The Baldons

NEIGHBOURHOOD DEVELOPMENT PLAN

Sustainability Appraisal

**Status: Draft**

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# Introduction

## Baldons Neighbourhood Plan Objectives

The Baldons, as a relatively small community of some 460 residents in three settlements in an area of nearly 1000ha, are preparing a Neighbourhood Plan:

1. To identify sites suitable for the construction of up to approximately 15 houses, an increase in the overall present housing stock of 9%
2. To restrict new houses to sites within the present built up area, with no further expansion in the surrounding countryside
3. To require that new housing should comprise small houses
4. To require that the design of new houses should conform to an enhanced Baldons design code

## Purpose of this Report

This site appraisal has been prepared in order to inform our assessment of the relative merits of the identified potential sites. Applicants for individual sites will required to submit detailed assessments sufficient to support their application in the context of the NP.

The purpose of this Report is to present both the results of our appraisal of the potential sites where the new houses might be built and the policies by which the overall objectives of the BNDP would be realised, in order to ensure that the principles of sustainable development are embodied into all levels of planning policy. To this end, it must be demonstrated how the Baldons NDP will contribute to achieving sustainable development.

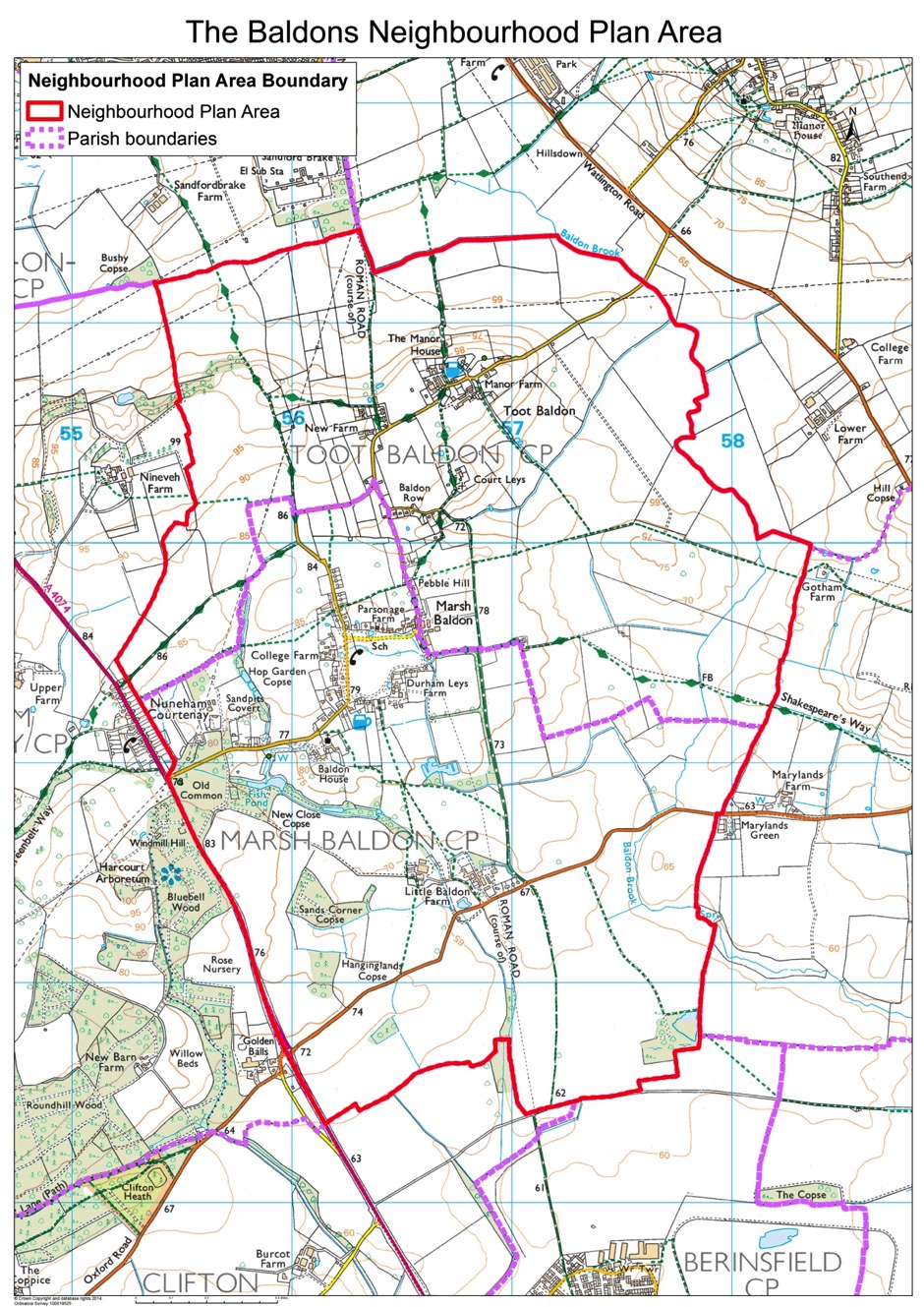
A South Oxfordshire District Council screening opinion published 8 June 2016 concluded that at this stage a Strategic Environmental Assessment (SEA) is required for the Baldons NDP given the uncertainty over site allocation, and the potential for effects on important heritage assets. However the opinion also states that this decision can be reviewed when the potential sites for allocation have been identified, and potential environmental effects can be ruled out.

Strategic Environmental Assessment is a requirement of the EC Directive 2001/42/EC (the ‘Directive’) on the assessment of the effects of certain plans and programmes on the environment (Directive). This is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which introduced environmental assessment as a requirement for most planning documents in the UK. A sustainability appraisal is more comprehensive than strategic environmental assessment since it covers the effects of plans on the economy and society, as well as the environment. By undertaking a sustainability appraisal of our plan, we will therefore fulfill the requirements of the SEA Directive.

## Background

### General

After careful thought the Baldons Parish Council circulated a proposal for a Neighbourhood Plan to all households in the combined parishes of Toot and Marsh Baldon: the Plan area is shown below. This proposal explained the purpose, benefits and limitations of a plan and invited residents’ views: 93 out of 100 responses were in favour of the proposal. On the strength of this the parish council decided to proceed with the preparation of a Neighbourhood Plan for the combined parish area, and set as their objective to put a Final Draft plan in front of the entire Parish for approval via a referendum in 2017.



### The Parish Plan

The Baldons produced a Parish Plan in 2011 and this Plan, which is complementary to the Neighbourhood Plan provides invaluable background material. The Parish Plan covered the following topics:

* Social facilities and events
* Village services
* Transport: cycling, buses and voluntary schemeshool have been addreseesd
* Community safety
* Young people
* The Church
* Charities
* Communications
* Housing

Since 2011 there has been much activity and some progress, specifically:

* The Marsh Baldon pub, the Seven Stars has been saved from permanent closure by village action and is now community owned
* Plans are being drawn up for the improvement of the Village Hall
* Plans are being drawn up for the re-ordering of St Peters church to enable it to be used more widely as a community facility
* Marsh Baldon School is going from strength to strength under a new Headteacher.
* The parking problems associated with the school have been addressed

The Parish Plan was however essentially an aspirational document seeking to address a wide range of mainly social questions but could not – nor was it originally intended - to tackle developmental issues: this is the remit of the Neighbourhood Plan. It is clear, at both a national and regional level, that more housing is required to accommodate a growing population. The Baldons cannot escape their share of this and neither do they wish to do so. However it is highly desirable that the Baldons have a say in the extent, the size, the location and the design of new housing so that our priceless heritage – built environment and landscape character as well as our social cohesion – van be preserved.

