

Oaksey Neighbourhood Plan 2018-2026

Oaksey
Parish
Council



**Made
March 2019**

oaksey  village

Oaksey Neighbourhood Plan 2018-2026

Made - March 2019

The Oaksey Neighbourhood Plan produced in accordance with the
Neighbourhood Planning Regulations 2012

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



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Oaksey Neighbourhood Plan 2018-2026



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Foreword

On behalf of Oaksey Parish Council, welcome to the Neighbourhood Plan for Oaksey Village. The Neighbourhood Plan sets out the vision, objectives and policies to ensure that Oaksey Village maintains its uniqueness over the period 2018 to 2026.

The Neighbourhood Plan will seek to protect and enhance the natural and built environment of the village and the wider parish which forms the character of where we live.

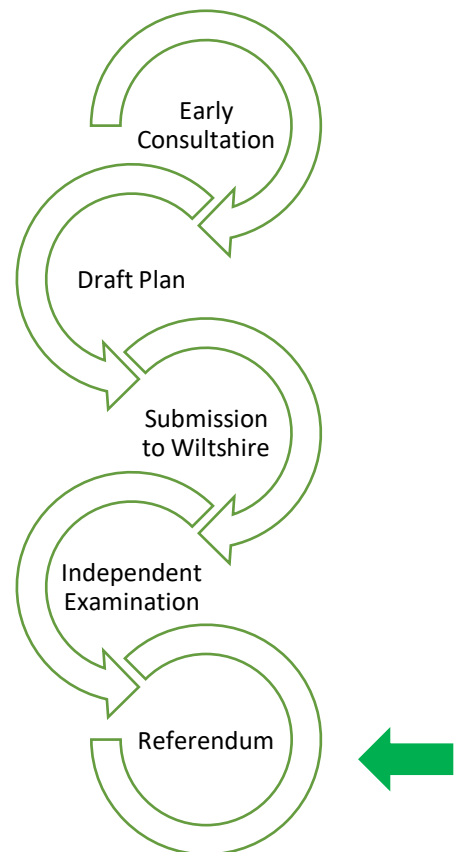
The Neighbourhood Plan has been drawn up by a Steering Group made up of Parish Councillors and local residents, working under the guidance of Oaksey Parish Council which is the designated body for the plan area and provided the funding and support to enable the plan to go ahead.

We have asked for your input previously, and the Neighbourhood Plan has evolved taking into account your comments and feedback.

The Neighbourhood Plan has successfully been through an Independent Examination and has now been subjected to a local referendum which required a majority “yes” vote of all those voting in the referendum for it to be accepted. In the event of a “yes” vote, Wiltshire Council will proceed to “make” the Neighbourhood Plan for the Parish of Oaksey.

The Neighbourhood Plan sets down a series of planning policies which, once adopted by means of the local referendum, will form part of Wiltshire’s wider statutory development plan, meaning that planning applications in Oaksey will be determined in accordance with the Neighbourhood Plan.

It is intended that the policies will be reviewed periodically to monitor the cumulative effects of the policies and, if necessary, make changes to keep them up to date and relevant.



Councillor Professor Richard Moody
Chairman of Oaksey Parish Council



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Acknowledgements

Oaksey Parish Council would like to extend their 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 villages and how they develop over the coming years.

The Steering Group and Parish Council would like to acknowledge the excellent support and assistance provided 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 MHCLG.

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 aerial photography used was kindly supplied by Bob Bewley.

The assistance provided by the Oaksey Village Shop and Post Office as the location to return consultation forms to has been invaluable. Mapping in the Neighbourhood Plan is produced under OS Licence No. 0100054413 or is used under the Open Government Licence.



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Section 1

The Neighbourhood Plan

(This Section Forms Part of the
Statutory Development Plan)



Introduction

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.
2. The Oaksey Neighbourhood Plan will form 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).

3. This Neighbourhood Plan is a true Community Led Plan. It 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.



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.
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.

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.



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.


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

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Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

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.
9. The Steering Group on behalf of the Parish Council considers that there will be no significant environmental effects arising from the Oaksey Neighbourhood Plan and has sought a SEA Screening Assessment for the Neighbourhood Plan from Wiltshire Council which has demonstrated that a SEA is not required.

National Planning Policy Framework (NPPF)

10. Throughout this Neighbourhood Plan reference is made to the National Planning Policy Framework (NPPF). The NPPF sets out the government's planning policies for England and how these are expected to be applied. It was published on 27 March 2012 and is now also supplemented by Planning Practice Guidance².
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 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.
12. At the heart of the NPPF is a presumption in favour of sustainable development. One of the most widely used definitions of sustainable development comes from the report of the World Commission on Environment and Development (the Brundtland Commission), 'Our Common Future' (1987), which defines it as *"development that meets the needs of the present without compromising the ability of future generations to meet their own needs"*.
13. The Oaksey Neighbourhood Plan contributes towards the achievement of sustainable development. More detail on the ways in which this Plan addresses sustainable development is included within the Basic Conditions Statement that accompanies the Plan.

² The Government published a revised NPPF in July 2018 which replaced the 2012 version. As the Oaksey Neighbourhood Plan was submitted during 2018; in accordance with the prescribed transitional arrangements the Neighbourhood Plan was examined by the Independent Examiner against the 2012 version of the NPPF. As such references to the NPPF in the Neighbourhood Plan refer to the 2012 version of the NPPF

Planning Practice Guidance

14. The Planning Practice Guidance 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.
15. 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

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



Built Environment



Housing



Community Facilities



Natural Environment

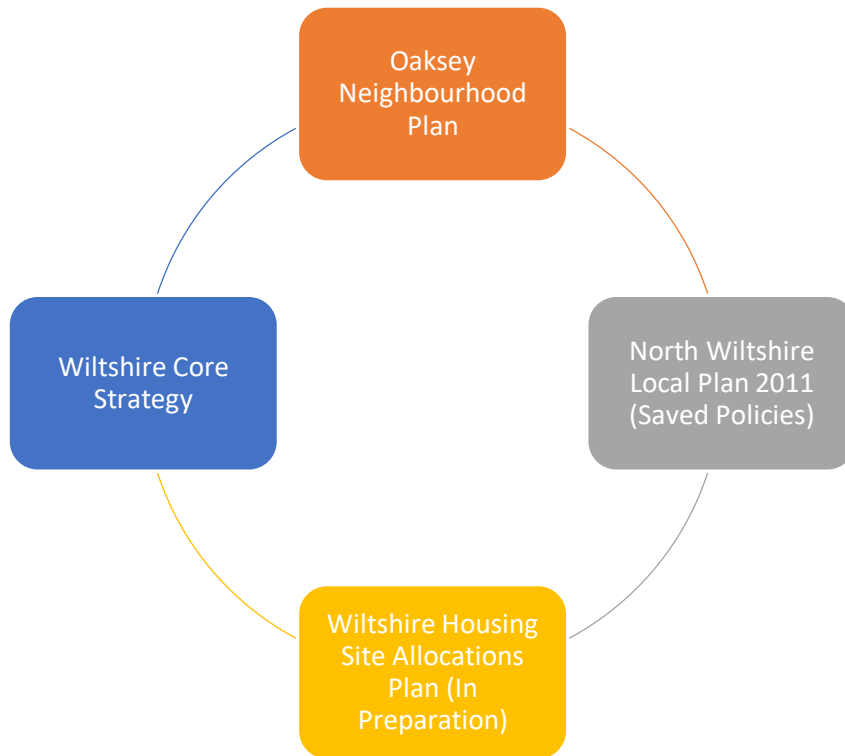
17. These are all issues that are important to the community and within each section policies are included to guide the development and use of land. Each Policy contains an introduction and explanatory text followed by the Policy itself in coloured text.
18. Following the themed sections, the Neighbourhood 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.
19. 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

Oaksey Neighbourhood Plan

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

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



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.

21. 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 emerging 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

22. 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

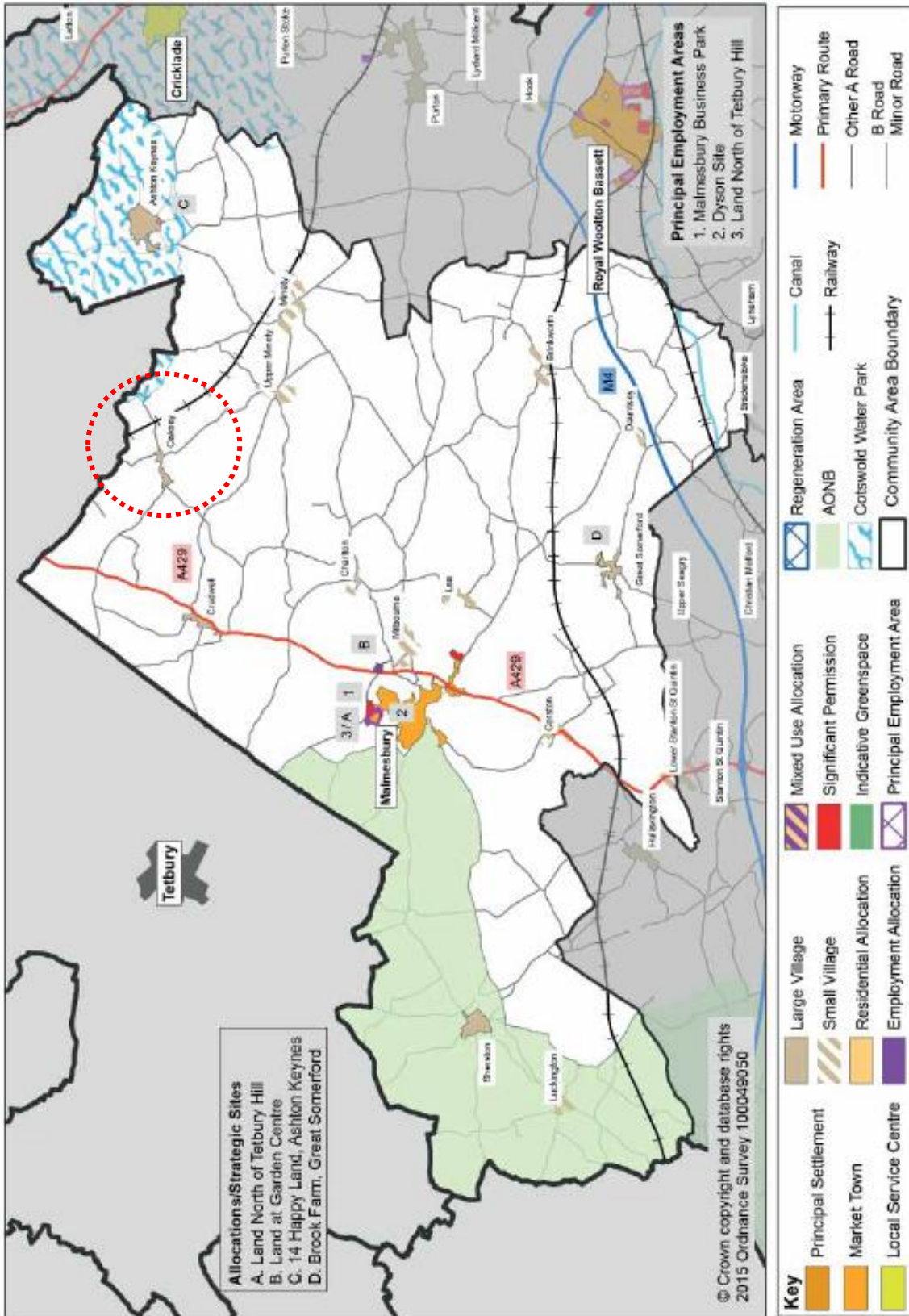
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including the allocation of strategic sites. It indicates the number of homes to be built by 2026.

