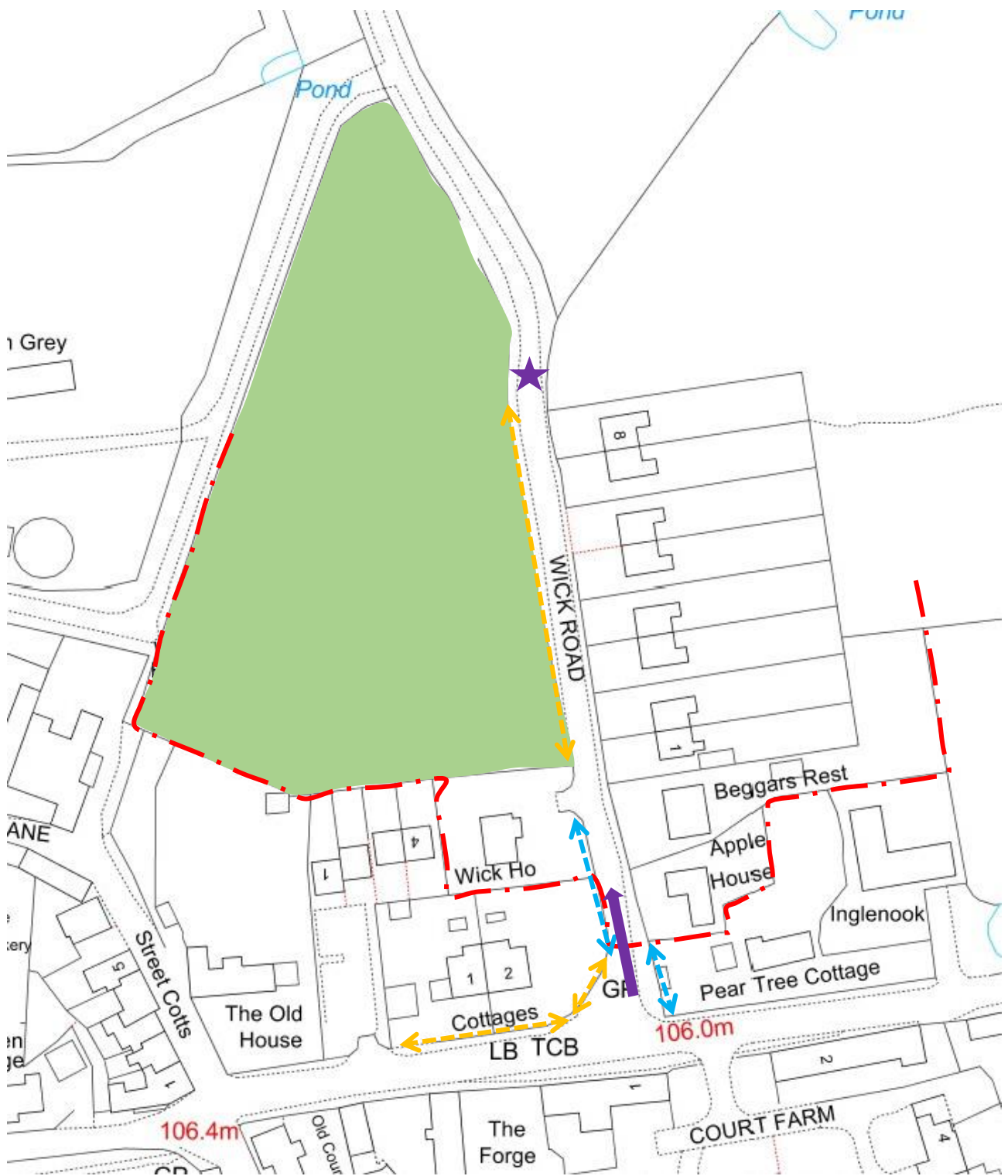
Character Area H - Wick Road

- H.1 The Wick Road character area is small in size. The crossroads junction between Minety Lane, Wheatsheaf Lane and The Street has a very enclosed built character with built development located close to the junction edge of three of the four sides. This junction is the join of four distinct character areas, namely areas E; F; G; and I.
- H.2 An important view can be seen from just north of the junction with The Street, from here whilst you are still within the village Wick Road has the appearance of an almost completely rural lane. The buildings present are generally hidden from view behind existing vegetation. The rural character is predominantly drawn from the undeveloped field between Wick Road and Wheatsheaf Lane and the large roadside hedge. The loss of these features would irreversibly change the character and appearance of Wick Road.
- H.3 The Conservation Area predominantly comprises a village built form, this gives the Conservation Area its main character, however, a number of green spaces make an important contribution to the character of the Conservation Area. In this character area the green space is the field between Wick Road and Wheatsheaf Lane.
- H.4 As Wick Road continues northwards out of the village the road continues as a narrow enclosed rural lane. Wick Road consists of modern development which at its southern end uses stone as the building material. Nos.1-8 Wick Road are former local authority properties, the simple lines of the property design reflect the simple style of traditional dwellings, although the use of rendering and concrete roof tiles are not materials which are traditional in the area. The whitewashing of the rendering does not detract significantly from the character of the area; although it is not a positive element.