# Sustainable appraisal methodology

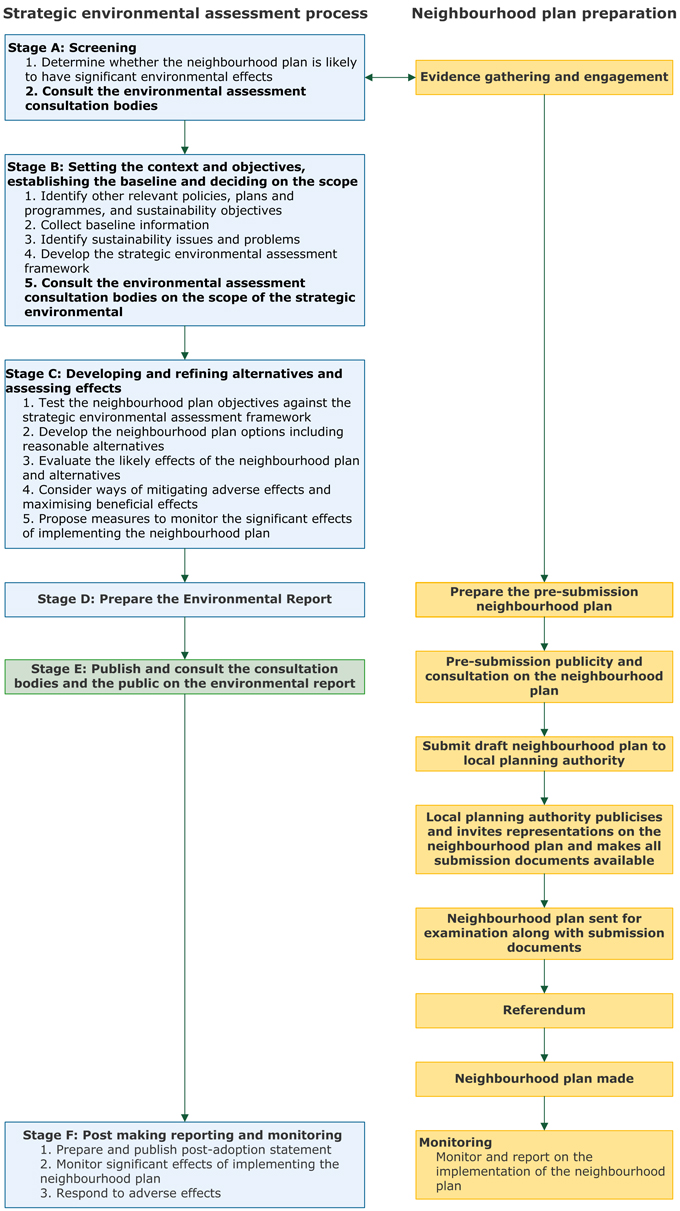
## Approach to SEA

### Stages of Assessment

The steering group decided to carry out the more comprehensive and rigorous Sustainability Appraisal which incorporates all of the requirements for a Strategic Environmental Assessment in order to ensure that the Baldons NDP will contribute to achieving sustainable development.

The National Planning Practice Guidance suggests a five stage (A-E) approach that an NDP should follow in the production of a Strategic Environmental Assessment. These stages can also be applied to a Sustainability Appraisal (SA) which incorporates all of the requirements for a Strategic Environmental Assessment in order to ensure that the Baldons NDP will contribute to achieving sustainable development. The relationship of these five Sustainability Appraisal stages to the stages of the plan preparation is shown in Figure 1.1 below.

**Figure 2.1 Five stages of Strategic Environmental Assessment.**



### Stages A and B

These two stages have been covered in the Scoping Report, which is summarised in Chapter 2 of this Report.

### Stage C

This sustainability appraisal covers stage C: Developing and Refining Alternatives and Assessing Effects, as indicated in Table 2.1

**Table 2.1: Coverage of Stage steps**

|  |  |
| --- | --- |
| **Stage C step** | **SA Report section** |
| C1 Test NP objectives against SA objectives | Table 2.4 |
| C2 Develop NP options including reasonable alternatives | Section 3 |
| C3 Evaluate likely effects | Section 4.3 |
| C4 Mitigation of adverse effects and maximising beneficial effects | Section 4.4 |
| C5 Propose measures to monitor effects of NP implementation | Section 5 |

Chapter 1 describes the background and process. Chapter 2 documents the relevant policies, plans and programmes (Appendix 1) and draws out the key messages. These form the foundation of the Sustainability Appraisal Framework. Chapter 3 provides a summary of the environmental, social and economic baseline information that is relevant to the Baldons. Chapter 4 describes the sustainability issues and challenges emerging from the policy review and baseline evidence. Chapter 5 sets out our sustainability objectives and how they will be used to assess the effects of the neighbourhood development plan; including the plan’s vision, objectives, policies and the development sites to be allocated.

## Process

### Personnel

At the meeting of 14th July 2015 the Baldons Parish Council (BPC), following an informal meeting with Rona Knott from SODC, resolved to go ahead with a Neighbourhood Plan and nominated a working party of Parish Councillors to progress this. Subsequently a draft proposal was presented to the BPC at the next Council meeting (8th September) when the proposal was adopted and it was agreed that it would be distributed to all Baldon residents. In this document residents were asked whether or not they were in favour of the preparation of a Neighbourhood Plan and whether or not they would like to be involved in the Plan preparation. The response was strongly in favour (93 positive response against 7 negative) with 15 residents expressing a wish to participate. These volunteers were invited to an initial meeting at which they agreed to form an Advisory Group.

The personnel are as follows:

Working Group

* Stephen Dance, Parish Councillor
* Elizabeth Gillespie, Parish and District Councillor
* Laurence Attewill, Parish Councillor and acting as project manager

Advisory Group – all Baldon residents

* Natasha Eliot
* Peter Cave
* Graham Hilton
* Rachel Fallon
* Stephen Wardell
* Beth McLoughlin
* Ralph Slaney

A grant from SODC enabled us to engage support from Community First Oxfordshire (CFO) and in consequence Fiona Mullins and Tom McCulloch became advisors to the Working Group.

### Meetings

The following meetings were held and minutes are available, including who was involved and what their views were.

**Table 2.2 Meetings**

| Date | Meeting | Those Present | Relevant subjects |
| --- | --- | --- | --- |
| 14/06/15 | BPC | Dorothy Tonge (DT) (chair BPC)  Charles Barclay (CB)  John Maskell (JM)  EG, SD, LA  Paul Isaacs, clerk (PI) | Nominated LA and EG to prepare a Proposal for a Neighbourhood Plan |
| 08/09/15 | BPC | DT, CB, JM, SD, LA  Paul Isaacs (clerk) | Resolved to circulate the NP Proposal |
| 09/11/15 | BPC | DT, CB, JM, SD, LA  Paul Isaacs (clerk) | On the basis of the village support to the Proposal, BPC resolved to go ahead with a Neighbourhood Plan |
| 24/11/15 | Advisory Group | SD, EG, LA, NE, PC,GH, RF, SW, BM, RS | Inaugural meeting of Working Group and volunteers  Discussed and agreed draft Project Plan |
| 25/11/15 | Initial meeting with SODC | Luke Brown  EG, LA | Explanation of and discussion on the process |
| 19/01/16 | Advisory Group | SD, EG, LA, NE, PC,GH, RF, SW, BM, RS | Discussed draft Residents Consultation Paper, which was subsequently finalised taking into account comments received by email. |
| 02/02/16 | BPC | DT, CB, JM, SD, LA  Paul Isaacs (clerk) | Working Group reported progress |
| 23/02/16 | Initial meeting with CFO | Tom McCulloch (CFO)  LA, EG, NE | CFO assistance on SA Scoping Report and Housing Needs Survey |
| 23/02/16 | Advisory Group + SODC | Luke Brown (SODC)  EG, LA, NE, PCGH, RF, SW, BM, RS | Discussed results of consultation, the forthcoming Public Meeting, the need for a SA Scoping Report and a Housing Needs Survey |
| 08/03/16 | BPC | DT, CB, JM, SD, LA  Paul Isaacs (clerk) | Working Group reported progress |
| 22/03/16 | Public Consultation |  | Presentation of Survey results |
| 4/05/16 | Advisory Group |  | SWAT analysis |
| 6/05/16 | Meeting with SODC | Gayle Wooton (SODC)  WG, LA | Introductory meeting with new SODC liaison officer |
| 9/05/16 | BPC | DT, CB, JM, SD, LA  Paul Isaacs (clerk) | Working Group reported progress |
| 03/06/16 | CFO | Tom Mculloch, LA | Review draft scoping report |
| 28/06/16 | BPC | DT, JM,EG, SD, LA and Gayle Wootton (SODC) | Structure of NP |
| 04/07/16 | Advisory Group |  | Preparation for Public Event on 20/08/16 |
| 20/07/16 | Meeting with SODC | Gayle Wootton, EG,LA | Need to consider specific sites  Need to progress scoping report |
| 10/08/16 | Advisory Group | With Charlotte Colyer | Need to consider specific sites |
| 16/08/16 | CFO | Fiona Mullins, LA | Review of scoping report |
| 20/08/16 | Public Consultation |  | Presentation of progress |
| 22/08/16 | Meeting with SODC | Gayle Wootton, LA | Review of draft scoping report |

### Problems encountered

The BNDP process has run reasonably smoothly since the start but slipped behind the target schedule, which was probably somewhat optimistic. The main problem encountered, other than that of busy people making time to attend meetings and prepare written contributions. Was that of scope. Some time was lost in deciding whether the Plan should include recommendations for housing development on specific sites or whether the selection of such sites could be covered by the later application of a suite of Policies. The steering group members in particular have made significant contributions in research for and writing up the Scoping Document. Help from Community First Oxfordshire facilitated this process.