23. In the Core Strategy Oaksey is part of 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.
24. 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 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.



Oaksey Neighbourhood Plan



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

 Oaksey

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Relationship to North Wiltshire Local Plan 2011

25. 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 Emerging Wiltshire Housing Site Allocations Plan

26. Wiltshire Council submitted the Wiltshire Housing Site Allocations Plan to the Secretary of State for independent examination in July 2018. This document does not propose any housing allocations for Oaksey. It had been proposing to revise the settlement boundary for Oaksey, but this aspect has been taken over by the Oaksey Neighbourhood Plan.

Strategic policies for the purposes of neighbourhood planning

27. 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.
28. 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

29. 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.
30. 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.
31. 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.

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Cotswold Water Park

32. 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.
33. 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

34. The Oaksey Neighbourhood Plan cannot be developed without consideration of other Neighbourhood Plans being developed who share a boundary with Oaksey. Within Wiltshire Oaksey shares a boundary with the Parishes of Crudwell and Minety. Within Cotswold District the adjoining Parishes are Poole Keynes and Kemble.
35. The **Crudwell Neighbourhood Plan** is in preparation. Early consultation on issues closed in December 2017 with further topic based consultation including a call for sites undertaken over the period from January to May 2018. The formal stage of consulting on their Neighbourhood Plan (under regulation 14) started on the 8th December 2018 and will run until the 1st February 2019. 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.
36. The **Kemble and Ewen Neighbourhood Plan** is also in preparation, to date no draft plan has been produced. In order to assist in the formulation of draft policies for inclusion in the Kemble and Ewen Neighbourhood Plan a consultation was undertaken between the 7th July 2018 and the 3rd August 2018. It is not anticipated at this stage that it will 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.
37. 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

38. 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

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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.

39. 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](#)³ the Parish of Oaksey as a neighbourhood area on 29 April 2016.

Consultation with the Local Community

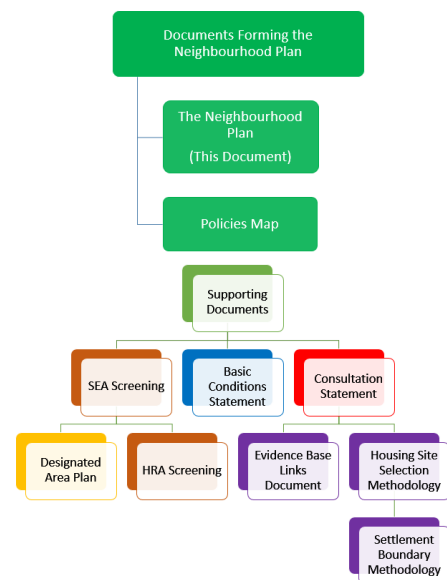
40. Since the designation of Oaksey as a neighbourhood area, various elements of consultation have been undertaken regarding the future planning of the Parish. Details of the consultation undertaken to date are set out in the Consultation Statement that accompanies this Plan.

Associated Documents

41. The Neighbourhood Plan has a number of associated supporting documents as follows:

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

The Policies Map⁴ together with this document collectively form the Statutory Neighbourhood Plan.



Background on Oaksey

Historical Development

42. 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.
43. 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.

³ http://wiltshire.objective.co.uk/portal/spatial_planning/np/oaksey_np_desig

⁴ Maps 3 and 10 show the revised settlement boundary and site allocation respectively, which will be included on the Policies Map

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44. 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.

45. 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.

46. 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.

47. 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.

48. 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.

49. 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.

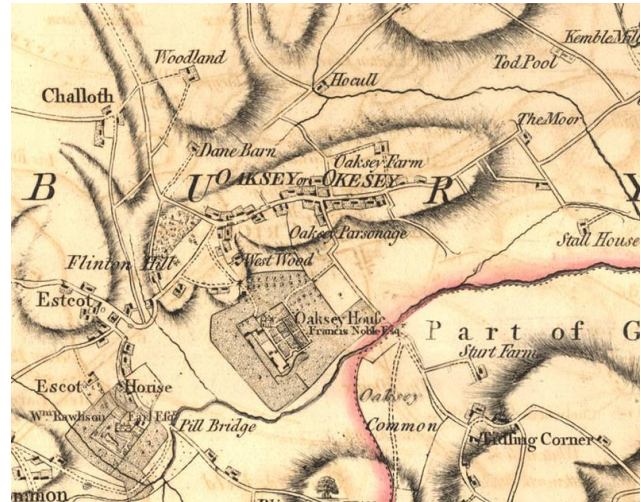
50. In the fourteenth century the Black Death struck much of England, including Wiltshire. Estimates of the percentage of the population who died range from 25% to 50%. Oaksey was not spared and the population fell as further outbreaks occurred until the seventeenth



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century. It has been suggested that there was a plague pit for the dead situated near the Yew trees in the churchyard.

51. 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.



52. 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).

53. 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

54. 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.

55. 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.



Oaksey Neighbourhood Plan

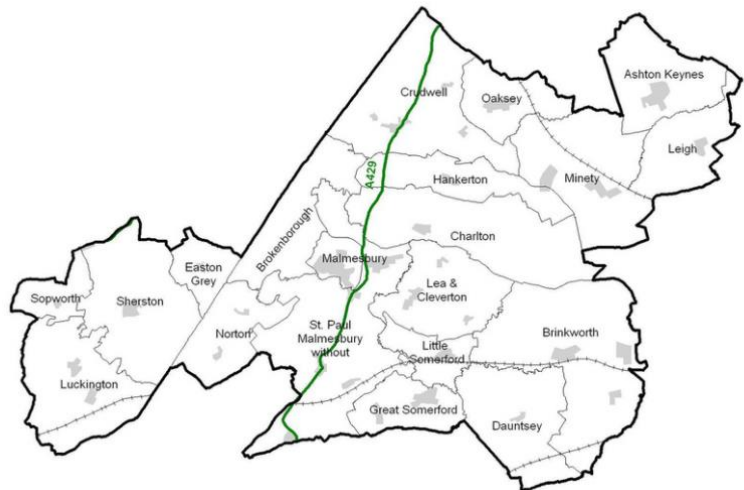
56. As well as the Church and a thriving primary school, Oaksey has a village shop, a local inn, a village hall, playing fields and a children's play area and these all contribute to a strong sense of community. Because the village is relatively elongated it has a close relationship with the open countryside 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

57. 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.

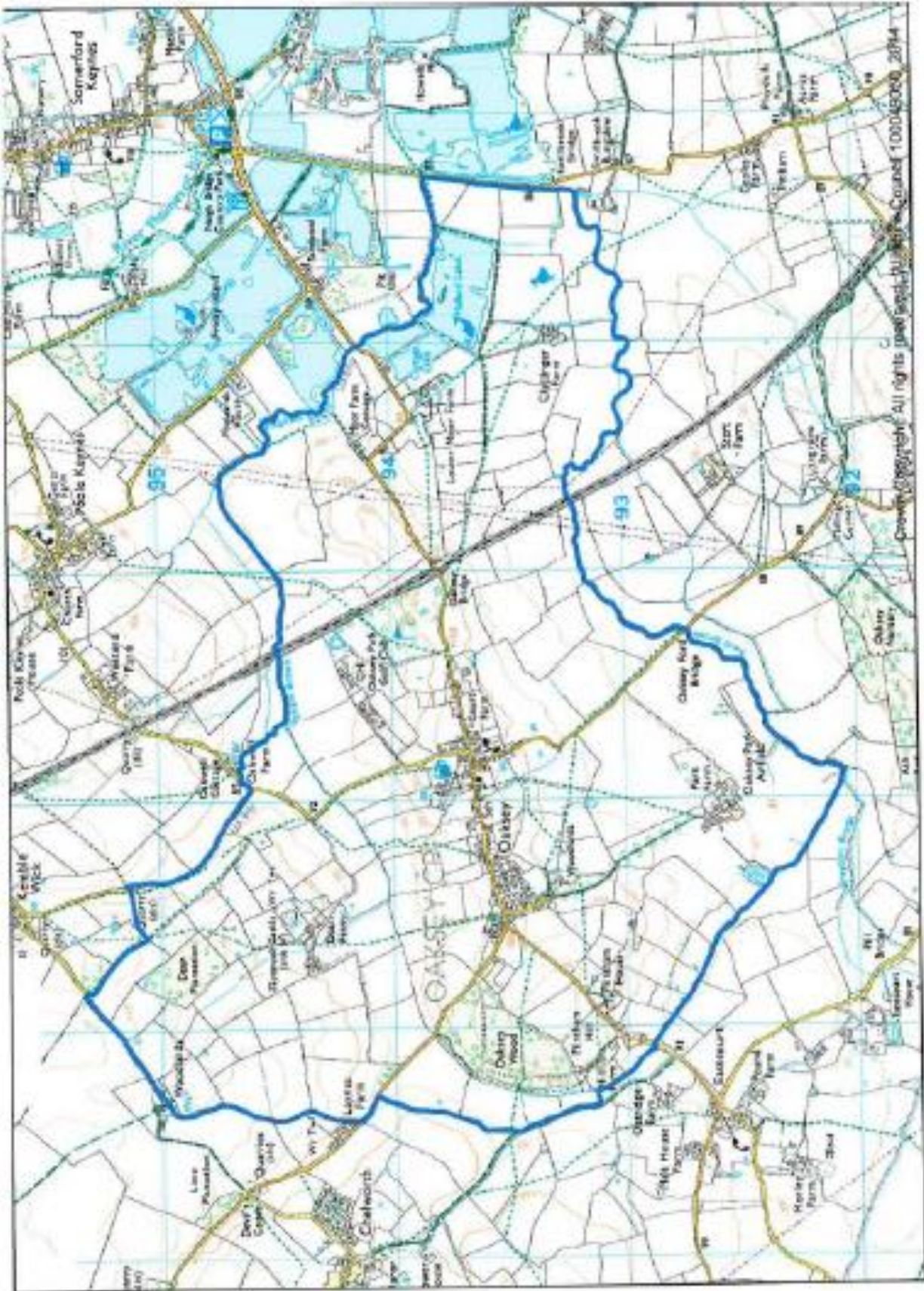
58. Over the Wiltshire Core Strategy plan period (2006 to 2026), approximately 1,395 new homes will be provided in the overall Malmesbury Community Area, of which about 885 should occur at Malmesbury. Approximately 510 homes will be provided in the rest of the Community Area. Growth in the Malmesbury Community Area outside of Malmesbury itself is to be focussed principally in the 'Large Villages' including Oaksey. The Neighbourhood Plan alongside the Core Strategy directs how growth in Oaksey will take place.



The Oaksey Neighbourhood Plan Area

59. The plan below identifies the designated Neighbourhood Area:

Oaksey Neighbourhood Plan



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

Vision

60. The following vision has been developed for the Oaksey Neighbourhood Plan:

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

61. The following objectives have been set out for the Oaksey Neighbourhood Plan:

(A) Promote sustainable development

- Allocate an appropriate scale site(s) well related to the village fabric for new housing which will allow the opportunity for affordable and low-cost market housing to be provided to meet the needs of the local community
- Support the regeneration and redevelopment of poor quality and energy inefficient housing stock within the village

(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

62. 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 - Highway Impact	✓	✓		✓
Policy 11 - Heritage Assets	✓		✓	✓
Policy 12 - Oaksey Conservation Area	✓		✓	✓
Policy 13 - Non-Designated Heritage Assets	✓		✓	✓
Housing				
Policy 14 - New Housing	✓	✓		✓
Policy 15 - Housing Allocation	✓	✓		✓
Community Facilities				
Policy 16 - Community Facilities	✓	✓	✓	✓
Natural Environment				
Policy 17 - Setting of Oaksey Village	✓	✓	✓	✓



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 northern 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 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, while to the north is limestone and to the south Cornbrash rubble. 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. On this road to Minety there is a ford, where the Swill brook crosses Minety Lane. Very little rain is required for the road to become impassable.