Important View, Wick Road

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 23 - Character Area H © Crown Copyright (For Key See Page 90)

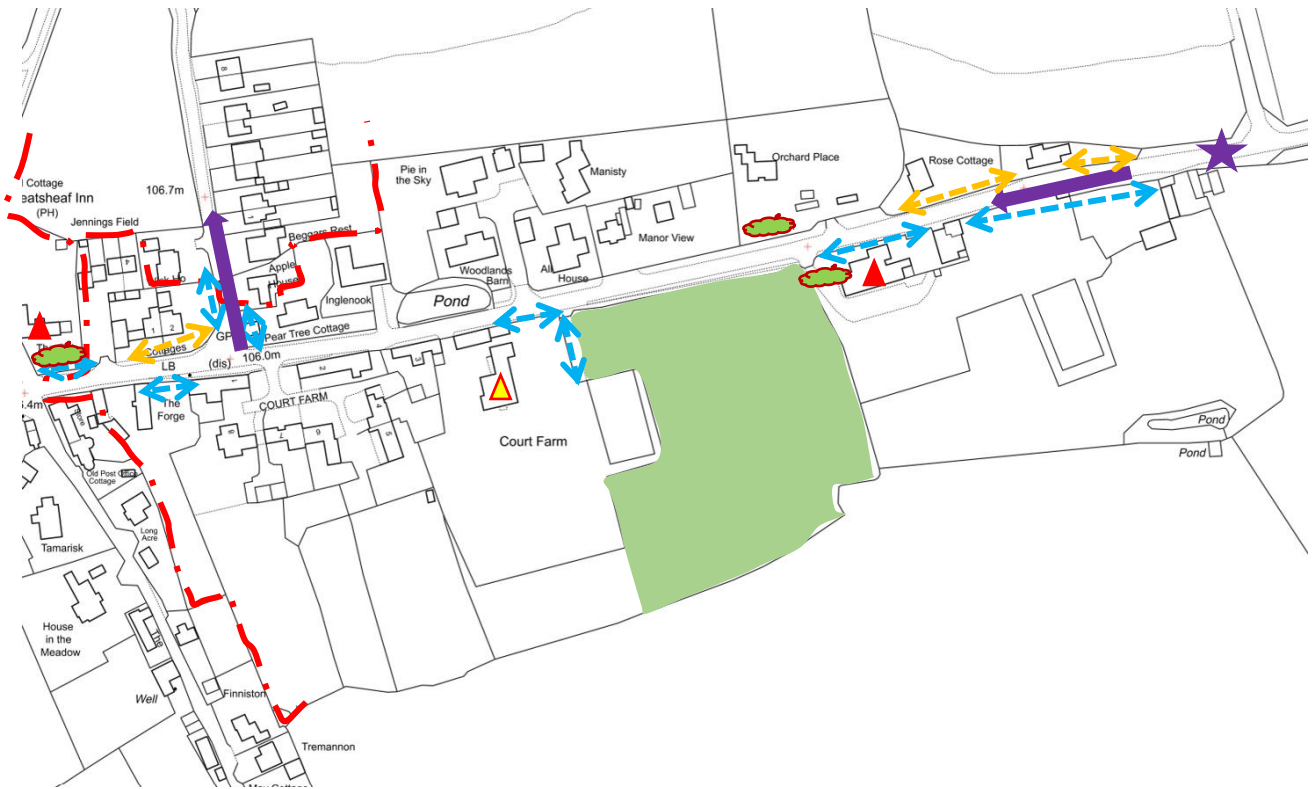


Character Area I - Somerford

Keynes Road

- I.1 The crossroads junction between Minety Lane, Wheatsheaf Lane and The Street has a very enclosed built character with built development located close to the junction edge on three of the four sides. This junction is the join of four distinct character areas, namely areas E; F; G; and I.
- I.2 This character area is mostly Somerford Keynes Road but becomes The Street for the section west of the junction with Wick Road. The eastern approach into the village increases in density of built form as you move westwards into the village. The sporadic development at Oaksey House and the cottages opposite is presently visually and physically detached from the main village by the open field to the south of Somerford Keynes Road. The small pond located at the road edge has been retained in the new housing development that has taken place. This new housing development has resulted in the loss of what was an important open space to the north of Somerford Keynes Road that did make an important contribution to the rural gateway character of the Conservation Area.
- I.3 Although the Conservation Area predominantly has a character derived from its village streetscene of built form, a number of green spaces make an important contribution to the character of the Conservation Area. In this character area the remaining important open space is the field south of The Street on the eastern approach to the village.
- I.4 The eastern approach presents a rural transition from the countryside to the village, however the entrance to Oaksey Park undermines the rural gateway character to the village. Unusually the first part of the wall to the east of Oaksey House is red brick rather than the traditional stone, the majority is however stone. Nevertheless, due to its age and height it creates an enclosure to the street and makes a positive contribution to the character of the area. Brick is not however a traditional feature found elsewhere in the village.
- I.5 On approach from the east as the gentle bend is turned at Oaksey House a framed vista of the Grade I Listed Church of All Saints is visible. It is framed by the garden trees at Oaksey House and Orchard Place.
- I.6 The character area is typified by buildings located close to the road edge, moving eastwards the low density rural edge becomes a denser built form when Oaksey Court is reached. Oaksey Court has a strongly defined stone wall not only running along the roadside but also running south down the side of the important open area. This wall along with the Court Farm buildings provides a continuous enclosure to the streetscene for a length of just over 115m, punctuated by just a small pedestrian gateway and a narrow vehicular access into Court Farmhouse.
- I.7 At Court Farm the original farm buildings have been converted, these buildings include some brick detailing, not a design feature which is found elsewhere in the village. Although Court Farm is effectively a cul-de-sac, given the conversion of the original buildings the traditional character has been retained and it does not appear as a modern cul-de-sac. At The Old Forge a modern hanging sign sits in place of where the traditional sign would have hung. This is painted black with gold lettering, this allows the sign to blend into the streetscene. The character area contains a building identified as 'Locally Important Buildings' (Non-designated heritage assets). This is Oaksey Court - A fine 19th Century three storey Victorian country farmhouse built from coursed natural stone with natural stone roof tiles and stone framed windows.