## Public Engagement

As perhaps is natural in two such small villages, community engagement has been on going and informal. However, there have also been (or will have been by the time we have finished), 5 specific public engagements events, as follows:

1. The residents were invited to vote for or against a Baldons Neighbourhood Plan in a paper, delivered to each household, which described the purpose of a Neighbourhood Plan, its cost and its benefits (October 2015) We received 101 responses, 93 of which were in favour

2. The views of all residents were sought in a Residents Consultation Paper distributed in February 2016. We received 140 responses, which are summarised in Appendix A1. This consultation was followed by a public meeting in the Seven Stars public house (itself community owned) at which we presented an analysis of the responses received. This meeting was also attended by Charlotte Colyer of SODC.

3. A housing needs survey was conducted by Community First Oxfordshire by a questionnaire distributed to all households . A summary of the responses is presented in Appendix A2

4. A public meeting held as part of the Baldon Feast in August 2016, in which we called for potential building sites within the Baldons and exhibited:

* The results of the March consultation
* The results of the Housing Survey
* The draft policies by which housing development proposals will be evaluated
* The criteria by which potential building sites would be assessed

## Summary of the Scoping Report

### Scoping report contents

The Scoping Report, available in full on the Baldons website ([www.baldons.org.uk](http://www.baldons.org.uk)) comprises

* Chapter 1: Introduction
* Chapter 2: Policy context
* Chapter 3: Baseline Assessment
* Chapter 4: Sustainability Issues and Challenges
* Chapter 5: Sustainability Appraisal Framework

Appendix 1: List of relevant plans and programmes

Appendix 2: Policy context, baseline evidence and sustainability issues  
 Appendix 3; Conservation Areas and Listed Buildings

Appendix 4: Landscape Maps

### Baseline assessment

The Baseline Assessment presented local evidence covered the following topics:

* biodiversity, flora and fauna
* population and human health
* housing
* soil
* water
* air
* economy and employment
* climatic factors
* material assets
* cultural heritage, including architectural and archaeological heritage
* landscape

This evidence, taken together with the policy context set out in Chapter 2, led to a SWOT analysis from which the sustainability issues and challenges were derived in Chapter 4.

The Baseline Assessment is presented in Appendix B of this Report

### Sustainability objectives

The sustainability issues were reviewed using the broad Sustainability Objectives set out in the Sustainability Appraisal Report of the South Oxfordshire Local Plan 2032 as a starting point. The Baldons sustainability objectives are based on the District Council objectives. The relevant District level objectives have been selected and adapted in order to reflect the sustainability challenges for the Baldons that are identified in the scoping report. The selected and amended objectives are as follows:

1. Housing: help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure.
2. Health and well being: to maintain and improve peoples health, well-being, and community cohesion and support voluntary, community and faith groups.
3. Landscape: to preserve the character of the villages in the natural landscape
4. Environmental protection: to reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.
5. Travel: to improve travel choice and accessibility and minimise the length and duration of car journeys
6. Biodiversity: to conserve and enhance biodiversity.
7. Landuse: to conserve and enhance the district’s open spaces and countryside in particular, those areas designated for their landscape importance and biodiversity.
8. Heritage: to conserve and enhance the villages’ character and historic environment and to respect local distinctiveness by sensitive siting and building design and specification.
9. Climate change: to seek to address the causes and effects of climate change by:
10. securing sustainable building practices which conserve energy, water resources and materials
11. protecting, enhancing and improving our water supply where possible
12. maximizing the proportion of energy generated from renewable sources
13. ensuring that the design and location of new development is resilient to the effects of climate change.
14. Economy: to assist in the development of a thriving economy, particularly small firms that maintain and enhance the rural economy

The relationship between the sustainability issues and challenges and the Sustainability Objectives listed above are summarised in Table 2.3

**Table 2.3: Sustainability Issues and Objectives**

|  |  |
| --- | --- |
| The Baldons NP sustainability issues and challenges (from section 4.1) | Proposed sustainability objectives |
| Environmental |  |
| * Sustainability | 4. Environment  9. Climate change |
| - Biodiversity | 4. Environment  6. Biodiversity |
| - Heritage & Conservation areas | 3. Landscape  7. Landuse  8. Heritage |
|  |  |
| Social |  |
| * Housing | 1. Housing |
| * Social cohesion | 2. Health and well being |
| * Baldons identity | 3. Landscape  7 Landuse |
| * Quality of design | 8. Heritage |
| * Traffic and road safety | 5. Travel |
| * Drainage | 1. Housing |
| Economic | 7. Landuse |

## Consultation

### Statutory Consultees

The draft Sustainability Appraisal Scoping Report was produced in September 2016 and the Environment Agency, Nature England and Historic England, as statutory consultees were invited to comment.

Neighbouring parish councils: Nuneham Courtenay, Garsington and Berinsfield were also invited to comment.

### Comments received

Nature England

* Baseline Evidence: reference to Agricultural Land Classification should be included
* Sustainability Issues and Challenges: this section should include the possibility of restoration and enhancement of biodiversity in the Baldons and the issues of public access to nature
* Sustainability Objectives: should include the objective of avoiding the loss of the best and most versatile agricultural land.

Historic England

* Baseline Evidence: should include a review of the Baldons archaeological heritage identifying previous records of archaeological remains.

All the comments received from Nature England and Historic England have been addressed in the Scoping Report.

## Plan objectives

The objectives of the Baldons Neighbourhood Plan are to develop policies that will enable us to:

1. Meet the housing needs identified in the Housing Needs Survey carried out by Community First Oxfordshire and the increase in housing that is likely to be required of the Baldons in the SODC emerging Local Plan
2. Preserve and if possible enhance the character of the Baldons

At present it seems likely that the Baldons, as a small community will be required to accept a 5 - 10% increase in its housing stock, which would amount to 9 - 17 new houses, which is more than the housing need identified by Community First. Moreover in the public consultation carried out in February and March 2016, the Baldon residents clearly indicated their willingness to accept or welcome of up to about 15 new houses in the three settlements comprising the Baldons during the currency of the Baldons Neighbourhood Plan. The public consultation also revealed the following strongly held views:

1. At least 9 new houses
2. All new houses to be built within the existing built up area
3. Houses to be built singly or in small clusters
4. Houses to be modest in size – 2 or 3 bedrooms and built in terraces or as semi detached buildings

The level of compatibility between the Sustainability and Neighbourhood Plan objectives are discussed as follows and summarised in Table 2.4

1. Housing: clearly the NP objective of supporting the provision of 15 new houses is compatible with this sustainability objective. The NP objective 2 of preserving the character of the Baldons is not necessarily jeopardised by this sustainability objective.
2. Health and Wellbeing: the provision of well designed and well constructed houses, sensitively sited in sites within the built up area is compatible with this sustainability objective. Furthermore a modest increase in the Baldons population will help ensure social cohesion and the viability of communal activities and will thus enhance the existing village character.
3. Landscape: the construction of additional houses has the potential for damaging the landscape but this can be minimised or even avoided by careful siting and design. Obviously there is full compatibility between this sustainability objective and the NP objective 2.
4. Environmental Protection: the NP objectives are fully compatibility with the sustainability objective of minimising harm to the environment.
5. Travel: unfortunately, in the absence of any public transport in the Baldons, the NP objectives are necessarily incompatible with this sustainability objective.
6. Biodiversity: the construction of additional houses has the potential for damaging the landscape but this can be minimised or even avoided by careful siting and design. Obviously there is full compatibility between this sustainability objective and the NP objective 2.
7. Landuse: with sensitive and careful siting, the provision up to 15 new houses can be compatible with this sustainability objective
8. Heritage: as with Landuse, with sensitive and careful siting, the provision up to 15 new houses can be compatible with this sustainability objective
9. Climate change: the construction of new houses will inevitably result in net carbon emissions although this can be minimised by appropriate design and the construction of small and modest houses.
10. Economy: additional houses will help boost the local economy so the NP objective is compatible with the sustainability objective.