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

Oaksey Neighbourhood Plan

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.



- 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) 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 population has fluctuated over the last hundred years as follows:
- | | |
|------|-----|
| 1911 | 362 |
| 1921 | 308 |
| 1931 | 359 |
| 1951 | 334 |
| 1961 | 446 |
| 1971 | 414 |
| 1981 | 397 |
| 1991 | 443 |
| 2001 | 490 |
| 2011 | 530 |
-
- 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.

Oaksey Neighbourhood Plan

The Wheatsheaf Pub is a longstanding part of Oaksey's community. It is thought to be at least 600 years old and is built of Cotswold stone.

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 The emerging Wiltshire Housing Site Allocations Plan is reconsidering the settlement boundaries for all the towns and villages across Wiltshire. This Plan has drawn the settlement boundary tightly around the existing built form of the village as it now exists. The emerging Wiltshire Housing Site Allocations Plan has proposed a number of small alterations to the settlement boundary. In discussions with Wiltshire Council it has been agreed that the Neighbourhood Plan will define a new settlement boundary for Oaksey. The Neighbourhood Plan is anticipated to reach its conclusion before the Wiltshire Housing Site Allocations Plan, therefore it was agreed that the Neighbourhood Plan once it has reached submission stage would be the most appropriate document through which to define a new settlement boundary for Oaksey.



2.4 In considering the settlement boundary for Oaksey the Neighbourhood Plan has taken into account the emerging proposals in emerging Wiltshire Housing Site Allocations Plan and the consultation responses made to Wiltshire Council on that plan.

2.5 The settlement boundary for Oaksey, as reviewed by the Oaksey Neighbourhood Development Plan, is shown on Map 3 and will be included on the Policies Map for the development plan.

2.6 Details of the changes made to the settlement boundary is set out in the Settlement Boundary Methodology document. The methodology is drawn from the principles established by Wiltshire Council in the emerging Wiltshire Housing Site Allocations Plan.

Oaksey Neighbourhood Plan

2.7 The countryside of the Parish falls into two distinct landscape character areas. The 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 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.



2.8 National Planning Policy in the NPPF seeks to protect the countryside from inappropriate development. In particular in paragraph 55 it states: *“Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:*

- *the essential need for a rural worker to live permanently at or near their place of work in the countryside;*
- *where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; and*
- *the exceptional quality or innovative nature of the design of the dwelling*



Such a design should:

- *be truly outstanding or innovative, helping to raise standards of design more generally in rural areas*
- *reflect the highest standards in architecture*
- *significantly enhance its immediate setting*
- *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 will not be supported unless the property is located within the settlement boundary. The change of use of a

Oaksey Neighbourhood Plan

permanent residential dwelling to holiday accommodation will be resisted where this would lead to the loss of a permanent dwelling.

- 2.10 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 revised settlement boundary, which will be included on the Policies Map.



Policy 1 - Settlement Boundary

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

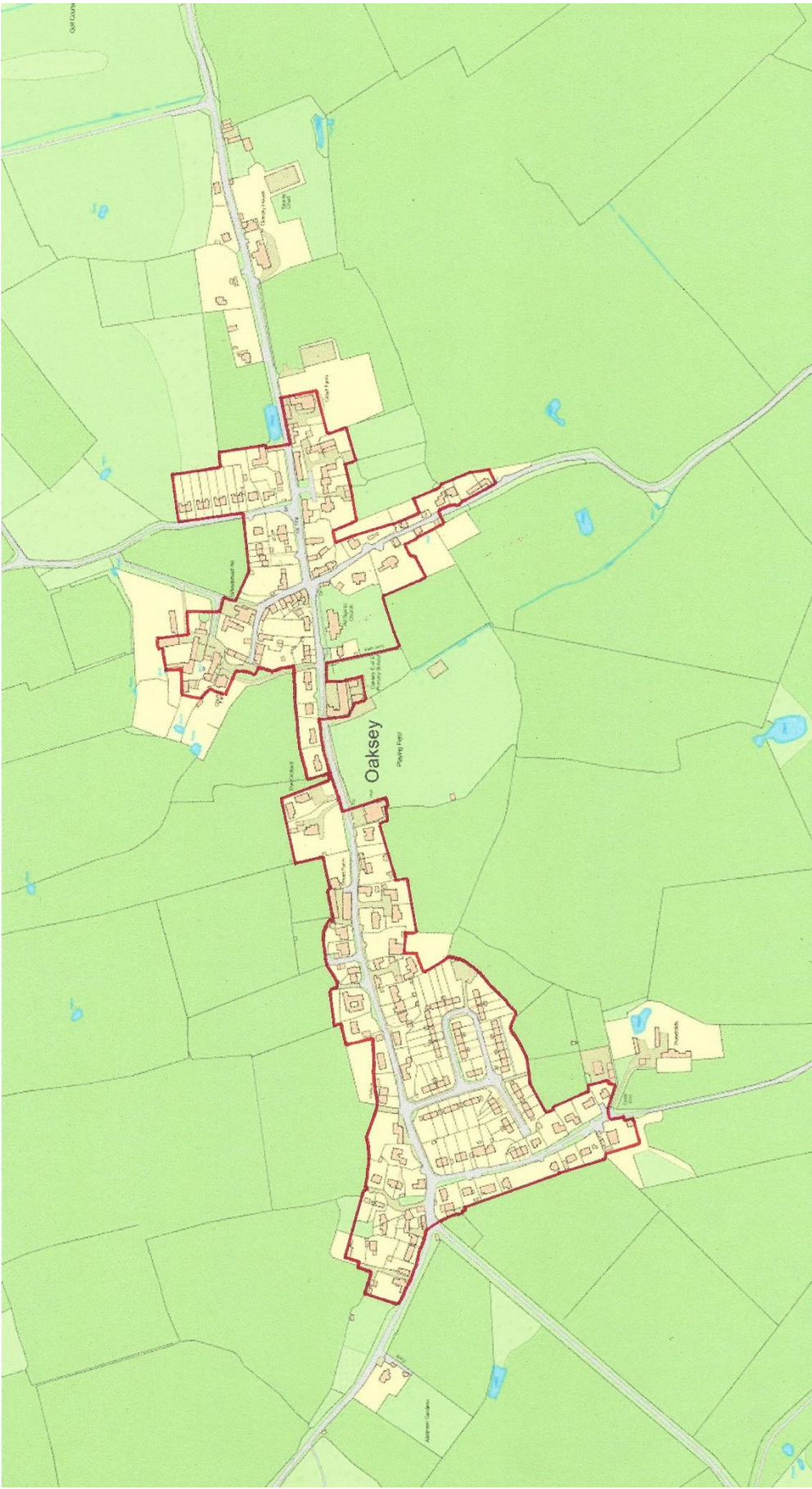
Within the settlement boundary proposals will be supported for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing linear settlement, respect its landscape setting and the undeveloped nature of the surrounding rural areas.

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.

Oaksey Neighbourhood Plan

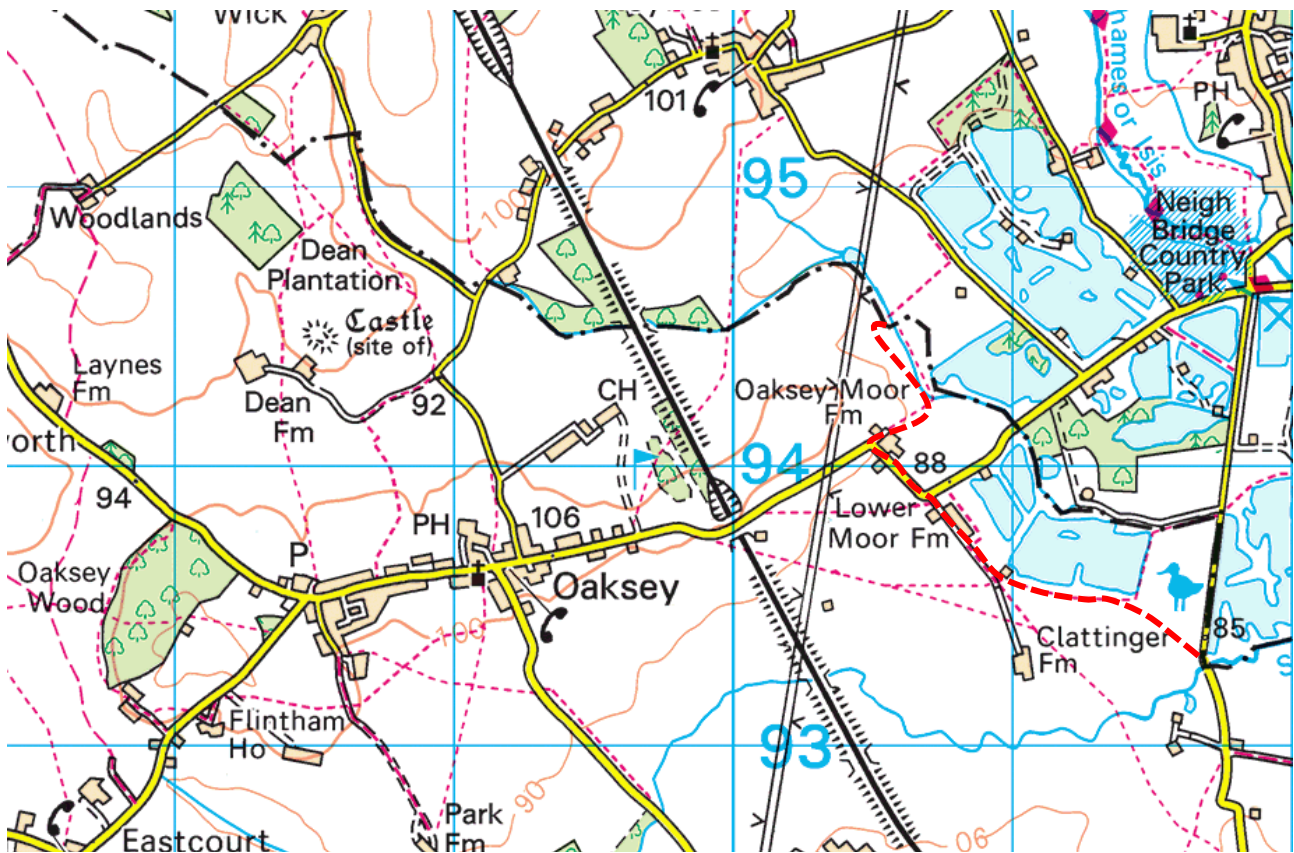


Map 3 - Settlement Boundary © Ordnance Survey, Licence Number 0100054413

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 not be supported unless the property is located within the settlement boundary. The change of use of a permanent residential dwelling to holiday accommodation will be resisted.



Map 4 - Cotswold Water Park Boundary
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- · — 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.

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- 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 There is only one buildings in Oaksey 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 small number are found in Bendy Bow. Whilst many properties are detached, pairs of semi-detached houses are quite common. Groups of traditional buildings, many former farms 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. 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 the medieval and post medieval periods. It is important for the Neighbourhood Plan to protect this historic linear settlement form.