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Map 24 - Character Area I © Crown Copyright (For Key See Page 90)



Eastern End of the Village



High Stone Wall at Eastern End of the Village

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Court Farm - Previously Converted Farm Buildings



Looking West Towards Junction of Wheatsheaf Lane, Minety Lane and The Street



The Old Forge

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)



Oaksey House



Important View - Looking West Towards Church



Court Farm Entrance

Landscape Setting

30. Oaksey is a distinctly linear settlement on a roughly east-west alignment, there is a gradual rise in height from about 104.5m above Ordnance Datum (AOD) on Somerford Keynes Road east of Oaksey House at the eastern entrance of the Conservation Area, to about 107.6m AOD at the Post Office close to the western entrance of the Conservation Area.

31. The setting of the village in the landscape remains closely linked to its agricultural origins being surrounded by a gently undulating agricultural landscape, which gradually descends to the north before rising again, towards Dean Farm and the historic site of the Castle. The landscape to the south also gently descends to the Swill Brook valley.



32. Surrounding the village is a predominantly open agricultural landscape, divided up by traditional field hedgerows with groups of mature trees. The importance of this rural landscape to the setting of the Conservation Area and the village gives a constant sense of green space around the village. This is helped by a network of public footpaths and several minor dead-end lanes.

Open Spaces, Hedges and Trees

33. Spaces within the Conservation Area, the way that they are enclosed (for example by buildings, or boundary walls), and the way in which public and private space interact, are of equal importance in defining the character and appearance of the Conservation Area.

34. Although the Conservation Area mostly comprises the built form of the village a number of green spaces make an important contribution to the character of the Conservation Area including:

- The Well Garden;
- The Playing Field;
- The Churchyard;
- The field between Wick Road and Wheatsheaf Lane;
- The field to the rear of Mulberry House, north of The Street; and
- The field south of Somerford Keynes Road on the eastern approach to the village.



35. Although outside of the Conservation Area the new open space created at the junction of Bendy Bow and The Street as part of the redevelopment of Bendy Bow is immediately adjacent to the Conservation Area and contributes to the wider character and appearance.

36. Green spaces, hedges and trees make a vital contribution to Oaksey's rural character throughout the Conservation Area. Mature trees, shrubs and hedges line boundaries between houses, access lanes and the approaches to the Conservation Area. In a number

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

of areas hedges form strong boundary treatment to the streetscene. Individual groups of trees also make a particular contribution to the character and appearance of the Conservation Area and the wider village.