**Table 2.4: Summary of compatibility of NP objectives against SA objectives**

|  |  |  |
| --- | --- | --- |
| **Sustainability Objectives** | **Baldons Neighbourhood Plan Objectives** | |
| **1** | **2** |
| 1 Housing | Yes | Yes |
| 2 Health & well being | Yes | Yes |
| 3 Landscape | qualified | Yes |
| 4 Environmental Protection | Yes | Yes |
| 5 Travel | No | No links |
| 6 Biodiversity | qualified | No links |
| 7 Landuse | qualified | Yes |
| 8 Heritage | qualified | Yes |
| 9 Climate Change | qualified | No links |
| 10 Economy | Yes | No links |

NP objective 1 – the construction of at least 15 new houses – is fully compatible with sustainability objectives 1,2,4 and 10 and partially compatible with objectives 3,6,7,8 and 9. It is not compatible with objective 5. The aim of this report is therefore to ensure that NP objective 1 is achieved with the minimum adverse impact on the physical environment.

## Consideration of alternatives

There are only two possible alternative options for delivering the objectives described above:

1. Building the houses in one or two larger developments outside the present built up area
2. Building either single or small clusters of houses in a number of infill sites within the present built up area

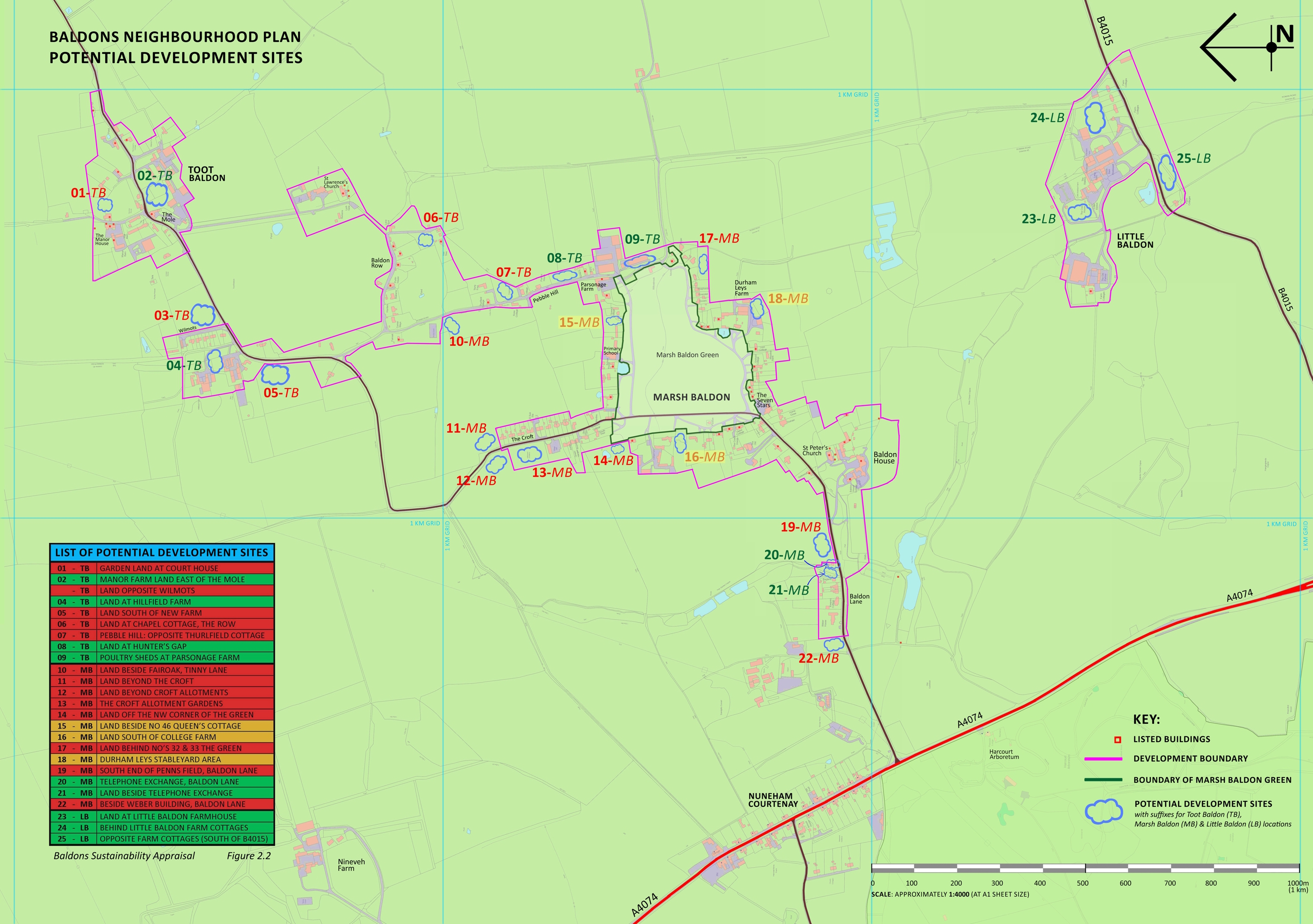
The advantages and disadvantages of the two options are as follows:

|  |  |
| --- | --- |
| **Advantages** | **Disadvantages** |
| **Option1** |  |
| * Offers the possibility of the provision of social housing | * Contrary to the policy adopted in the SODC Local Plan * Contrary to the recommendations of the Final Report of the Local Green Belt Study for South Oxfordshire * Contrary to the express views of 85% of the respondents to the Baldons Neighbourhood Plan consultation |
| **Option 2** |  |
| * Consistent with The Local Plan, * Consistent with the recommendations of the Green Belt Study * Consistent with the views of the majority of Baldon residents | * Does not offer the possibility of the provision of social housing |

Option 1 has therefore been discarded and the sustainability appraisal has been restricted to the identification of the most sustainable sites within the built up area.

## Development sites

There are a considerable number of potential building sites within the Baldons, and as a starting point the public were invited to nominate sites by placing yellow stickers on a large scale map of the Plan area as part of a public consultation staged at the Baldon Feast in August. This provided the basis for establishing a more refined long list of potential sites that is shown in Figures 2.2, 2.3 and 2.4 for Toot, Marsh and Little Baldon respectively

Figure 2.2 Potential Development Sites

# Sustainability appraisal of potential sites

**Figure 2.2: Potential Development Sites**

## Introduction

This appraisal of potential sites is a comparative appraisal, the purpose of which is simply to identify the preferred sites for sustainable development. It is not intended to be a full sustainability appraisal: for any particular development it would be for the developer to

* Demonstrate that the proposed development conformed to the BNDP Policies
* Carry out an appropriate sustainability appraisal to the requirements of SODC

## Sustainability Appraisal Criteria

The following criteria were developed by The Advisory Group as a means of appraising the longlist of candidate sites shown in Figures 2.2 – 2.4.

Social Criteria

* The impact of a development on its immediate neighbours
* The potential of a development to benefit the village community
* The impact of a development on existing buildings

|  |
| --- |
| Environmental Criteria |
|  |

* Visual impact of the development on views of and from the villages
* Impact of the development on village character
* Impact on biodiversity
* Impact on heritage

Economic Criteria

* Impact of a development on jobs and economic production

## Description and Appraisal of the Sites

A description and appraisal of each of the 25 longlisted sites, which form the basis of the appraisal, is presented in Annex A of this Report.

## Process for evaluation

Each site has been colour coded – green, amber or red against each criterion on the basis of the guidelines given in Table 3.1. The appraisal was carried out by 6 members of the Advisory Group and the average of these individual results was carried forward to a “moderation” stage in which an overview of the average results was made by professional architects and landscape architects within the Group. This overview results in some minor modifications to the appraisal, mostly in the interest of consistency, which have subsequently been endorsed by the whole group.