Oaksey Neighbourhood Plan

3.5 The predominant building material in the village is stone of the Cotswold type, although 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 are constructed of non-traditional materials and have walls involving either render or concrete facing panels, with concrete roof tiles.

3.6 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.

3.7 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.

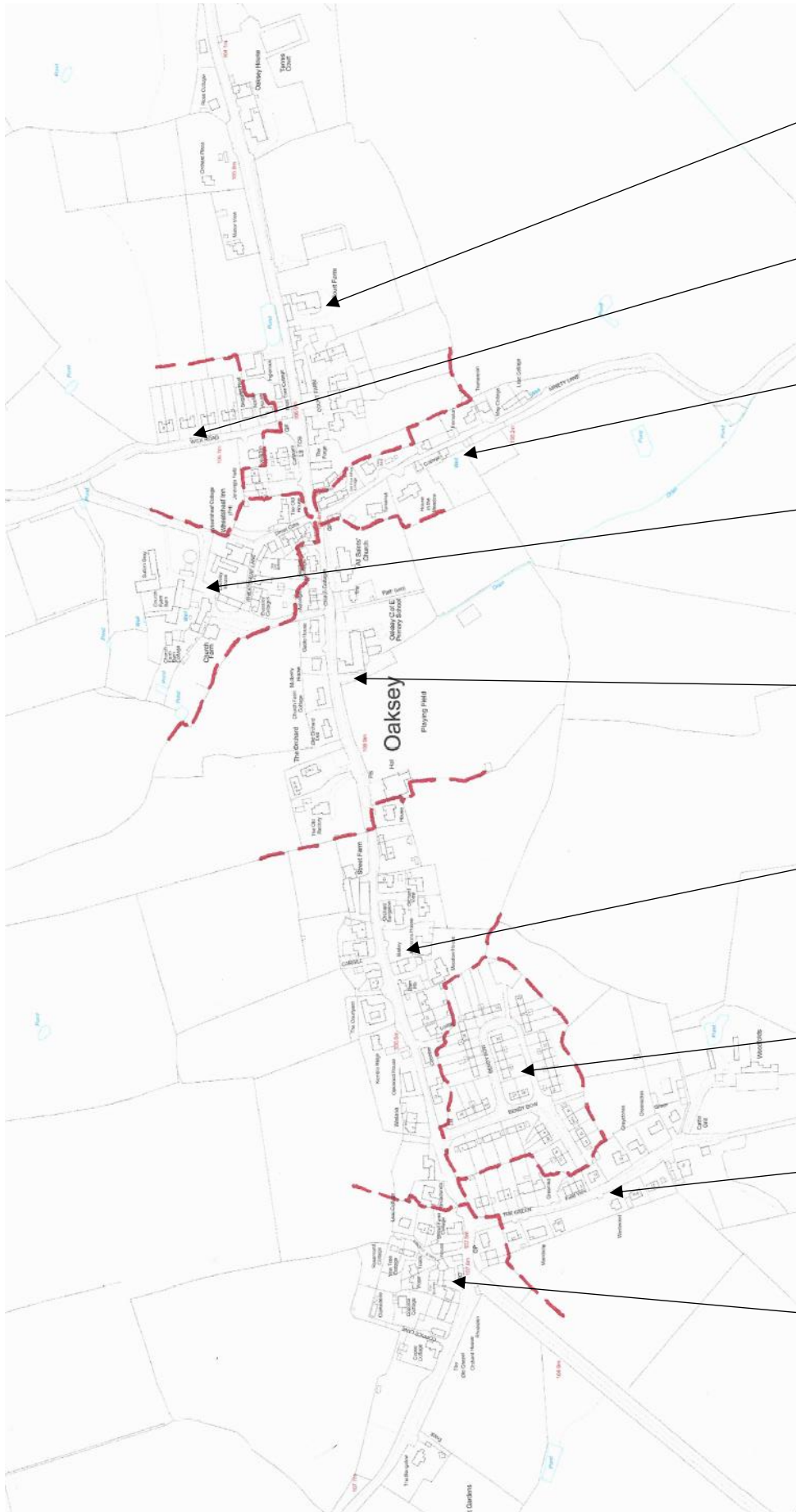
3.8 A high quality public realm made up of well-designed streets, pavements and other publicly accessible areas, together with the boundary treatments to local properties and front gardens, make a positive contribution to how Oaksey looks. Within the village the public realm is seen by local people as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

3.9 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.

3.10 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



Area I
Somford
Keynes Road

Area H
Wick Road

Area G
Minety Lane

Area F
Wheatshaf
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 Close
and Earls
Corner

Map 5 - Broad character areas in the Character Appraisal
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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.

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 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.

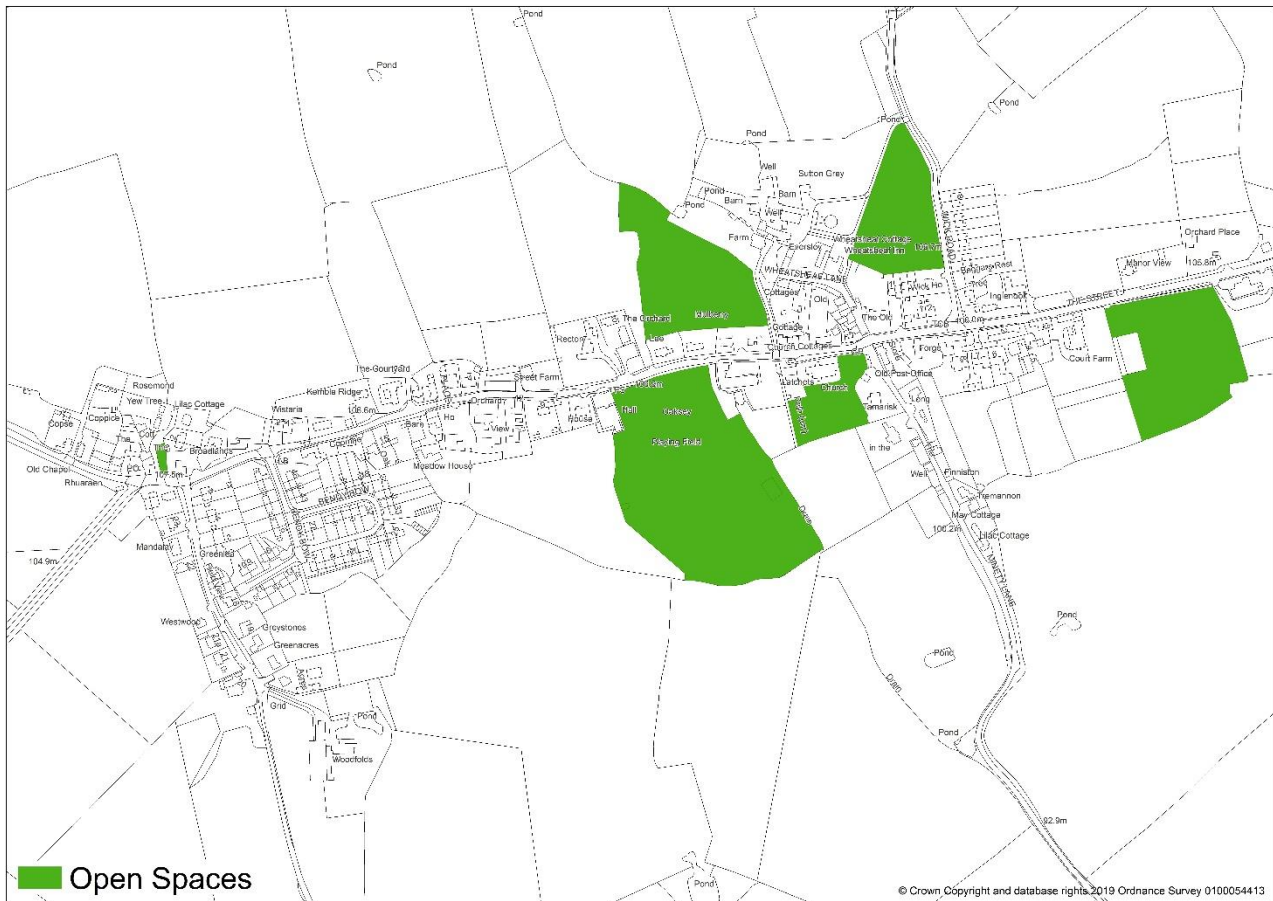
Policy 8 - Open Spaces

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;
- 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 Map 6 below.

Oaksey Neighbourhood Plan



Map 6 - Open Spaces © Ordnance Survey, Licence Number 0100054413

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:

- Bendy Bow and its junction with The Street
- Earls Corner
- The Well Garden
- 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 Annexe 1.

4. Highway Impact

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. 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.

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 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 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 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.

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. 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 bridleways. However somewhat unusually they do not provide direct connections to all of the neighbouring villages, as such they perform a recreational role.

4.7 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

Oaksey Neighbourhood Plan

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.

4.8 It is common for families to now have a requirement for several cars for parents and older children. 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.



4.9 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.



4.10 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.

4.11 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](#)⁵ 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

⁵ <http://www.wiltshire.gov.uk/ltp3-car-parking-strategy.pdf>

Oaksey Neighbourhood Plan

- 4.12 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, 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 - 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 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 will result in additional HGV movements through the centre of Oaksey village will 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.

5. Protection of Heritage Assets

- 5.1 There are 12 Listed Buildings within the Parish of Oaksey; 11 Grade II Listed Buildings, no Grade II* Listed Building and one Grade I Listed Building. In addition, there are 3 Scheduled Monuments (SAMs). These are illustrated on Map 5 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

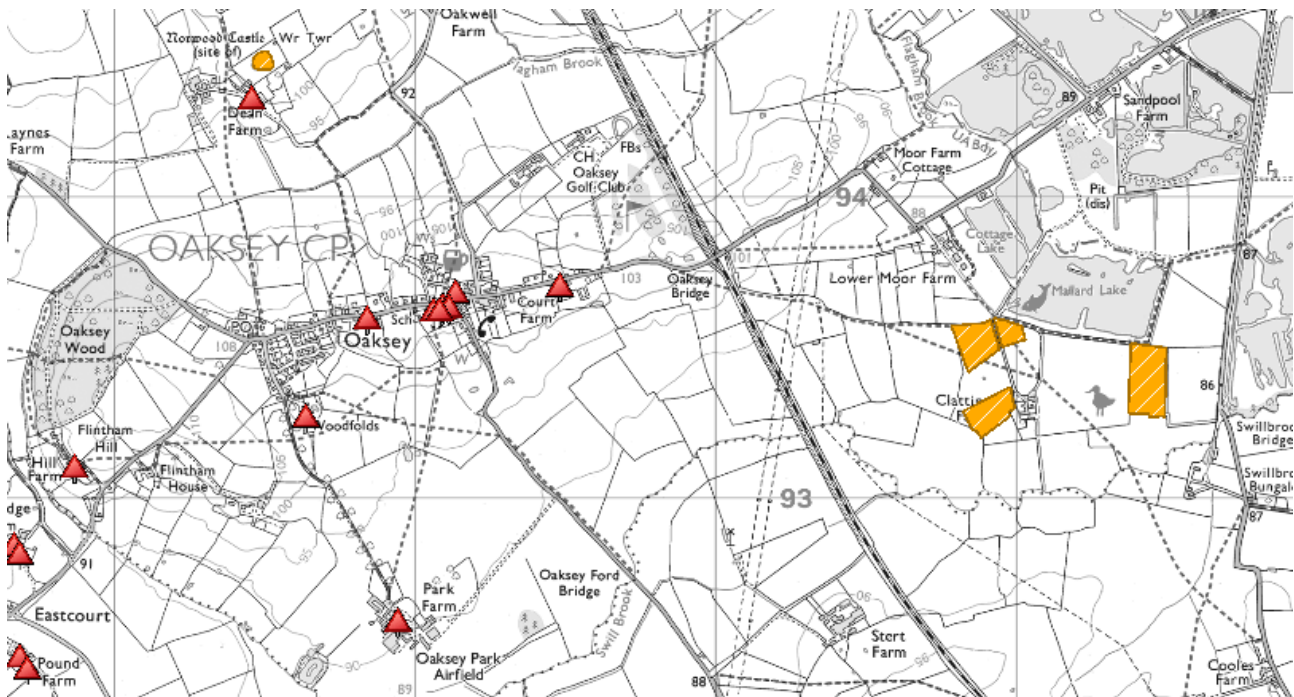


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Hill Farmhouse, Flintham Hill, Oaksey
Park Farmhouse, The Green, Oaksey
Tudor House, The Street, Oaksey
Latchets, The Street, Oaksey
Dean Farmhouse, Wick Road, Oaksey
7,8,9,10,11, The Street, Oaksey
Woodfold's Farmhouse, The Green, Oaksey