37. The following groups of important trees are identified for protection in Policy 7 and these important trees are illustrated on the character profile maps in the Character Appraisal in Annexe 1:
- North of Cargill Place
 - West of Woodfolds, The Green
 - West of No.17 The Street
 - The Old Rectory, The Street
 - Playing Field, The Street
 - Churchyard, The Street
 - Orchard Place, Somerford Keynes Road
 - Oaksey House, Somerford Keynes Road
38. Trees that are important to the setting of Oaksey Village are identified in Policy 17 and are:
- Oaksey Wood
 - Dean Plantation
 - The tree planting at Oaksey Golf Club
 - The tree lined driveway to Park Farm
 - The trees along Eastcourt Road

Important Views

39. Although the Conservation Area is predominantly linear in plan form, the meandering road patterns, together with the landscape, provide a number of long views both open and framed, by traditional structures, trees, hedges, or a combination of these. The typically linear, closed views along The Street contrast with the more open rural views from vantage points looking north and south. These views and vistas are a key aspect of Oaksey's special character. The following important views and vistas are identified for protection:



- Coppice Lane - Looking North
- Earls Corner - Looking North
- Cargill Place - Looking North
- Bendy Bow - Looking South
- Gateway to Minety Lane - Looking South
- Gateway to Wick Road - Looking North
- Eastern Gateway to the Village adjacent to Oaksey House - Looking West
- Along Eastcourt Road - Looking South

Design and Materials

40. The style of housing varies widely both because the buildings range in age from five hundred years to the present day and because they reflect the changing style of

architecture and building materials used over that period. The older buildings, a number of which are listed, are typical of the Cotswolds having coursed rubble stone walls and stone tiled roofs while many boundaries are marked by dry stone walls or hedges. It is interesting that much of the development which has taken place recently has reverted to walls of natural rubble stone which respects the character of the village. Unlike a nuclear village which appears to radiate outward from a centre, such as a village green, there is no sense of a single centre to the village.

41. Oaksey village now includes buildings from many periods and in many styles. New development particularly since the Second World War, in the 1950s and 1960s has involved the development of the former Council housing area (46 council houses) of Bendy Bow. This housing area is more of a nucleated form and involves a housing style constructed of materials which do not reflect the traditional natural rubble stone. The redevelopment of part of Bendy Bow has introduced more traditional stone materials into the 24 new properties; although the other properties remain built out of non-traditional materials.



Risks to Character

42. The character of the older parts of The Street through the village is generally of buildings facing the road from each side. Limited growth has taken place along Wick Road; Wheatsheaf Lane; Earls Corner; and Coppice Lane on the northern side of The Street. Limited growth has also taken place along The Green; and Minety Lane on the southern side of The Street. Some 20th century buildings have been set back from the road around cul-de-sacs which do not follow the traditional pattern and detract from this traditional built form character.



43. The predominant building material in the village is stone of the Cotswold type, although the use of brick has sometimes been used for detailing in more modern properties. Traditional roofing utilises stone, there is some use of pantile but slate is a rarely used material. The properties on Bendy Bow that have not been subject to the redevelopment are constructed of non-traditional materials and have walls involving render with concrete roof tiles. Inappropriate use of materials can threaten the character and appearance of the Conservation Area and the wider village character.
44. The boundaries to properties in the village mostly involve very strongly defined stone walls. These are of a variety of heights and where walls do not exist the property boundaries are comprised of hedges. Loss of these strong boundary features can also threaten the character and appearance of the Conservation Area and the wider village character.

Design Guidelines

45. The Character Appraisal identifies what locally distinctive features make Oaksey the place that it is. The Neighbourhood Plan is not intended to prevent change and new development, but seeks to ensure that new development enhances the heritage assets of Oaksey and makes a positive contribution to the character and appearance of the Conservation Area and the overall village and its surroundings. As part of this process the Neighbourhood Plan Steering Group has developed a series of design guidelines to ensure that all future development preserves and enhances the distinctive character of Oaksey. These guidelines show how this can be achieved.



46. The guidelines are intended for use by householders, architects and developers when considering new works, including those minor works which can be undertaken without needing planning permission, known as ‘permitted development’. In addition, as part of the Neighbourhood Plan they will be used by Wiltshire Council as the planning authority when determining planning policy and deciding planning applications in Oaksey. These guidelines should be read in the context of the policies of the Neighbourhood Plan and the Wiltshire Core Strategy, alongside other supplementary planning documents produced by Wiltshire Council.

47. The Character Appraisal is an up-to-date record of the area’s special architectural or historic interest. It relates to how the village has evolved and identifies the key features of its character that have helped to justify its designation as a Conservation Area.