**Table 3.1 Appraisal guidance**

|  |  |  |
| --- | --- | --- |
| **Criterion** | **Low score indicators** | **High score indicators** |
| Existing settlement | * Consolidates the built form and pattern villages * Lies within/infills the existing development of the villages | * Detracts from the building form and pattern of the villages * Creates isolated and unconnected development * Sets a precedent for linear or ribbon roadside development |
| Impact on Immediate Neighbours | * Neighbours supportive of development. * Little or no impact on adjacent properties | * Neighbours and close residents affected by visual intrusion, traffic access arrangements and/or loss of amenity. |
| Potential community benefits and disbenefits | * Brings redundant building back into use. * Improves the look of the village by removing ugly buildings and improving quality * Improves access roads and traffic management | * Loss or impairment of a village asset (eg allotments, community hall) |
| Views and Landscape impact | * No intrusion into key views * No changes to landscape or topography * Development fits and merges into the village scene. | * Development will intrude into one or more of the key views into or out of the villages. * Development will change the historic village landscape or topography. |
| Impact on village character | * Maintains disparate development character * Modest scale and of buildings * Openness rather than enclosure | * Further rIbbon development * Second line of development * Bulky or overtly grand buildings |
| Traffic and access | * Enables the improvement of existing roads and access ways. * Uses metalled road surfaces * Off street parking. | * Arrangements for access and egress for service vehicles and cars are unsafe, difficult and/or tight. * Cars will be parked on the street or the Green or otherwise not on the premises. * Degrades unmade roads and/or tracks |
| Biodiversity flora and fauna impact | * Development will not adversely impact upon the natural flora and fauna of the villages. | * Development will permanently harm or remove the natural flora * Development will permanently harm or remove the natural habitats for wild animals and/or birds |
| Economy – present landuse | * Involves the use of Brownfield land that has been developed in the past. * No impact on employment or economic production | * Involves development on Greenfield sites with no history of development in the past * Impact on employment and economic activity |
| Heritage | * The proposed development lies distant from the existing Conservation Areas | * The proposed development lies close to or within the existing Conservation Areas |

## Results of the Sustainability Appraisal

The results of the sustainability appraisal are shown in Table 3.2

**Table 3.2**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site No | **Objective** | | | | | | | | |
| Housing | Health and Well Being | | Landscape | | Travel | Biodiversity | Landuse | Heritage |
| **Site Selection Criteria** | | | | | | | | |
| Existing Settlement | Impact on Community | Potential benefit to community | Visual Impact | Impact on village character | Traffic and access | Impact on Biodiverstity | Present Landuse | Impact on Conservation Area |
| 1 |  |  |  |  |  |  |  |  |  |
| 2 |  |  |  |  |  |  |  |  |  |
| 3 |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |
| 5 |  |  |  |  |  |  |  |  |  |
| 6 |  |  |  |  |  |  |  |  |  |
| 7 |  |  |  |  |  |  |  |  |  |
| 8 |  |  |  |  |  |  |  |  |  |
| 9 |  |  |  |  |  |  |  |  |  |
| 10 |  |  |  |  |  |  |  |  |  |
| 11 |  |  |  |  |  |  |  |  |  |
| 12 |  |  |  |  |  |  |  |  |  |
| 13 |  |  |  |  |  |  |  |  |  |
| 14 |  |  |  |  |  |  |  |  |  |
| 15 |  |  |  |  |  |  |  |  |  |
| 16 |  |  |  |  |  |  |  |  |  |
| 17 |  |  |  |  |  |  |  |  | Table 3.2: Site Appraisal |
| 18 |  |  |  |  |  |  |  |  |  |
| 19 |  |  |  |  |  |  |  |  |  |
| 20 |  |  |  |  |  |  |  |  |  |
| 21 |  |  |  |  |  |  |  |  |  |
| 22 |  |  |  |  |  |  |  |  |  |
| 23 |  |  |  |  |  |  |  |  |  |
| 24 |  |  |  |  |  |  |  |  |  |
| 25 |  |  |  |  |  |  |  |  |  |

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |

The longlisted sites have been ranked in increasing order of the number of red scores that each site has been given. The preferred sites are naturally those sites which have been awarded the fewest number of red scores as shown in Table 3.3

**Table 3.3 Ranking of sites**

|  |  |  |  |
| --- | --- | --- | --- |
| Site | no of red scores | no of amber scores | no of green scores |
|
| 2 | 0 | 2 | 7 |
| 4 | 0 | 1 | 8 |
| 9 | 0 | 2 | 7 |
| 20 | 0 | 0 | 9 |
| 21 | 0 | 3 | 6 |
| 23 | 0 | 2 | 7 |
| 24 | 0 | 4 | 5 |
| 15 | 0 | 7 | 2 |
| 8 | 1 | 2 | 6 |
| 18 | 1 | 7 | 1 |
| 16 | 1 |  | 1 |
| 25 | 3 | 2 | 4 |
| 1 | 3 | 5 | 1 |
| 6 | 3 | 4 | 2 |
| 17 | 4 | 5 | 0 |
| 19 | 4 | 4 | 1 |
| 22 | 4 | 3 | 2 |
| 3 | 5 | 3 | 1 |
| 5 | 5 | 4 | 0 |
| 7 | 6 | 3 | 0 |
| 10 | 6 | 3 | 0 |
| 11 | 7 | 2 | 0 |
| 13 | 7 | 2 | 0 |
| 14 | 7 | 2 | 0 |
| 12 | 8 | 1 | 0 |

## Preferred Sites

From the ranking of the appraisal of sites shown in Table 3.3 above, the “preferred” sites are shown in Table 3.4

**Table 3.4: Preferred Sites**

|  |  |
| --- | --- |
| Site no | Location |
| 2 | Manor Farm, Toot Baldon |
| 4 | Hillfield Farm,Toot Baldon |
| 9 | East side of the Green, Marsh Baldon |
| 20 | Baldon Lane, Marsh Baldon |
| 21 | Baldon Lane, Marsh Baldon |
| 23 | Little Baldon Farm |
| 24 | Little Baldon Farm |
| 8 | Pebble Hill, Marsh Baldon |
| 15 | North side of Green, Marsh Baldon |
| 18 | South side of the Green, Marsh Baldon |
| 16 | West side of the Green, Marsh Baldon |

Table 3.5 shows how the preferred site perform against the site selection criteria

**Table 3.5 Performance of Preferred Sites**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Site No | **Objective** | | | | | | | | |
| Housing | Health and Well Being | | Landscape | | Travel | Biodiversity | Landuse | Heritage |
| **Site Selection Criteria** | | | | | | | | |
| Existing Settlement | Impact on Community | Potential benefit to community | Visual Impact | Impact on village character | Traffic and access | Impact on Biodiverstity | Present Landuse | Impact on Conservation Area |
| 2 |  |  |  |  |  |  |  |  |  |
| 4 |  |  |  |  |  |  |  |  |  |
| 8 |  |  |  |  |  |  |  |  |  |
| 9 |  |  |  |  |  |  |  |  |  |
| 15 |  |  |  |  |  |  |  |  |  |
| 16 |  |  |  |  |  |  |  |  |  |
| 18 |  |  |  |  |  |  |  |  |  |
| 20 |  |  |  |  |  |  |  |  |  |
| 21 |  |  |  |  |  |  |  |  |  |
| 23 |  |  |  |  |  |  |  |  |  |
| 24 |  |  |  |  |  |  |  |  |  |

## Rejected Sites

The non preferred sites are rejected because they attract 3 or more red scores, as detailed in Table 3.6

**Table 3.6 Rejected sites**

|  |  |
| --- | --- |
| Site no | Criteria in which failed |
| 1 | Potential benefit to community, land use, conservation area |
| 3 | Existing settlement, impact on neighbours, visual impact, village character, landuse |
| 5 | Existing settlement, impact on neighbours, visual impact, village character, landuse |
| 6 | Village character, traffic, landuse |
| 7 | Impact on neighbours, visual impact, village character, landuse |
| 10 | Existing settlement, potential contribution, village character, traffic, biodiversity, landuse |
| 11 | Existing settlement, impact on neighbours, potential contribution, visual impact, village character, landuse, conservation |
| 12 | Existing settlement, impact on neighbours, potential contribution, visual impact, village character, biodiversity, landuse, conservation |
| 13 | Existing settlement, impact on neighbours, potential contribution, visual impact, village character, biodiversity, landuse, conservation |
| 14 | impact on neighbours, visual impact, village character, traffic, biodiversity, landuse, conservation |
| 17 | Potential contribution,village character, landuse, conservation |
| 19 | Existing settlement, visual impact, village character, landuse |
| 22 | Existing settlement, visual impact, village character, landuse |
| 25 | Existing settlement, visual impact, traffic and access |

# Appraisal of Neighbourhood Plan Policies

## The Policies

The following Neighbourhood Plan Policies are proposed for the implementation of the Plan:

POLICY 1 – GENERAL PRINCIPLES

New development must conform to the following general principles:

* The development should preserve or enhance the character and appearance of the Baldons and its landscape setting, as detailed in the Village Character Assessment (section 2.3) and the Landscape Assessment (section 2.4 and Appendix D)
* The development should have no detrimental impact on key views either of or from the villages, as identified in the Landscape Character Assessment (Appendix D) and detailed in Appendix E
* The development should complement, enhance and reinforce local distinctiveness as described in section 2.3 of this Plan
* The development should not significantly adversely affect the amenities of adjoining residents whether by reason of loss of light, privacy or overbearing impact

|  |
| --- |
| POLICY 2 - NEW HOUSES  Between 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2033  Residential development may be permitted as single houses or clusters of not more than 5 houses within the built up area of Toot, Marsh and Little Baldon in the preferred sites listed below.  02-TB  04-TB  08-TB  09-TB  15-MB  16-MB  18-MB  20-MB  21-MB  23-LB  24-LB  These preferred sites best meet the criteria listed in Section 3.2 and all generally enhance the character of the villages in a way that other longlisted sites , and in particular backland or ribbon development sites would not. |

|  |
| --- |
| POLICY 3 – LOCAL GAPS  Development proposals should ensure the retention of the open character of local gaps between separate settlements in the Baldons. Proposal for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they preserve the separation between settlements and retain the individual identities of settlements. |

|  |
| --- |
| POLICY 4 – HOUSING MIX  Proposals for residential development will be required to demonstrate that the mix of dwelling types is appropriate to the site and to the needs of current and future households in the Baldons. They should recognise the need for smaller dwellings and should comprise single houses, terraced cottages or groups of small detached or semi detached houses, with a maximum of 3 bedrooms, only. |

|  |
| --- |
| POLICY 5 - DESIGN GUIDE  New development must comply with The Baldon Design Guide shown in Appendix C and be generally in accordance with the South Oxfordshire Design Guide |

|  |
| --- |
| POLICY 6 - MARSH BALDON GREEN  In order to provide Marsh Baldon Green the highest possible level of protection against any development the Green should be designated as a Local Green Space. |

|  |
| --- |
| POLICY 7- COMMUNITY FACILITIES  The Baldons Parish Council will support the improvement , extension and renewal of existing community facilities providing that these developments conform to the other policies set out in this Plan Such facilities include:   * modifications to St Peters church necessary to provide toilet and basic cooking facilities and a meeting room * Future possible plans to improve, extend or renew the Parish Hall * Support for the continuing success and viability of Marsh Baldon Primary School * Support for the continuing success and viability of the two village pubs |

|  |
| --- |
| POLICY 8- INFRASTRUCTURE  The Baldons Parish Council will spend their share of CIL money that is made available by SODC on Baldons infrastructure. Infrastructure needs, and their priority, will evolve throughout the currency of the plan and will be determined year by year by the Baldons Parish Council. |

|  |
| --- |
| POLICY 9 – BUSINESS  New and existing small business activities, including agriculture, village retail, hospitality and home working shall be encouraged in the Baldons providing they are accommodated in appropriate buildings or sites and do not add significantly to the burden on road capacity and safety and other infrastructure. |

## Appraisal of Policies

The Policies are designed to deliver the sustainability objectives listed in section 2.3.3 above: the as a cross check the relationship between the policies and the sustainability objectives are presented in Table 4.1

**Table 4.1: Sustainable Objectives and corresponding Policies**

|  |  |  |  |
| --- | --- | --- | --- |
| **Sustainability Objectives** | | **Relevant Policies** | |
| 1 | Housing | 2, 4 | New Houses, Housing Mix |
| 2 | Health & Wellbeing | 2, 5,7 | New Houses, Building Design, Community Facilities |
| 3 | Landscape | 1,3,6 | General Principles, Local Gaps, Marsh Baldon Green |
| 4 | Environmental Protection | 1, 3, 6 | General Principles, Local Gaps, Marsh Baldon Green |
| 5 | Access & Travel | 8,9 | Infrastructure, Business |
| 6 | Biodiversity | 1. 3 | General Principles, Local Gaps |
| 7 | Landuse | 1, 2 | General Principles, New Houses |
| 8 | Heritage | 1, 2, 5 | General Principles, New Houses, Building Design |
| 9 | Climate Change | 5 | Building Design |
| 10 | Economy | 9 | Business |

## Evaluation of the likely effects of the NP

The likely effects of the implementation of the Baldons Neighbourhood Plan are summarised as follows:

|  |  |  |
| --- | --- | --- |
| SA objective | Likely effect of BNP | Impact |
| 1 Housing | The building of up to 15 houses within the Baldons in the next 10 years, clearly meets the SA housing objective. It more than meets both the SODC allocation of a 5 - 10% increase in the housing stock and the housing need identified in The Housing Needs Survey. | Positive |
| 2 Health and Wellbeing | Even the small increase in population will, by improving the viability of Baldon facilities and community (including the school, pubs and churches as well as the various clubs), have a beneficial effect on community wellbeing | Positive |
| 3 Landscape | The benefit to the landscape as a result of sensitive building on brown field sites (2,4, 9,20, 21) will offset the relatively minor adverse effect of buildings on the other preferred sites | Neutral |
| 4 Environmental protection | The building of up to 15 houses within the Baldons in the next 10 years will clearly have a small but negative effect on the environment, which can be mitigated by the adoption of the NP policies | Negative |
| 5 Access & travel | It is estimated that any increase in the Baldons population will have a proportionate increase in the volume of traffic passing through the villages. This is unavoidable in the absence of a bus service, but the effect of an increase in traffic can be mitigated by adoption of the NP Policies | Negative |
| 6 Biodiversity | The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on biodiversity | Neutral |
| 7 Landuse | The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on landuse | Neutral |
| 8 Heritage | The effect of the building of up to 15 new houses can be accommodated within the present built up area with negligible effect on our heritage | Neutral |
| 9 Climate change | The building of up to 15 houses within the Baldons in the next 10 years will clearly have a small but negative effect on climate change, which can be mitigated by the adoption of the NP policies | Negative |
| 10 Economy | Even the small increase in population will, by improving the viability of Baldon facilities and community (including the school, pubs and churches as well as the various clubs), have a beneficial effect on the economy | Positive |

## Mitigation of Adverse Effects and Maximising Beneficial Effects

The negative impacts of the Neighbourhood Plan on two of the sustainability objectives (comprising Access and Travel and Climate Change) listed above can be largely mitigated by the adoption and implementation of both the Neighbourhood Plan Policies set out in Section 4.1 and also the Baldons Design Guidelines. These measures will also enable us to maximise beneficial effects.

# Monitoring Arrangements

Under the SEA directive there is a statutory duty to monitor the sustainability impacts of the implementation of the Neighbourhood Plan. To this end it is proposed that the degree to which sustainability objectives are met during the currency of the Neighbourhood Plan will be monitored by the Parish Council maintaining a register of planning applications in which the compliance of each application with the Neighbourhood Policies will be recorded.

# ANNEX A: Notes on Longlisted Sites

Note: The Landscape Character Assessment, to which reference is made in these notes, is presented in Appendix C

**SITE TB1**

|  |  |  |
| --- | --- | --- |
| **Location:** | | The garden of Court House, Toot Baldon |
| **Owner** | | Mr & Mrs Ardern |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** < 0.1 | | No of houses 1 no |
| **Description**  The sites is situated to the north east of Court House, a Grade 2 listed building. The site is separated from the road by the garden of the neighbouring house  **Landscape Character Area T1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would not significantly benefit the community | |
| * Visual Impact | The site is prominent being situated on the ridge. The visual impact of new development would be significant when viewed from the north. The Landscape Assessment finds that this site is unsuitable for development from a landscape and visual perspective | |
| * Impact on village character | Development here would change the accepted pattern of settlement in Toot Baldon | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Development here would have a small but negative impact | |
| * Present Use | Garden | |
| * **-** Conservation Area | Within the Toot Baldon conservation area, close to two prominent Grade 2 listed buildings: Court House and Toot Baldon Manor**.** | |

**SITE TB2**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Immediately to the east of the Mole Inn, Toot Baldon |
| **Owner** | | The Queens College |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.4 | | No of houses 3 no |
| **Description**  The sites comprises the former yard of Manor Farm, which is no longer a working farm  **Landscape Character Area T1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | Slight. The site sits behind an elevated edge which would mitigate impact from the through route. The Landscape Assessment finds that this site would be suitable for development | |
| * Impact on village character | Development on this brownfield site in the heart of Toot Baldon could have a beneficial effect on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | None | |
| * Present Use | Redundant farmyard – brown field site | |
| * **-** Conservation Area | Within the Toot Baldon conservation area, but sensitive development would have little impact on heritage issues | |

**SITE TB3**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Immediately to the east of Willmots, 200m west of the core of Toot Baldon |
| **Owner** | | Not known |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.5 | | No of houses up to 10 no ?? |
| **Description**  This is a greenfield site bordering the east side of the Wilmots cul-de-sac  **Landscape Character Area T3** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Physical and visual gaps separating the existing and established development patterns are important and valued. A development here would have a significant visual impact by diminishing the scale of an important existing gap between adjacent developed areas . The Landscape Assessment finds that this site is unsuitable for development. | |
| * Impact on village character | A development here would be outside the established curtilage and have a significant impact on village character. It would represent a precedent for extending the built up area and additional ribbon development | |
| * Traffic and access | A comparatively large development here would have a significant impact on traffic: the lane between Wilmots and the Mole Inn being just a single track with one passing place | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Toot Baldon conservation area | |