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 7 - 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



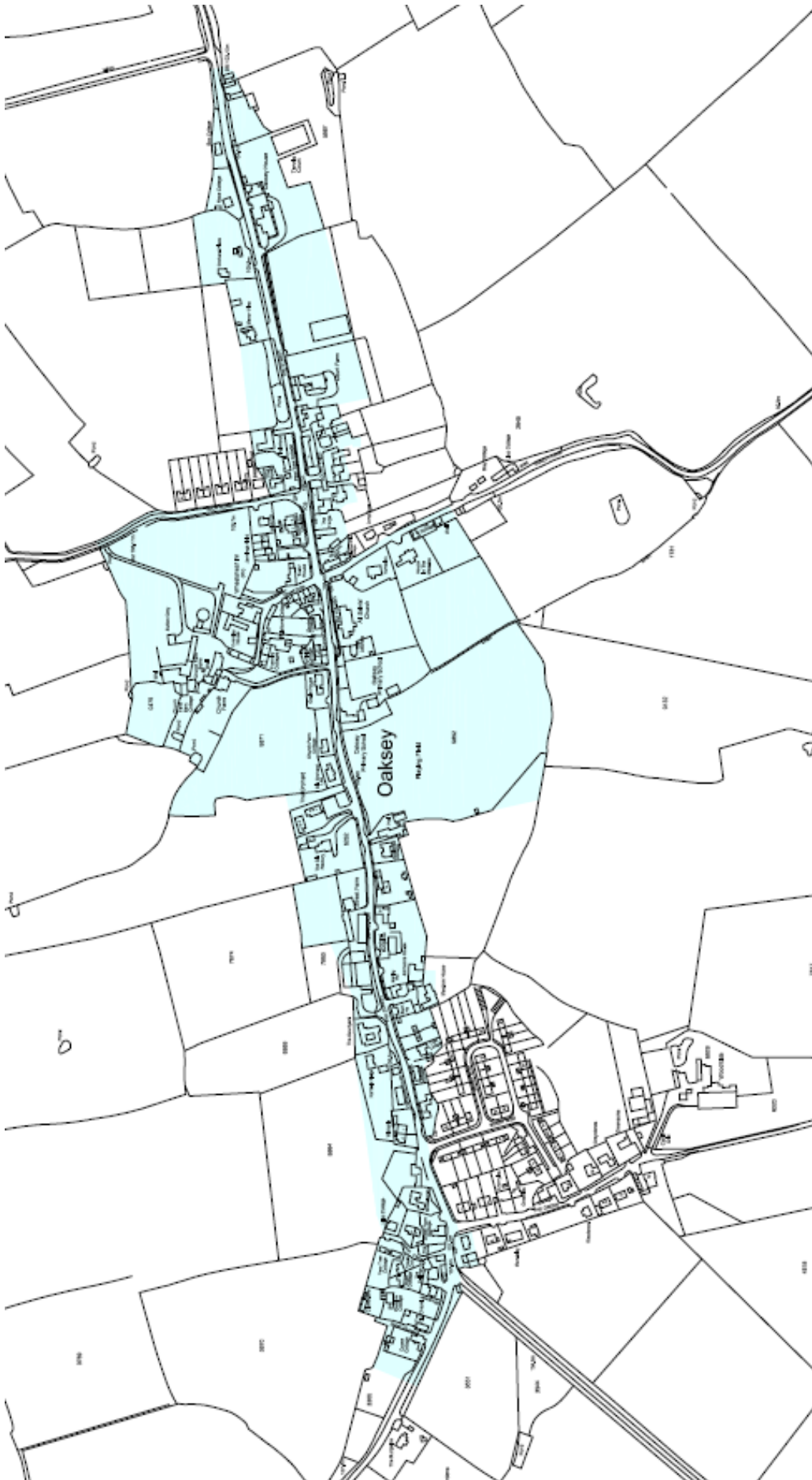
Oaksey Neighbourhood Plan

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.

- 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 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. 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.
- 5.8 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.
- 5.9 The Conservation Area is largely focussed on The Street stretching along the entire length of the continuous built form from east to west. Although the Conservation Area is predominantly urban in character 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.



Oaksey Neighbourhood Plan



Map 8 - Oaksey Conservation Area Boundary © Wiltshire Council

Oaksey Neighbourhood Plan

5.10 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. 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 6 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 the Conservation Area but also non-designated assets such as archaeological sites and locally important buildings which are not listed. The Neighbourhood Plan identifies 'Locally Important Buildings' as non-designated heritage assets in the Character Appraisal included at Annexe 1.

5.12 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.

5.13 There are also several farms of note which continue to make an important historical focus to the Parish. 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. In the late 19th century there were a total of 17 farms in the parish.



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5.14 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. It is thought they ceased in 1914 because of the outbreak of the Great War. They were run over Park Farm, which is now the airfield to the south. The course was three and a half miles long and national riders and horses would visit.

5.15 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.



5.16 The historic environment contributes to:

- 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

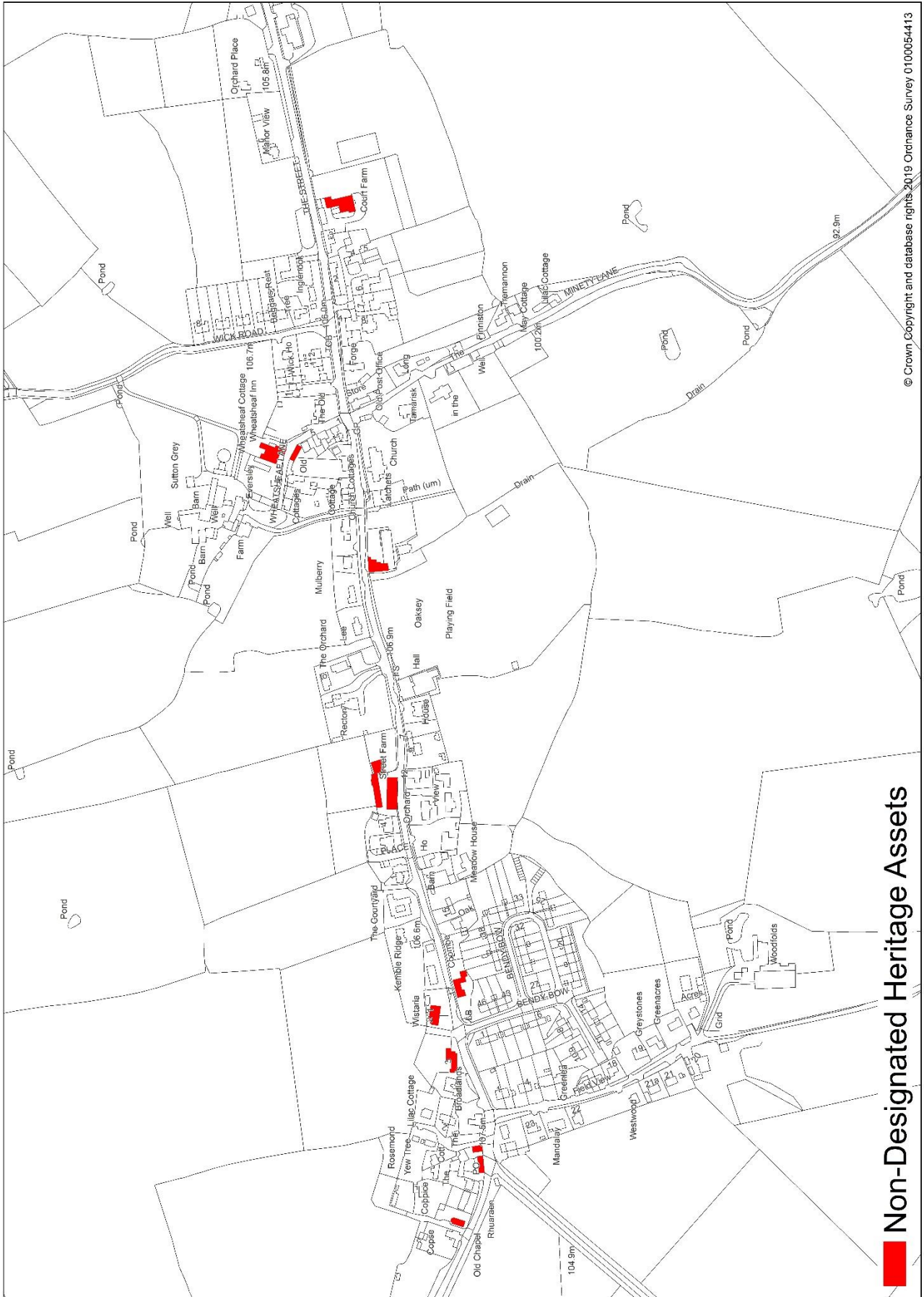
Policy 11 - Heritage Assets

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.

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Map 9 - Non-Designated Heritage Assets © Ordnance Survey, Licence Number 0100054413

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 9), 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 a site(s) for residential development.

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;
- The outcome of consultation on the Neighbourhood Plan to date which has demonstrated support for the provision of affordable housing in the Parish;
- ‘Need’ and ‘Demand’ are not necessarily the same, so an objective review of the evidence is required;
- Wider need is evident from both national and county-wide assessments, which have been published previously in support of the Wiltshire Core Strategy;
- Local need and demand can be assessed from historical growth patterns and responses to consultation;
- An appreciation of the commercial viability of sites for a housing developer.



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 Over the period since 2011, in Oaksey consents have been granted for 7 new dwellings, in addition the removal of holiday accommodation occupancy restrictions at Oaksey Golf and Leisure has generated an effective additional 8 new dwellings into the housing provision of

Oaksey Neighbourhood Plan

Oaksey. None of these permissions has delivered new affordable housing for rent to the village. The emerging Wiltshire Housing Site Allocations Plan does not propose any new housing for Oaksey.

7. New Housing and Housing Allocation

7.1 Prior to assessing any individual sites, the community preference has been demonstrated to be a need 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, and associated indicative housing requirements.



7.3 The Neighbourhood Plan has undertaken a site selection exercise, this builds on the previous work undertaken by Wiltshire Council in both the Strategic Housing Land Availability Assessment and the emerging Wiltshire Housing Site Allocations Plan Pre-submission draft plan. In addition the Neighbourhood Plan has considered sites which have been suggested during early consultation on the Neighbourhood Plan. The site selection process is detailed in full in the accompanying document 'Housing Site Selection Methodology'.