48. Within the Conservation Area planning controls are more restrictive within conservation areas it may be necessary to apply for planning permission for some building works that would normally be considered for permitted development. This includes additional restrictions on:

- the size of some extensions and garden buildings
- additions and alterations to roofs, including dormers and solar panels
- cladding the outside of buildings
- satellite dishes in prominent positions
- most hoardings and roadside signs; road furniture...
- illuminated advertisements

49. The following seven Design Guidelines should be considered in new development proposals:

Design Guideline 1 - General Guidelines for All Development

This section applies to all new buildings, conversions, alterations and extensions, as well as to works relating to roadways and utilities. The unique character of Oaksey as described in this Character Appraisal should form the context for all new design and planning. Any new development should:

1. establish the suitability of a site for development consistent with the criteria detailed in this Appraisal and by means of an in-depth agreement with the Parish Council and all other stakeholders;
2. conserve the special historic character of the village;
3. make a positive contribution towards the shared visual amenity of the street scene;
4. not encroach on the open countryside at the entrances to the village, or other key open spaces identified in the character area profiles;
5. not have a detrimental impact on wildlife;
6. not obscure the important views;
7. conserve traditional orchards, as well as native and naturalised trees while discouraging the planting of non-native trees such as conifer species;
8. not have a detrimental effect on listed and historic buildings or their settings;
9. make effective re-use of previously developed land where possible, and not encroach on important open areas;
10. maintain the local tradition of plot sizes and orientation;
11. with regard to new buildings, or alterations to existing historic properties, use Cotswold vernacular materials including natural stone together with appropriate bonding;
12. reflect the local character of siting - be in keeping with the linear design of the village and not involve back filling or in-filling. Neighbouring buildings should be carefully considered alongside the general street scene and the building line, as well as being sensitive to the historic homogeneity of the village;
13. reflect the local character of height, scale and external appearance - use designs and materials in keeping with the street scene;
14. conserve historic and traditional building features, such as handmade tiles, windows, doors and rainwater goods (or provide equivalent replacements when necessary);
15. conserve historic boundary walls and historic hedges, and where appropriate use Cotswold dry stone walls for roadside boundaries to enhance the street scene;
16. avoid making over-large and inappropriate entrances, keeping visibility splays to a minimum balancing highway safety against protecting the character and appearance of the streetscene; and
17. reduce flood risk by ensuring the free running of all watercourses, gullies and culverts; by using soak-aways for roof run-off; and by avoiding the use of impermeable surfaces such as tarmac in gardens and driveways.

Design Guideline 2 - Additional Guidelines for Development in the Conservation Area

The Conservation Area covers most of the village. This designation is not intended to exclude the possibility of change and development, but all new buildings and significant alterations should preserve or enhance - not erode - the special architectural and historic interest of Oaksey. The Conservation Area is governed by legislation as well as by national and local planning policy. In addition to these General Guidelines any development within the Conservation Area or its setting should:

1. have close regard to the uniquely generous spacing between buildings both linear and also cross-street on 'The Street' which characterises the Village conservation area;

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

2. not encroach on to planned open spaces/courtyards which were originally designed as a feature of the building or group of buildings;
3. with regard to alterations and extensions of historic buildings - use architectural styles, materials and details which match the original building;
4. with regard to new buildings - use traditional Cotswold vernacular building styles, materials, and details such as windows and doors;
5. avoid the use of visible skylights, preferring vernacular dormers in most cases;
6. take every opportunity to replace inappropriate modern features on historic properties (such as plastic rainwater goods, uPVC windows and stable doors) with traditional features;
7. take every opportunity to make existing non-historic buildings more in keeping with the special character of the Conservation Area; and
8. not feature non-vernacular modern additions such as: signs; posters; solar panels(or other visible energy generation devices); mirrors; or visible satellite/aerial dishes.



Design Guideline 3 - Additional Guidelines for New Buildings

For new building in Oaksey, the traditions of local building should be integrated with current technologies to produce architecture appropriate for today but in keeping with the past. All new buildings should:

1. predominantly use traditional vernacular forms to conserve and enhance the special historic character of the village, while exceptionally retaining a place for high quality innovative contemporary design where this does not have a detrimental effect on the existing street scene or key views;
2. reflect local density and ensure that developments including more than one building provides a mix of sizes and designs that reflects the mixed character of the character area; exceptionally in Bendy Bow development should reflect the character of general consistency of design in the village as a whole;
3. where a replacement building is proposed it should reflect the scale and proportions of the building being replaced;

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

4. conform to planning guidance on parking provision per dwelling for off-street parking;
5. be contingent upon adequate capacity in the existing sewerage network, or make adequate provision for upgrading network capacity;
6. only make use of Sustainable Drainage Systems (SUDS) where soil structure and composition are appropriate;
7. use water conservation systems (i.e. grey water recovery, rainwater collection) where feasible; and
8. use energy-saving technology wherever possible, without compromising the special historic character of the village.