**SITE TB4**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Hillfield Farm: Immediately to the west of Willmots and north of New Farm |
| **Owner** | | Mr R Brooks |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.4 | | No of houses 3 - 4 no |
| **Description**  This site comprises the redundant farm buildings of Hillfield Farm and a small paddock adjacent to the farm access track, bordering the rear gardens of Wilmots and New Farm stables  **Landscape Character Area T4** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the open aspect of Wilmots rear gardens | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Not significant. New development would sit within established buildings The Landscape Character Assessment finds that this site is suitable for development. | |
| * Impact on village character | A development here would not have a significant impact on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Small but negative impact | |
| * Present Use | Pasture and redundant farm buildings – mostly a brownfield site | |
| * **-** Conservation Area | Outside the Toot Baldon conservation area | |

**SITE TB5**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Immediately to the south of New Farm |
| **Owner** | | Mr & Mrs D Greenaway |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.5 | | No of houses up to 5 no ?? |
| **Description**  This is an open greenfield site forming a gap between the New Farm/Hill Farm and Wilmots to the north and Potland Cottages/Holly Cottage to the south  **Landscape Character Area T5** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would have a relatively small impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Physical and visual gaps separating the existing and established development patterns are important and valued. This site is part of an important gap and development here would have a significant visual impact. The Landscape Character Assessment finds that development of this sitewould affect the openness of the landscape and would over-extend the settlement edge of Toot Baldon. | |
| * Impact on village character | A development here would be outside the established curtilage and have a significant impact on village character. It would represent a precedent for extending the built up area and additional ribbon development | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Small but negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Toot Baldon conservation area | |

**SITE TB6**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Immediately to the north of Chapel cottage , south of Baldon Row |
| **Owner** | | Mr and Mrs M Brooks |
| **Previous planning applications** | | Yes – 2015, withdrawn |
| **Approx Site Area (ha)** 0.1 | | No of houses 1 no |
| **Description**  This site is in the garden of Chapel cottage at the end of a narrow track serving two properties – Chapel cottage and Yew Tree cottage  **Landscape Character Area M3** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Toot Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the open aspect of the gardens of Baldon Row | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | The site sits at a low elevation protected by tree and hedgerows. Visual impact is not significant, but the Landscape Assessment finds that development here would be at odds with the less dense character of Baldon Row . | |
| * Impact on village character | A development here would not have a significant impact on the village character | |
| * Traffic and access | A major negative issue. Access from Baldon Row provides inadequate access, already saturated and potentially unsafe | |
| * Impact on biodiversity | Small but negative impact | |
| * Present Use | Garden | |
| * **-** Conservation Area | Outside the Toot Baldon conservation area | |

**SITE TB7**

|  |  |  |
| --- | --- | --- |
| **Location:** | | At the north end of Pebble Hill, opposite Cobwebs and Thurlfield Cottage |
| **Owner** | | Mr R Greenaway |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.2 | | No of houses 2 no |
| **Description**  This is a small meadow at the north east end of Pebble Hill with open views of the countryside  **Landscape Character Area M3** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon (although lying in Toot parish) | |
| * Impact on the Community | Development on this site would have a significant impact on the open aspect of Pebble Hill | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Site is elevated and exposed to long distance views from east. Development would create a significant adverse impact. The Landscape Character Assessment finds that this site forms an open space between adjacent dwellings and is not suitable for development | |
| * Impact on village character | A development here would have a significant impact on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Adverse impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Within the Marsh Baldon conservation area | |

**SITE TB8**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the east side of Pebble Hill, between Porter House to the north and Hunters Gap cottage to the south |
| **Owner** | | Mr P Greenaway |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.2 | | No of houses 2 no |
| **Description**  This is site is waste land between two houses on the east side of Pebble Hill.  **Landscape Chracter Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon (although lying in Toot parish) | |
| * Impact on the Community | Development on this site would not have a significant impact on the open aspect of Pebble Hill | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | The key impact is on views to Pebble Hill is from the footpath to the east. Because of the topography of the site, the backdrop of existing tall trees and the hedgerow screening the visual impact, both from the open country looking west and from Pebble Hill looking east would not be significant. The Landscape Character Assessment that this site is suitable for development in landscape terms | |
| * Impact on village character | A development here would not have a significant impact on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | No impact | |
| * Present Use | Waste land | |
| * **-** Conservation Area | Within the Marsh Baldon conservation area | |

**SITE TB9**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Redundant chicken sheds on the eastern side of Marsh Baldon Green. |
| **Owner** | | The Queens College |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.3 | | No of houses 2 - 3no |
| **Description**  The site is part of Parsonage Farm situated to the east of the perimeter road round Marsh Baldon Green and comprises redundant chicken sheds.  **Landscape Character Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon (but lies in Toot Baldon Parish) | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | Positive, due to the proximity of modern agricultural barns and replacing the chicken sheds. The Landscape Character Assessment that this site is suitable for development in landscape terms | |
| * Impact on village character | Development here would not impact village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | No negative impact | |
| * Present Use | Redundant agricultural buildings | |
| * **-** Conservation Area | Outside but adjacent to the Marsh Baldon conservation area. | |

**SITE MB10**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the west side of Tinny Lane, a bridlepath linking Marsh and Toot Baldon |
| **Owner** | | Not known |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.1 | | No of houses 1 - 2no |
| **Description**  The site is situated in pastureland between Marsh and Toot Baldon villages, accessible only from a bridlepath.  **Landscape Character Area M3** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up areas of both Marsh and Toot Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would not benefit the community | |
| * Visual Impact | New development would entail new road infrastructure and change the character of Tinny Lane very adversely. | |
| * Impact on village character | Development here would be entirely inconsistent with the existing pattern of development in the villages. | |
| * Traffic and access | No existing vehicular access. | |
| * Impact on biodiversity | Adverse | |
| * Present Use | Pastureland | |
| * **-** Conservation Area | Outside both the Marsh and Toot Baldon conservation areas. | |

**Site MB11**

|  |  |  |
| --- | --- | --- |
| **Location:** | | At the northern end of the Croft, on the east side |
| **Owner** | | The Queens College |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.1 | | **No of houses** 1 no |
| **Description**  This site is pastureland and development here would extend the row of houses forming the Croft.  **Landscape Character Area M2** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | The open landscape between areas of existing settlement are important characteristics which help to define village character. A development here would further project urban development into the landscape causing visual impact. This view is reinforced in the Landscape Character Assessment | |
| * Impact on village character | An aim of the village plan is to contain future development within the existing developed boundary of the village. Development here would have an impact on the character of the village and would further extend ribbon development from an already extended development wing. | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE MB12**

|  |  |  |
| --- | --- | --- |
| **Location:** | | At the northern end of the Croft, on the west side |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.1 | | **No of houses** 1 no |
| **Description**  This site is pastureland and development here would extend the Croft development.  **Landscape Character Area 5** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Development on this site would be outside the village curtilage and would be an isolated development. It would project into open countryside and have a significant visual impact. Th Landscape Character Assessment that development at this site would be undesirable as it would extend the ribbon development north of Marsh Baldon | |
| * Impact on village character | A development here would have an significant impact on village character. It would significantly extend the boundary of the existing built up area and create a precedent for ad hoc development. | |
| * Traffic and access | Close to a significant road bend. | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE MB13**

|  |  |  |
| --- | --- | --- |
| **Location:** | | The allotments on the west side of the Croft |
| **Owner** | | The Queens College |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.4 | | No of houses 6 no ?? |
| **Description**  This is an allotment site  **Landscape Character Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant negative impact on the open aspect of the Croft, cause loss of productive and popular allotment gardens and would be likely to provoke strong opposition | |
| * Potential benefit to the community | Development on this site would have no benefit for the community | |
| * Visual Impact | This is a highly visible site with an open aspect. The visual impact would be significant. The Landscape Character Assessment finds that this site is not suitable for development | |
| * Impact on village character | A development here would have a significant impact on the character and quality of the Croft. extending the ribbon development and increasing the density of population. | |
| * Traffic and access | The Croft is already busy and the additional traffic from a significant development would have a significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Allottments. There is no obvious replacement site available | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE MB14**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Adjacent to the north west corner of Marsh Baldon Green |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.2 | | No of houses 2 -3 no |
| **Description**  This is a greenfield site forming a gap between the houses on the west side of Marsh Baldon Green and those on the north side  **Lands**ca**pe Character Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | This site forms an important gap to the countryside beyond and development here would create a significant visual impact. The Landscape Character Assessment finds that this site is not suitable for development | |
| * Impact on village character | Gaps to the countryside beyond and between the houses around the Green are an important part of the character of Marsh Baldon. Development of this gap, the most open of them all, would impact on village character and spoil view V10. | |
| * Traffic and access | Negative impact due to the narrow constriction of the public road at the southern end of the Croft. | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Agricultural land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area, but adjacent to a 15th century listed building . | |