7.5 The Wiltshire Housing Site Allocations Plan Pre-submission draft plan [Topic Paper 3 Housing Land Supply](#)⁶ (June 2017), as at April 2017 identified that the Malmesbury Community Area Remainder which covers a number of parishes including Oaksey still had an indicative housing requirement to be met. Since the pre-submission consultation on the Housing Site Allocations Plan, the Council has published the 2017 Housing Land Supply Statement (published March 2018). This provides a confirmed 2017 housing land supply position (base dated April 2017) and this represented housing land supply position at the time of drafting the neighbourhood plan. The commitments used to calculate the housing land supply position set out in that document include the housing delivery expected from the housing site allocations proposed within the pre-submission Plan. However, to demonstrate the current housing land supply position in the Community Area prior to applying any proposed allocations, the expected delivery from the proposed allocations has been removed from the developable commitments and indicative residual requirement figures. The indicative housing requirement for the plan period is as follows:



⁶ <http://consult.wiltshire.gov.uk/file/4618833>

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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 the Pre-submission draft Wiltshire Housing Site Allocations Plan proposed to allocate 40 dwellings in Crudwell. The emerging Wiltshire Housing Site Allocations Plan is not proposing any housing allocations in Oaksey. There is no strategic requirement to allocate any housing in Oaksey to meet the indicative housing requirements for the Malmesbury Community Area Remainder prescribed in the Wiltshire Core Strategy.

7.7 Neighbourhood Plans in the Malmesbury Community Area Remainder propose to allocate land for housing. The ‘made’ Ashton Keynes Neighbourhood Plan (May 2017) allocates land for 11 dwellings; and the ‘made’ Great Somerford Neighbourhood Plan (November 2017) allocates land for 35 dwellings. The Regulation 14 Draft Sherston Neighbourhood Plan proposes to allocate land for 50 dwellings. These proposals in other Neighbourhood Plans together with the minimum 10 dwellings in the Oaksey Neighbourhood Plan total approximately 106 dwellings. It is not known yet whether the emerging Crudwell Neighbourhood Plan will allocate land for housing.

7.8 These proposals together with the housing allocation in this Neighbourhood Plan exceeds the residual housing requirement for the Malmesbury Community Area Remainder. Although there is no strategic need to provide land for further housing within the Malmesbury Community Area Remainder. The Wiltshire Housing Site Allocations Plan is still under preparation and the steering group considers it prudent to allocate land for housing in Oaksey to contribute towards the overall indicative housing requirements prescribed in the Wiltshire Core Strategy.



7.9 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) is allocated for a residential redevelopment scheme, this will 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.

7.10 The area of the housing allocation has evolved during the course of consultation on the Neighbourhood Plan and no longer includes the garage court area due to the presence of a sewer easement. The allocation is promoted by the Housing Association owner of the existing properties and they have undertaken substantial work on deliverability; viability; and consultation with existing residents. The redevelopment scheme is also intended to deliver the additional benefit of moving on-street parking to off-street parking provision.

- 7.11 The housing allocation will also make a positive contribution towards enhancing the built environment of Bendy Bow and the area where Bendy Bow abuts The Street and the Oaksey Conservation Area. This needs to involve properties facing The Street to reflect the traditional siting and orientation of dwellings. This is an area identified in Policy 9 as being an area for enhancement.
- 7.12 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”*.
- 7.13 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 - 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”.

Policy 15 - Housing Allocation

Land at Bendy Bow is allocated for a residential redevelopment scheme for the replacement of the 12 existing dwellings together with a net addition to the dwelling stock of a minimum of 10 dwellings. Proposals for residential development will only be supported where it provides for a mix of housing sizes and tenures, involving if appropriate the minimum level of market housing that can be demonstrated as essential to fund the delivery of the affordable housing element.

Proposals for this allocated site should be accompanied by a masterplan. Applicants are encouraged to develop the masterplan in collaboration with the community, the Parish Council and the local Planning Authority. The masterplan and the proposed development should reflect the development principles set out below:

1. Frontage to The Street - Provide a new built form to ‘The Street’ which reinforces the traditional streetscene. Also, it should retain or relocate and rebuild if necessary the

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 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 600 to 700 year old 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.



8.3 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

Public House

Wheatsheaf Inn

Sports Facilities

Oaksey Playing Field and Children's Playground

School

Oaksey CE Primary School

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Shop

Oaksey Village Shop and Post Office

Other Facilities

Village Hall

The Well Garden

- 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. 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.



- 9.4 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.



- 9.5 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. 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.

- 9.6 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. 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; Oaksey P.H.E.W. (PHEW stands for "Participation, Health, Exercise and Well-being") and comprises a series of organised events open to all the community); Minety Dance Theatre School; Hatha Yoga; Oaksey Local History Group; Oaksey Lunch Club; Oaksey WI; Oaksey Cribbage Club; Oaksey Mothers and Toddlers Group; and Oaksey Youth Club.

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- 9.7 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, 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. Where the Parish Council receives community infrastructure levy arising from new development it will prioritise spending this on ensuring that publically 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 at present detracts somewhat from the rural entrance to the village, 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.

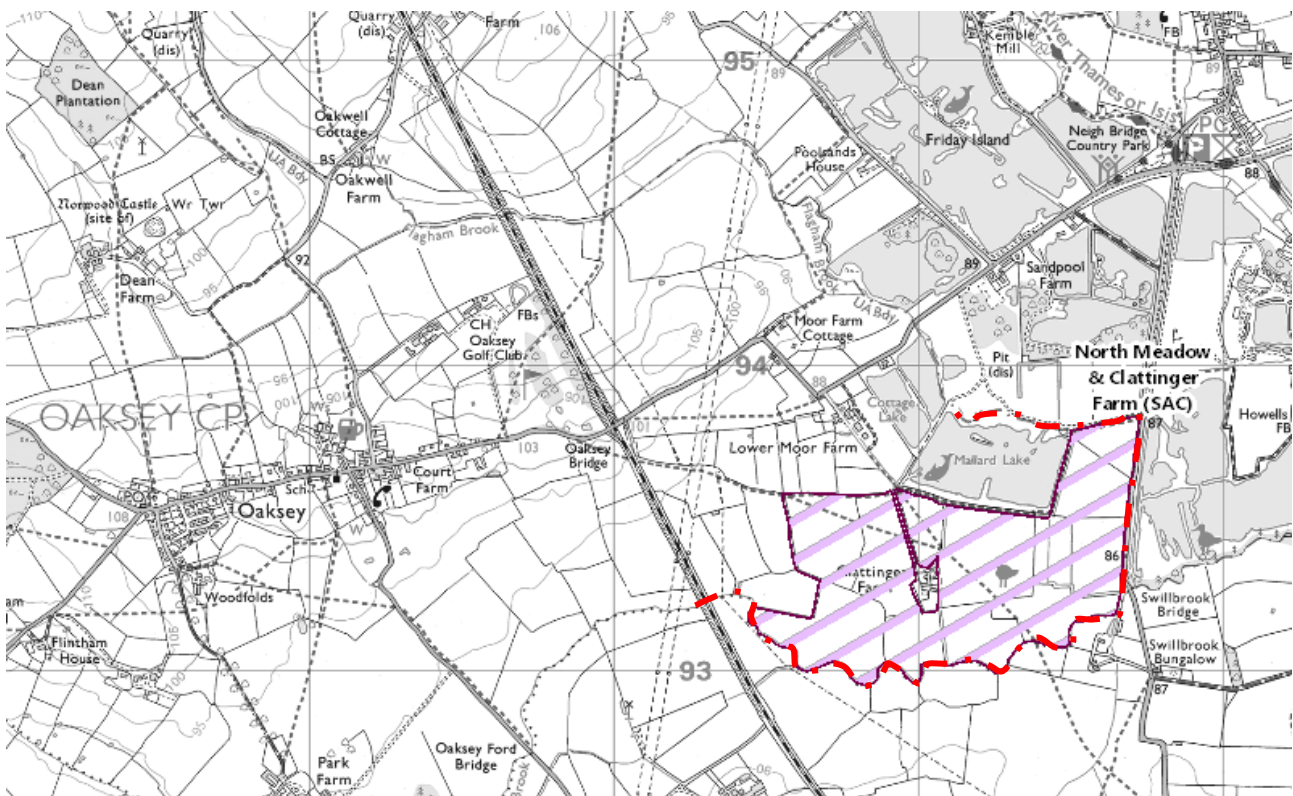
10.2 The eastern part of the Parish of Oaksey lies within the Cotswold Water Park. The Cotswold Water Park is made up of more than 150 lakes set in over 40 square miles. Only Cottage Lake; Swallow Pool; and Mallard Lake are located within the Parish of Oaksey. In recognition of the area's distinctive 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



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for nature conservation while also providing a major tourism resource, notably for water recreation.

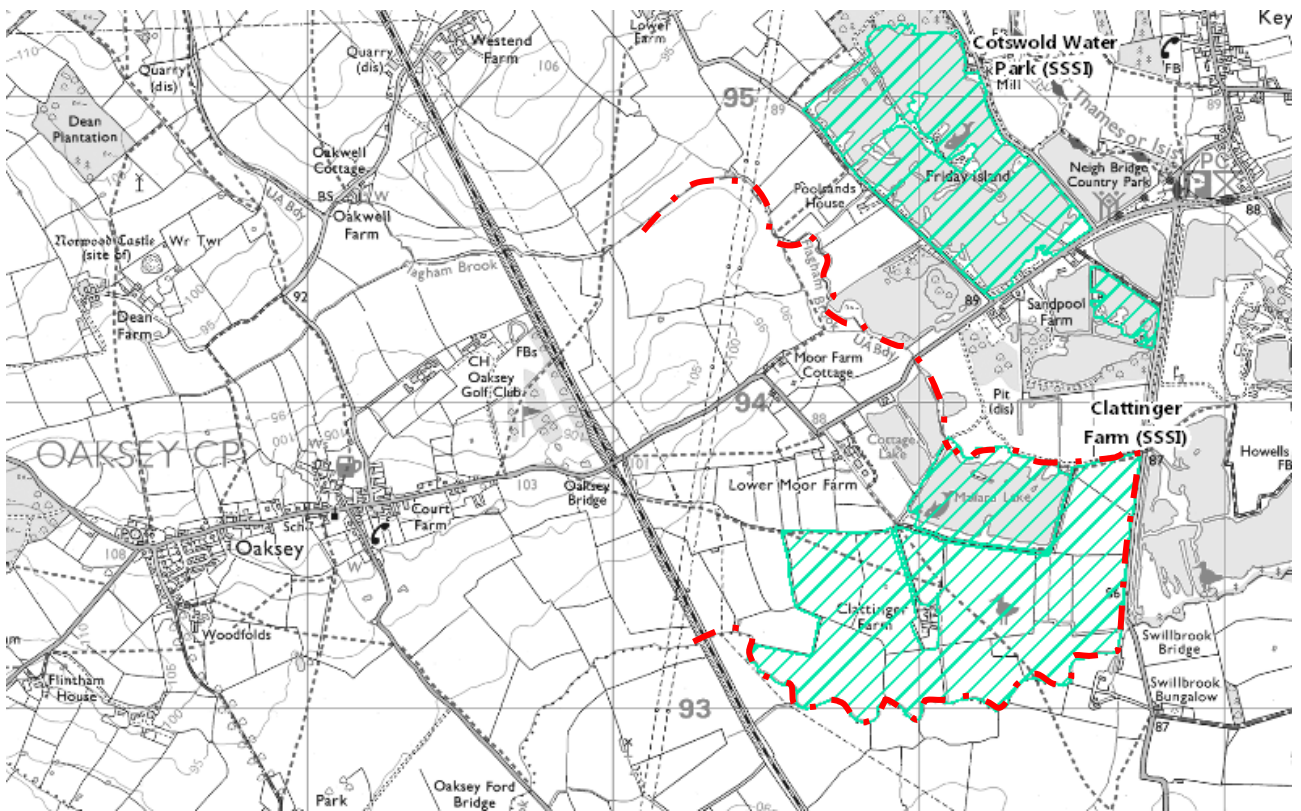
- 10.3 Many of the lakes are privately owned by gravel companies, clubs and individuals but a large number of lakes are open for public access and activities. The Cotswold Water Park Trust was set up as a registered charity to improve public access and to make the Cotswold Water Park a better environment 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 Within the Neighbourhood Plan area lies the European designation the North Meadow and Clattinger Farm Special Area of Conservation (SACs are designated under the 'Habitats Directive' - EU Directive 92/43/EEC). Covering a slightly larger area including Mallard Lake is the Clattinger Farm Sites of Special Scientific Interest (SSSI). 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.