Design Guideline 4 - Additional Guidelines for Extensions

Extensions should preserve and enhance the character of the host building and preserve and enhance the special historic interest of the Conservation Area. In addition to the previous General Guidelines the development of an extension should:

1. enhance - not detract from - the visual appearance of the original building, its surroundings and the street scene;
2. not lead to a reduction in the supply of smaller residential units;
3. preserve the privacy and daylight amenity of neighbouring properties;
4. remain clearly subservient in scale and form to the original building;
5. with regard to roof extensions - be lower than the original roof, with pitches and eaves details the same as the original roof;
6. with regard to windows - be of similar proportions and detailing to the original historic windows; with skylights avoided preferring dormer windows as more in keeping with the vernacular style where applicable;
7. with regard to historic buildings - make use externally of building styles, materials, techniques and features which match the original building, including cylinder blown glass, glazing bars and cast-iron rainwater goods;

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

8. conservatories should not be on elevations visible from the public realm and remain subordinate in scale using materials in harmony with the existing building, and avoid synthetic materials in a historic context;
9. use design breaks where appropriate (i.e. stepping back) to prevent extensions from appearing too dominant;
10. with regard to semi-detached houses or dwellings located close to each other - be set back to prevent a terracing effect;
11. with regard to side extensions - not obscure traditional gable ends;
12. with regard to rear extensions - ensure that sufficient garden remains to meet the needs of current and future occupiers; and
13. ensure the retention of on-site parking capacity, particularly where there is a shortage of on-street parking, or where an increase in on-street parking would compromise highway safety.

Design Guideline 5 - Additional Guidelines for Alterations and Conversions

Alterations and conversions should preserve and enhance the character and/or special historic interest of buildings. These guidelines also apply to small alterations, which can easily disfigure buildings. In addition, any works relating to alterations and conversions should;

1. with regard to historic buildings - enhance the original building, preserve rooflines, and make use of materials, designs and architectural features characteristic of original buildings;
2. with regard to shop-fronts and shop-signs - be in keeping with the street scene;
3. ensure that replacement windows, doors, roofing materials and external finishes do not fundamentally alter the original character of the building, by making use of inappropriate materials such as uPVC;
4. not use skylights preferring dormer windows for all types of conversions as being more in keeping with the vernacular style and the street scene;
5. use traditional lime mortar to re-point historic buildings and not cement; and
6. with regard to garage conversions - not reduce on-site car parking capacity, particularly where there is a shortage of on-street parking, or where an increase in on-street parking would compromise highway safety.

Design Guideline 6 - Additional Guidelines for External Works

The contributions that gardens, driveways and other open spaces make to the appearance of Oaksey mean that any changes should be carefully considered. In addition to the previous General Guidelines any planned works affecting such open spaces should:

1. conserve and enhance the integrity of gardens and open spaces;
2. ensure that paths and driveways are constructed from water permeable traditional materials with a strong preference for Cotswold gravels;
3. encourage the planting of fruit trees and other appropriately sized native trees and shrubs, while discouraging non-native trees such as conifers;
4. locate aerials, dishes and other roof furniture (including energy-saving devices) unobtrusively, and not where they will be visible from roads and other public spaces;
5. ensure that external domestic lighting is not intrusive, and that light pollution is minimised by effective shading and limiting night-time use;
6. ensure that lighting schemes for commercial ventures are carefully evaluated with the aim of preventing negative impacts on the rural character of the parish; and

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

7. ensure that signs and advertisements are restricted in size and number, are traditionally designed, avoid the use of illumination, and are located behind frontages and not on verges.



Design Guideline 7 - Additional Guidelines for Infrastructure Works

The provision of infrastructure does not always need planning permission, where it requires consent these guidelines should be followed. Utility companies and Infrastructure Providers where they can undertake works under permitted development rights are strongly encouraged to take account of these guidelines. Infrastructure includes roads, footways, roadside boxes, utility pipelines and wires:

1. ensure that highway works have regard to Oaksey's special character when changing road layout, surfacing, signage or lighting, and engage at an early stage with the local community through the Parish Council;
2. ensure the safety and needs of pedestrians at all times, whilst not changing the character of shared surface lanes in parts of the village;
3. minimise the use of road markings, permanent signage and lighting, siting them with care and ensuring that they are in keeping with their surroundings wherever possible;
4. ensure that replacement pavements and footways are not detrimental to historic features, and have an appearance in keeping with their surroundings, with a preference for natural stone kerbs rather than concrete;
5. ensure that new and replacement utility equipment is not detrimental to historic features and has a siting and an appearance in keeping with its surroundings;
6. reinstate traditional materials where utility works are undertaken beneath roads, pavements and footways;
7. minimise/avoid the use of street lighting to preserve rural character;
8. minimise the visual impact of services by using existing poles and masts, and requiring telecom providers to share masts wherever possible;
9. minimise the visual impact of services by placing essential utility equipment underground or in unobtrusive locations which are sensitive to the streetscene wherever possible; and

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

10. site new utility cabinets and equipment in discrete locations which do not adversely affect the character of the streetscene.