**SITE MB15**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the north side of Marsh Baldon Green, immediately to the west of Queens Cottage |
| **Owner** | | The Queens Cottage |
| **Previous planning applications** | | Yes – 2015, withdrawn |
| **Approx Site Area (ha)** 0.1 | | No of houses 1 no |
| **Description**  This is an infill site forming a gap between two houses on the north side of Marsh Baldon Green: No 25 and Queens Cottage  **Landscape Character Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Impact on the Community | Development on this site would have a small impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | This gap here is in an intermittent line of houses. It is narrower than that at site MB14 and less open: there are no views of the site from the north and no views of open country from the Green. A development sensitively designed and in context would not create a significant impact | |
| * Impact on village character | A development here would not have a significant impact on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Small but negative impact | |
| * Present Use | Garden | |
| * **-** Conservation Area | Within the Marsh Baldon conservation area | |

**SITE MB16**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the west side of Marsh Baldon Green in a gap between No 9 and Low Hill Farm |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | Yes – withdrawn |
| **Approx Site Area (ha)** 0.15 | | No of houses 1 no |
| **Description**  This is an infill site forming a gap between two houses on the west side of Marsh Baldon Green: No9 and Low Hill Farm  **Landscape Character Area M1** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Impact on the Community | Development on this site would have a small impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | This site is reasonably well screened. There are no significant open views through it westwards to open land from the Green. Selective retention of existing vegetation would strongly mitigate new development which would fit into a pattern of housing around the edge of the village boundary. | |
| * Impact on village character | A development here would not have a significant impact on the village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Small but negative impact | |
| * Present Use | Waste land | |
| * **-** Conservation Area | Within the Marsh Baldon conservation area | |

**SITE MB17**

|  |  |  |
| --- | --- | --- |
| **Location:** | | At the south east corner of Marsh Baldon Green behind Nos 32 and 33 |
| **Owner** | | Mr P Cave and Mr C Black |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.15 | | No of houses 2 no |
| **Description**  This site is open pasture land to the rear of Nos 32 and 33 The Green.  **Landscape Character Area M5** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Impact on the Community | Development on this site would have a significant impact on Nos 32 and 33 The Green | |
| * Potential benefit to the community | Development on this site would have no benefit for the community | |
| * Visual Impact | New development would impact on existing views from the Green to the agricultural land beyond. (Key viewV13) | |
| * Impact on village character | Building here would be a backland development creating a second line of development around the Green which is counter to the established form of development around the Green. | |
| * Traffic and access | Access to the perimeter track which is not adopted on the south side. | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE MB18**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the south side of Marsh Baldon Green, to the rear of Durham Leys Barn |
| **Owner** | | Mr R Wells |
| **Previous planning applications** | | Planning permission under consideration |
| **Approx Site Area (ha)** 0.2 | | No of houses 1 -2 no |
| **Description**  This site comprises several modern agricultural barns currently used as stabling for up to 40 horses.  **Landscape Character Area M5**  **Note: During the preparation of this report Mr Wells has been granted planning permission yo replace the barns with a house** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Community | Small | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Little impact | |
| * Impact on village character |  | |
| * Traffic and access | Access to the perimeter track which is not adopted on the south side of the Green. | |
| * Impact on biodiversity | No impact | |
| * Present Use | Stabling | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE MB19**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the north side of Baldon Lane between Penstemon House to the east and the redundant telephone exchange to the west |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** up to 1 | | No of houses up to 10 no?? |
| **Description**  This is site is in open country on the north side of Baldon Lane  **Landscape Character Area 5** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the open aspect of the approach to Marsh Baldon | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | Physical and visual gaps separating the established development patterns are important and valued part of the visual characteristics of the village. A development here would have a significant visual impact by diminishing the scale of an important existing gap between adjacent development areas . This would be a significant adverse visual impact | |
| * Impact on village character | A development here would extend the outlying ribbon development and create a precedent for linkng two developed areas. | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Agricultural land (arable) | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

SITE MB20

|  |  |  |
| --- | --- | --- |
| **Location:** | | Former telephone exchange, Baldon Lane |
| **Owner** | | Not known |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.1 | | No of houses 1 no |
| **Description**  The site is occupied by the former telephone exchange and is now wasteland  **Landscape Character Area M6** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | Positive, improving the visual quality of a partially developed site and the context of existing modern agricultural development | |
| * Impact on village character | Development here would improve village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | No negative impact | |
| * Present Use | Brownfield site | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area. | |

**SITE MB 21**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the north side of Baldon Lane, situated between the former telephone exchange and No 5 |
| **Owner** | | Not known |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.1 | | No of houses 1 no |
| **Description**  The site comprises wasteland between the telephone exchange and No 5  **Landscape Character Area M6** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | Positive, improving the visual quality of a partially developed site and the context of existing modern agricultural development | |
| * Impact on village character | Development here would improve village character | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | No negative impact | |
| * Present Use | Wasteland | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area. | |

**SITE MB22**

|  |  |  |
| --- | --- | --- |
| **Location:** | | On the northern side of Baldon Lane immediately to the west of the former Weber office |
| **Owner** | | Not known |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.3 | | **No of houses** 2 no |
| **Description**  This site is a meadow and development here would extend the row of houses forming the on the north side of Baldon Lane  **Landscape Character Area M6** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Marsh Baldon | |
| * Impact on the Community | Development on this site would have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would have little benefit for the community | |
| * Visual Impact | A development here would be highly visible and have a significant visual impact. | |
| * Impact on village character | An aim of the village plan is to contain future development within the existing developed boundary of the village. Development here would have an impact on the character of the village and would further extend ribbon development from an already extended development wing. | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE LB23**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Within theLittle Baldon settlement close to Little Baldon Farmhouse |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.15en | | **No of houses** 1- 2 no |
| **Description**  This site was part of the garden of Little Baldon Farmhouse which is now to be converted into apartments.  **Landscape Character Area L1**  **Note: Barclay Farms Ltd are not at present in favour of development at this site** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Little Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | A development here would not have a significant visual impact. | |
| * Impact on village character | A development here would not have a large impact on the village character. | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE LB 24**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Within theLittle Baldon settlement to the north of the farm cottages |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.2 | | No of houses 3-4 no |
| **Description**  This is a redundant farmyard immediately to the north of Little Baldon cottages and to the west of the Little Baldon – Marsh Baldon bridlepath which follows the route of the old Roman road.  **Landscape Character Area L1**  **Note: Baldon Farms Ltd are not at present in favour of development on this site** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is within the built up area of Little Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would benefit the community | |
| * Visual Impact | A development here would not have a significant visual impact. | |
| * Impact on village character | A development here would not have a large impact on the village character. | |
| * Traffic and access | No significant impact | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |

**SITE LB 25**

|  |  |  |
| --- | --- | --- |
| **Location:** | | Within the settlement of Little Baldon south of the B4015 |
| **Owner** | | Barclay Farms Ltd |
| **Previous planning applications** | | No |
| **Approx Site Area (ha)** 0.2 | | No of houses 2 -3 no |
| **Description**  This site is adjacent to an existing house within the Barclay Farms complex but south of the main Golden Balls –Chiselhampton road  **Landscape Character Area 3** | | |
| **Appraisal** |  | |
| * - Existing Settlement | * The site is outside the built up area of Little Baldon | |
| * Impact on the Community | Development on this site would not have a significant impact on the community | |
| * Potential benefit to the community | Development on this site would not benefit the community | |
| * Visual Impact | A development here would have a significant visual impact. | |
| * Impact on village character | A development here would not have a large impact on the village character. | |
| * Traffic and access | Development at this site would require a new and separate turning off a busy, narrow road and would create a hazard to road safety | |
| * Impact on biodiversity | Negative impact | |
| * Present Use | Pasture land | |
| * **-** Conservation Area | Outside the Marsh Baldon conservation area | |