Map 11 - North Meadow and Clattinger Farm SAC
Extract Taken from the Magic.gov.uk website © Defra/Natural England
- - - Oaksey Parish Boundary



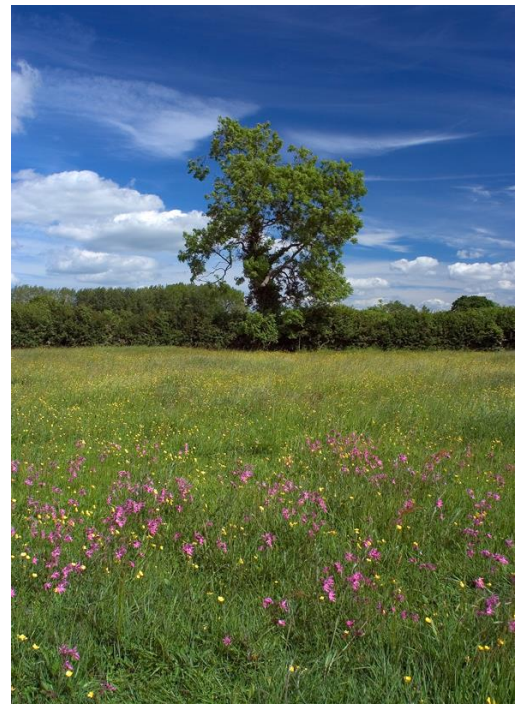
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Map 12 - Clattinger Farm SSSI and Cotswold Water Park SSSI
Extract Taken from the [Magic.gov.uk](http://www.magic.gov.uk) website © Defra/Natural England
- - - Oaksey Parish Boundary

10.5 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.

10.6 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. The Wiltshire Landscape Character Assessment divides the Neighbourhood Plan area into two distinctively different Landscape Character Areas (LCAs). LCA 12A: Thames

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Open Clay Vale which covers the Cotswold Water Park area; and LCA 16A: Malmesbury-Corsham Limestone Lowlands which covers the remainder of the Parish.

- 11.2 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.



- 11.3 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 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. 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.
- 11.4 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 urban 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:

- Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows will be promoted wherever possible;
- 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 areas are considered important to the overall setting of Oaksey Parish:

- Oaksey Wood;
- Dean Plantation;

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- The tree planting at Oaksey Golf Club;
- The tree lined driveway to Park Farm; and
- The trees to the east of 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

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 provides the necessary planning policy context and that any policies in the Neighbourhood Plan would merely duplicate the Core Strategy.

12.2 Oaksey now benefits from an adequate broadband service, however the lack of suitable mobile phone coverage on all networks is a constraint to many home based businesses. The non-availability of mains gas is also a potential infrastructure constraint on economic activity. 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.

12.3 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.

Implementation and Delivery

63. The implementation and delivery section sets out what actions are required to turn this Neighbourhood Plan into reality on the ground.

64. 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)

65. 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.

66. 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

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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 - Highway Impact	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 - New Housing	PC, WC, PD, LR & CG	Determination of Planning Applications & Planning Obligations and Community Infrastructure Levy
Policy 15 - Housing Allocation	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

67. 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.
68. 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. Up until that time the provision of eligibility for 15% of the CIL generated in the area applies.
69. 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

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and any financial contributions will be focused on assisting the delivery of community projects in Oaksey.

70. 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, EU Funds and Local Enterprise Partnership programmes.



Monitoring and Review

71. 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. This Neighbourhood Plan will be carefully monitored and reviewed if it becomes apparent that the aim and objectives of the Plan are not being met.
72. The Neighbourhood Plan has been prepared to guide development up to 2026. This is in line with the adopted Wiltshire Core Strategy - one of the documents which provides the strategic context for the Neighbourhood Plan. 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 2026.
73. The Neighbourhood Plan will be reviewed as necessary following the review of the Wiltshire Core Strategy. This future Neighbourhood Plan review will consider at that time whether or not it is necessary to allocate any additional housing sites to meet the requirements of a longer plan period.
74. 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

The majority of the glossary is copied from the NPPF to ensure consistency.

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

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

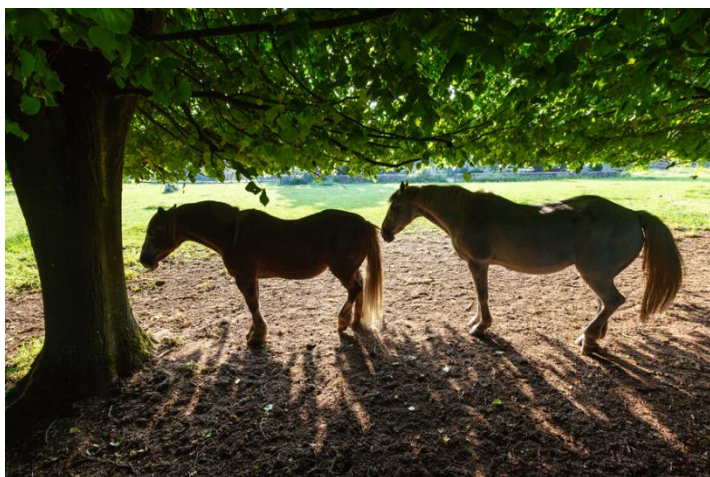
Area of Outstanding Natural Beauty (AONB): Area of countryside designated for its nationally important landscapes under the National Parks and Access to the Countryside Act 1949 and the Countryside and Rights of Way Act 2000 by Natural England and Approved by the Secretary of State.

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 Use Classes, public and community uses and main town centre uses (but excluding housing development).

Ecological networks: These link sites of biodiversity importance.

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.

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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.

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.

NPPG or PPG: 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.



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.

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.

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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.

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.

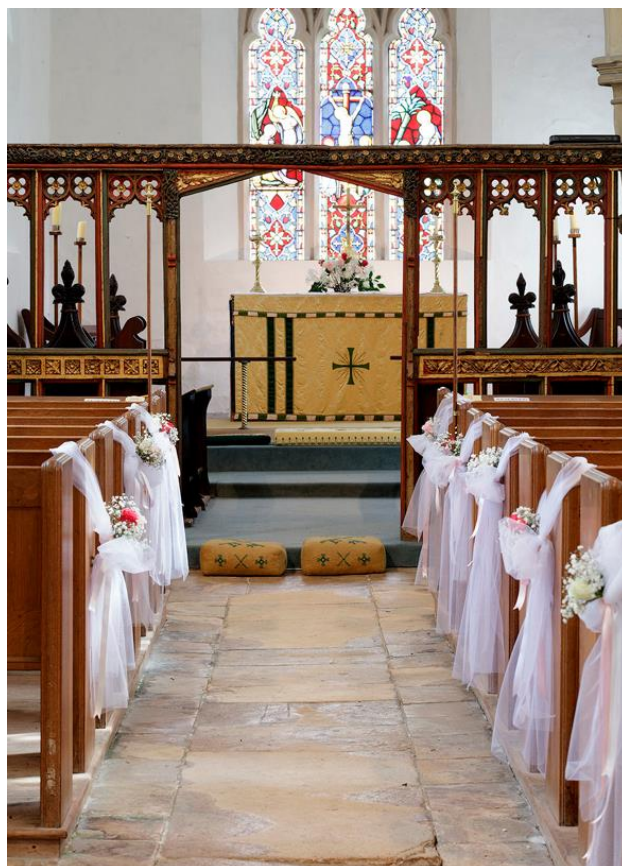
Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Special Area of Conservation (SAC): Areas which have been given special protection under the European Union's Habitat Directive, as identified by Natural England.

Special Protection Area (SPA): Strictly protected sites classified for wild and vulnerable 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.



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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 2018-2026



Annexe 1 Character Appraisal

Purpose

74. 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.

75. 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 paragraph 127 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.



76. 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.

77. 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.

78. 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

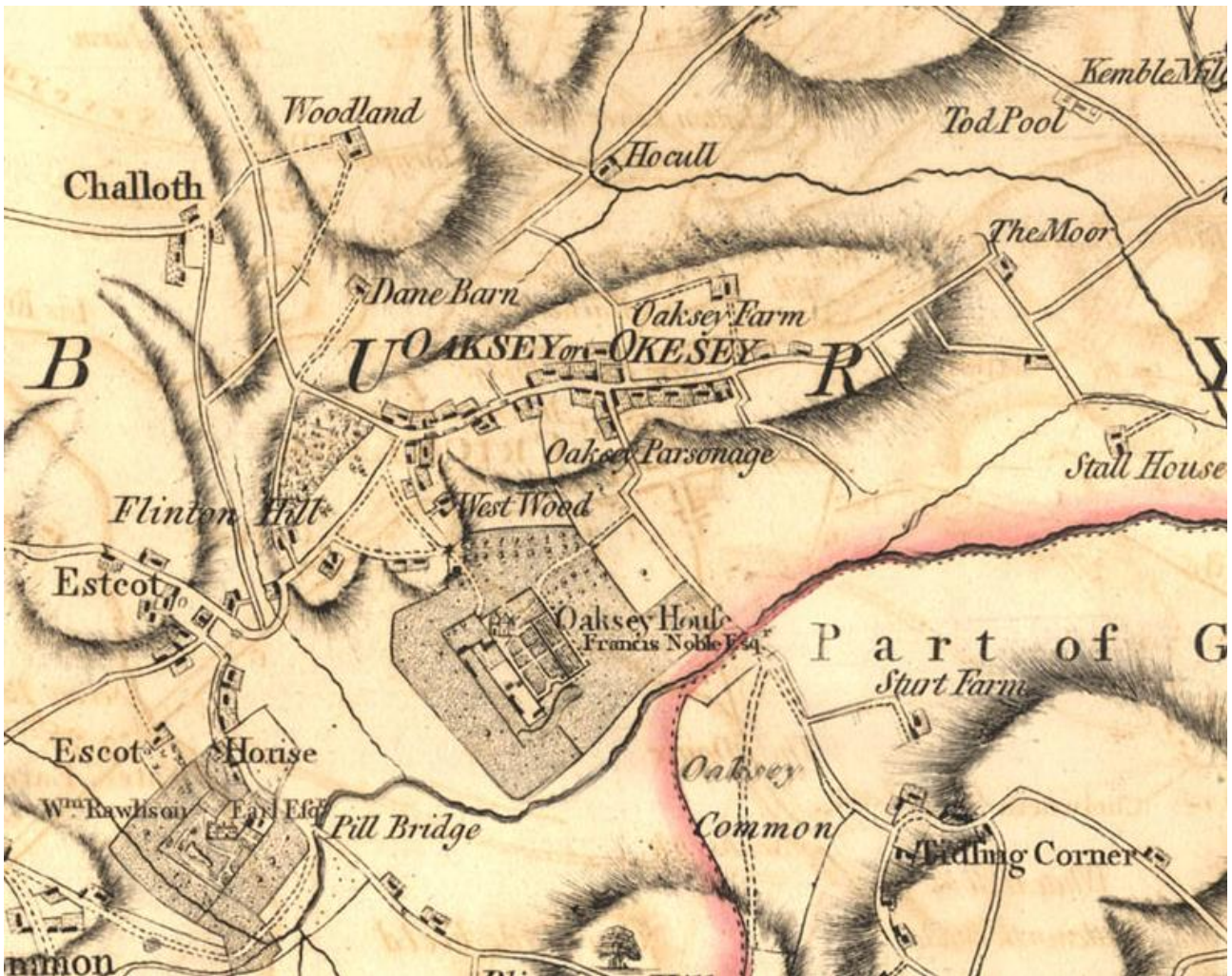
79. It is likely that the first settlements around what is now Oaksey date from around 4500 BC, but the earliest evidence of Man dates from the Bronze Age - the period from 2500 to 800 BC. We know this from the existence of Round Barrows - thought to be graves or boundary markers, and from a flat axe discovered in a large field north of Park Farm.
80. 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.
81. 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.
82. 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.
83. 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.
84. 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

85. 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.