Section 2

Non-Land Use Planning Issues

(This Section Does Not Form Part of
the Statutory Development Plan)



Non-Land Use Planning Issues

(This Does Not Form Part of the Statutory Development Plan - It Contains Community Aspirations and Parish Council Ambitions Which Supplement the Policies in the Neighbourhood Plan)

The Neighbourhood Plan consultation identified the issues that are important to the local community. Some of the issues identified did not relate to the development and use of land and therefore could not be included in the main body of the Neighbourhood Plan. However, these issues are important to local people. To show the community that their comments have been taken into account and will be addressed by the Parish Council, all non-planning issues are included in this section. Many of these issues build upon the issues that can be controlled by the planning system, which were discussed in section 1 of the Neighbourhood Plan which the planning system can control.



Traffic and Transport

Traffic has been identified as a major issue of concern to the parish residents in consultation that has been undertaken. It is the volume and nature of inappropriate through traffic that are the primary concerns. The character of Oaksey comes from its narrow streets which either have a single narrow footway or have no footway, As such the safety of pedestrians and cyclists is a key consideration. Various traffic management measures have been introduced, and further measures are planned by Wiltshire Council. However, the adverse impact of traffic on life in Oaksey cannot be overstated.

The Street whilst being a minor road links the A429 at Kemble Business Park and Cotswold Airport with the Cotswold Water Park via Spine Road West. The Water Park continues to host mineral extraction and it has also grown into a major recreational area. This includes a large amount of holiday accommodation which generates substantial numbers of vehicle movements through the village. In addition despite the presence of a weight limit, HGVs continue to ignore the weight limit and go through the village. The fact that Oaksey lies on the boundary between Wiltshire and Gloucestershire adds to the complexity of traffic management, as in fact many HGVs are moving to/from destinations in Gloucestershire through Oaksey.



Developments east and west of the village had had and will have a detrimental effect on life in the village. Unfortunately, traffic management is not an issue over which the Parish Council have

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

direct control. Most of the traffic originates outside the parish. As a consequence, traffic management cannot be addressed by policies in this Neighbourhood Plan. The Parish Council will work with Wiltshire Council as the highway authority to develop further solutions and enforcement to address traffic management within Oaksey.

There are a number of specific traffic issues in the villages:

- Speed and volume of traffic including commercial vehicles ignoring weight limit;
- There are no footways on Wick Road; Minety Lane; Wheatsheaf Lane; Earls Corner; Coppice Lane; or The Green;
- There is only limited on-street parking available adjacent to the Church and the Primary School;
- There is no footway or on-street parking available at the western end of the village near to the village shop; and
- The bridge over the rail line to the east of the village is narrow.



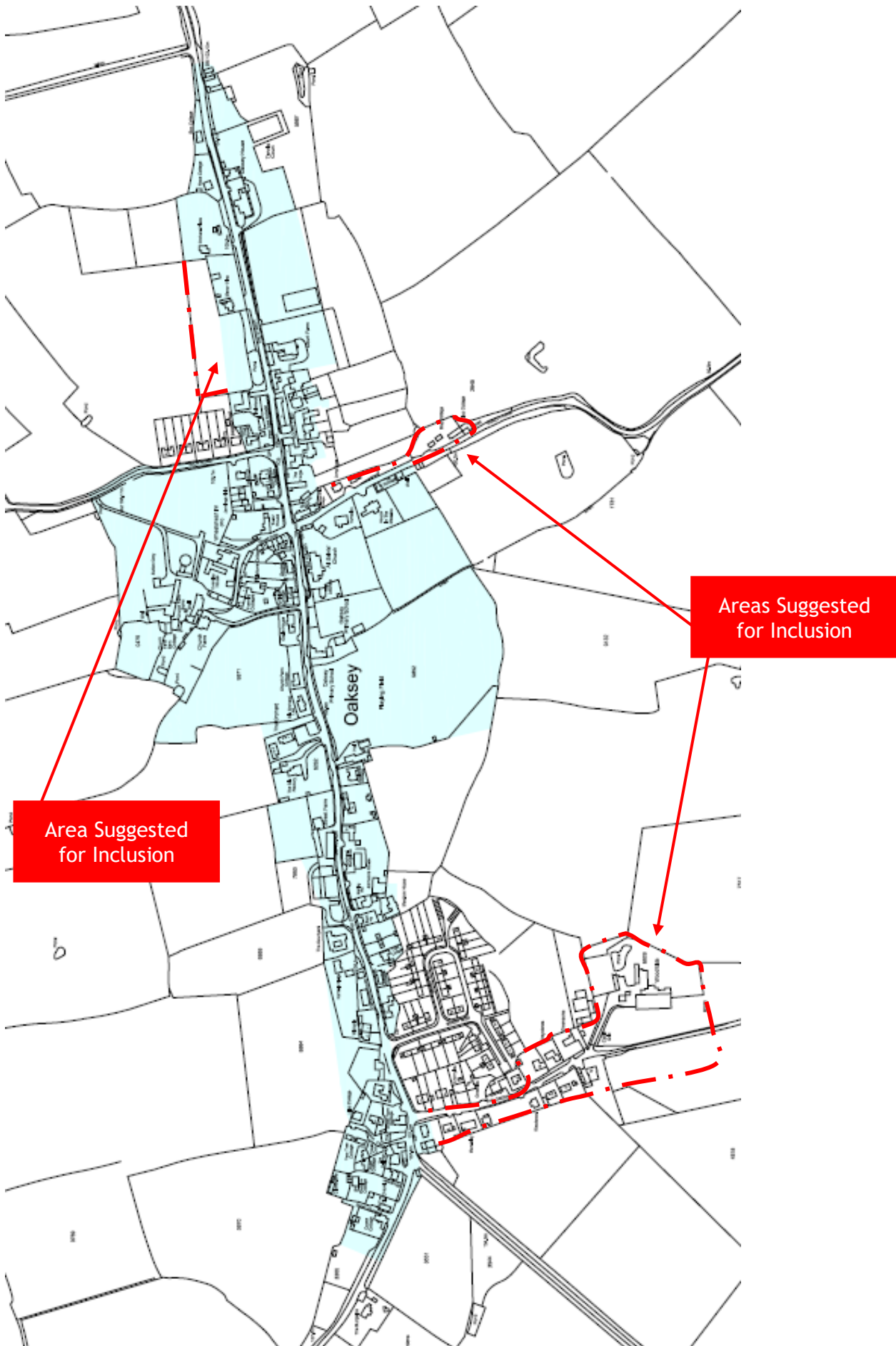
Conservation Area

The Conservation Area is characterised by a number of attractive Listed Buildings as well as a large number of traditional stone-built buildings. There has been limited modern infill development. The Conservation Area has not been reviewed since designation in 1975, it does not presently benefit from a Conservation Area Character Appraisal. The Parish Council will work with Wiltshire Council to seek to get the Conservation Area reviewed through the relevant statutory process together with a formal Conservation Area Character Appraisal developed.



The Parish Council will suggest to Wiltshire Council that the Conservation Area should be considered for extension along The Green and Minety Lane as shown on the plan below in a future review of the Conservation Area.

The development of The Pond site also means that the Conservation Area boundary should be reviewed in this area. The present boundary was devised as a straight line to the north of the pond; this no longer reflects the new built form that has been constructed. The approved layout for the Pond site did however include an 'ecological habitat area' to the west of the properties called Pie in the Sky and Woodlands Barn. This was intended to create an ecological corridor connecting the pond to the wider countryside. Also, the approved layout for the Pond site in relation to the property known as Manisty identified a 'field area' at the eastern end that does not form part of the garden. These features were part of integrating the development into the Conservation Area so the Parish Council considers that the conservation area boundary should be considered in a future review of the Conservation Area for extension to include all of this development as shown on the plan below.



Map 25 - Areas Proposed by the Parish Council for Potential Alteration to Conservation Area

Oaksey Neighbourhood Plan - Referendum Version (Final Plan)

This page is intentionally blank

Oaksey Neighbourhood Plan (First Review) 2018-2036

Draft
April 2023

The First Review of the Oaksey Neighbourhood Plan produced as a
Modification Proposal in accordance with the Neighbourhood
Planning Regulations 2012



Oaksey Neighbourhood Plan is led by a Steering Group made up of
Parishioners and Parish Councillors supported by Oaksey Parish
Council

www.oakseyvillage.org

Oaksey Parish Council

NEIGHBOURHOOD-PLAN.CO.UK 

© Oaksey Parish Council 2023