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Map 13 - Andrews' and Dury's Map of Wiltshire, 1810 © Wiltshire & Swindon History Centre

86. 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.

87. 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.



88. 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.

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89. 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).
90. 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

91. 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.

92. 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, while to the north is limestone and to the south Cornbrash rubble. 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. On this road to Minety there is a ford, where the Swill brook crosses Minety Lane. Very little rain is required for the road to become impassable.



93. 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.

Oaksey Neighbourhood Plan

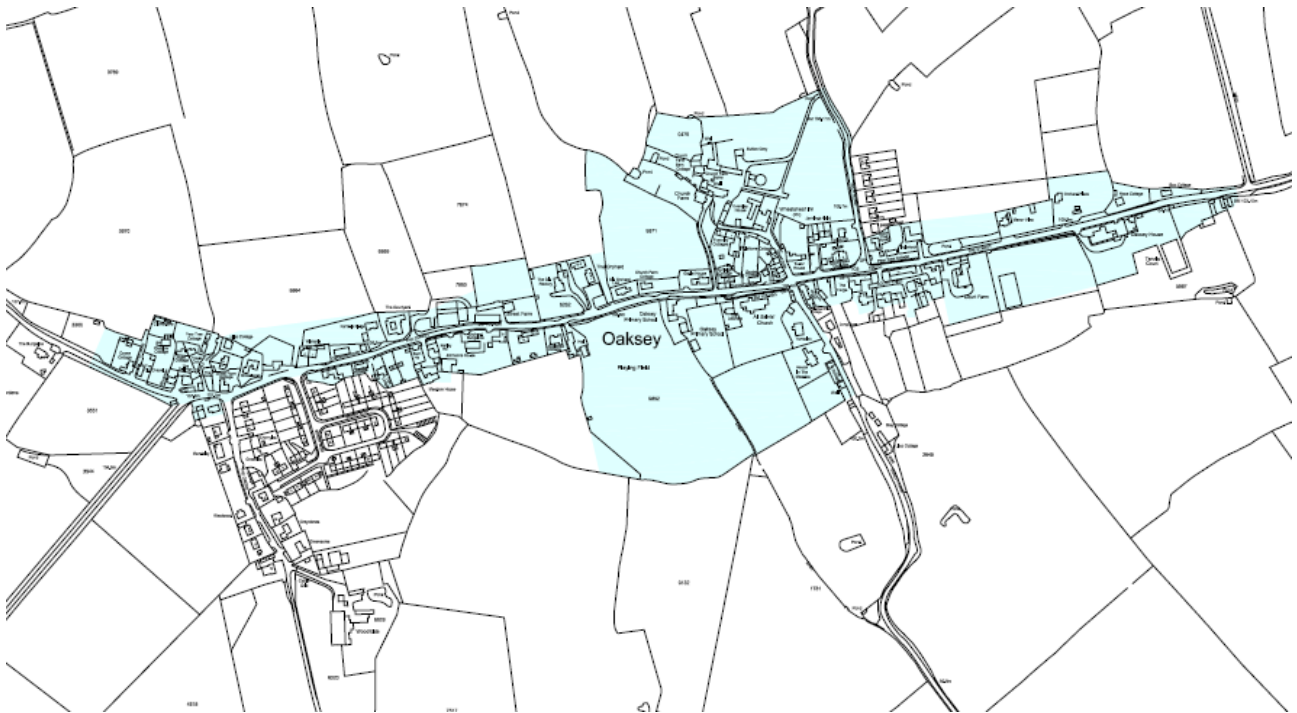


The Village Looking Eastwards



The Village Looking Northwards (Note the western end of the village is missing)

The Conservation Area



94. The Conservation Area covers most but not all of the village, the Conservation Area was designated in 1975. 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 by the relevant local planning authority, in this case 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.

95. 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.



96. 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 or backland development. 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; 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.

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97. 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.

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



- An important Cotswold Village which has been in existence since the bronze age 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 five 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

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

- Area A - Coppice Close 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

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

Oaksey Neighbourhood Plan



Map 14 - Broad Character Areas © Ordnance Survey, Licence Number 0100054413

Listed Buildings

101. There are 12 Listed Buildings within the Parish of Oaksey. Of these some 9 Listed Buildings (1 x Grade I and 11 Grade II) 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

102. 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

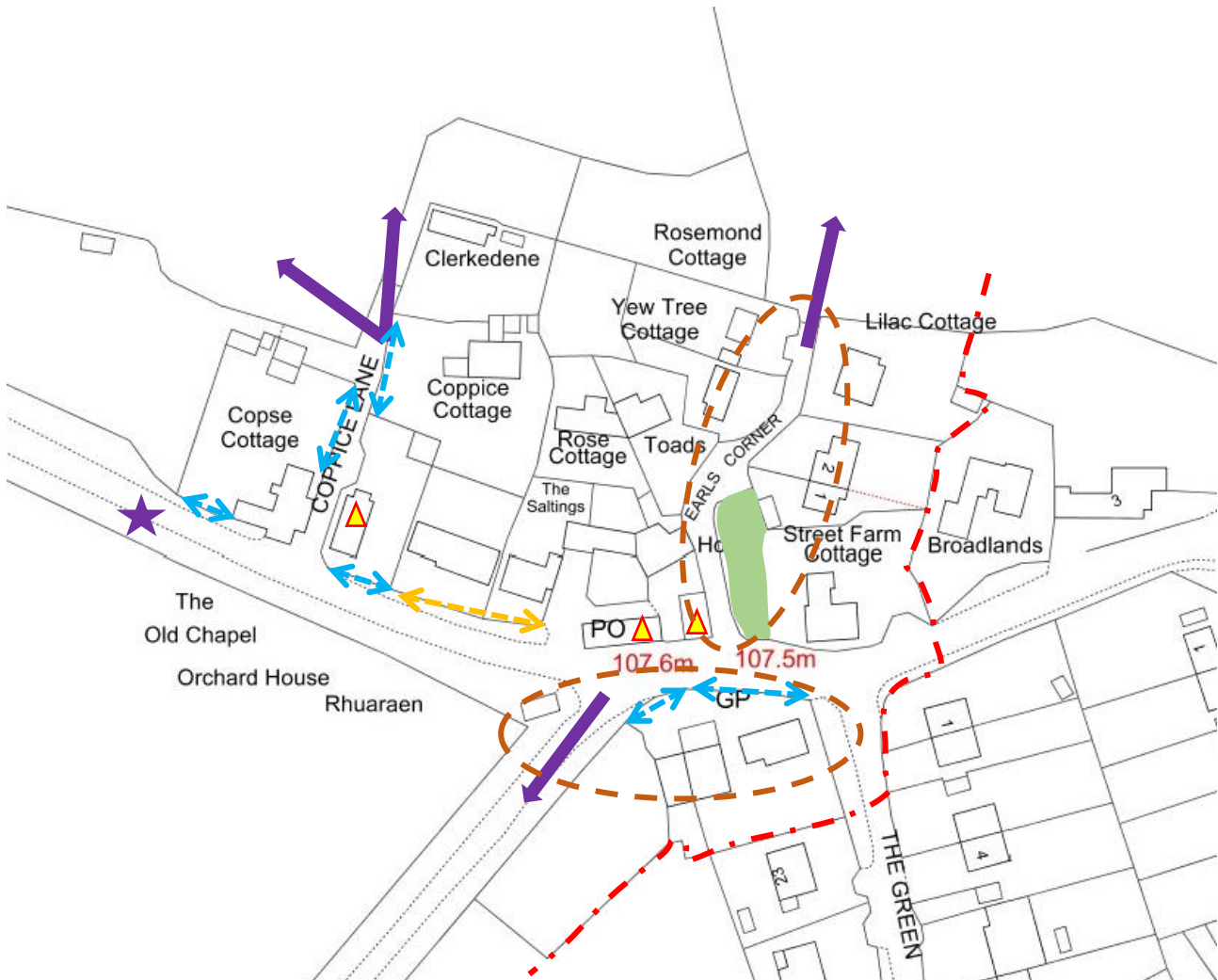
-  Important Views and Vistas
-  Important Open Areas
-  Important Boundaries - Stone Walls (and Brick in a single location)
-  Important Boundaries - Hedges
-  Important Trees or Groups of Trees
-  Listed Buildings
-  'Locally Important Buildings' - Non-designated heritage assets
-  Character Area Boundaries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

Character Area A - Coppice Close and Earls Corner

103. Earls Corner is an unsurfaced private road, it is open at its southern end where The Well Garden acts 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. Currently it doesn't contain any play equipment but does contain a bench for quiet reflection. The post and rail fencing around The Well Garden is functional in nature and does not positively contribute to the character and appearance of the Conservation Area. The fence is proposed to be replaced mainly by a traditional hedge to improve the character and appearance. Proposals which deliver opportunities for enhancement of the built and historic environment in Earls Corner and the Well Garden will be supported where appropriate.
104. 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.
105. Although the Conservation Area is predominantly urban in character a number of green spaces make an important contribution to the character of the Conservation Area including within this character area - The Well Garden
106. The Shop and Post Office forms an important focal point in the streetscene due to its prominent roadside position. The lack of a footway outside the Shop does lead to the potential for pedestrian and vehicle conflict. This will be addressed in imminent 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.
107. 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.
108. 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

Oaksey Neighbourhood Plan

Methodists was reduced and the chapel was first used for storing hay (c.1956) before it was turned into a private residence.



Map 15 - Character Area A © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)

109. 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.
110. At the northern end of Coppice Lane long range open views are obtained towards Dean Farm some 700m to the north and the surrounding countryside. Dean Farm is a Grade II Listed Building; the surrounding countryside includes 100m north of Dean Farm, 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



The Street Looking Towards Post Office



Stone Walls, Coppice Lane



The Well Garden - Important Open Area

Oaksey Neighbourhood Plan



Shop and Post Office (Former Butchery and Abattoir)



Cottages on Earls Corner



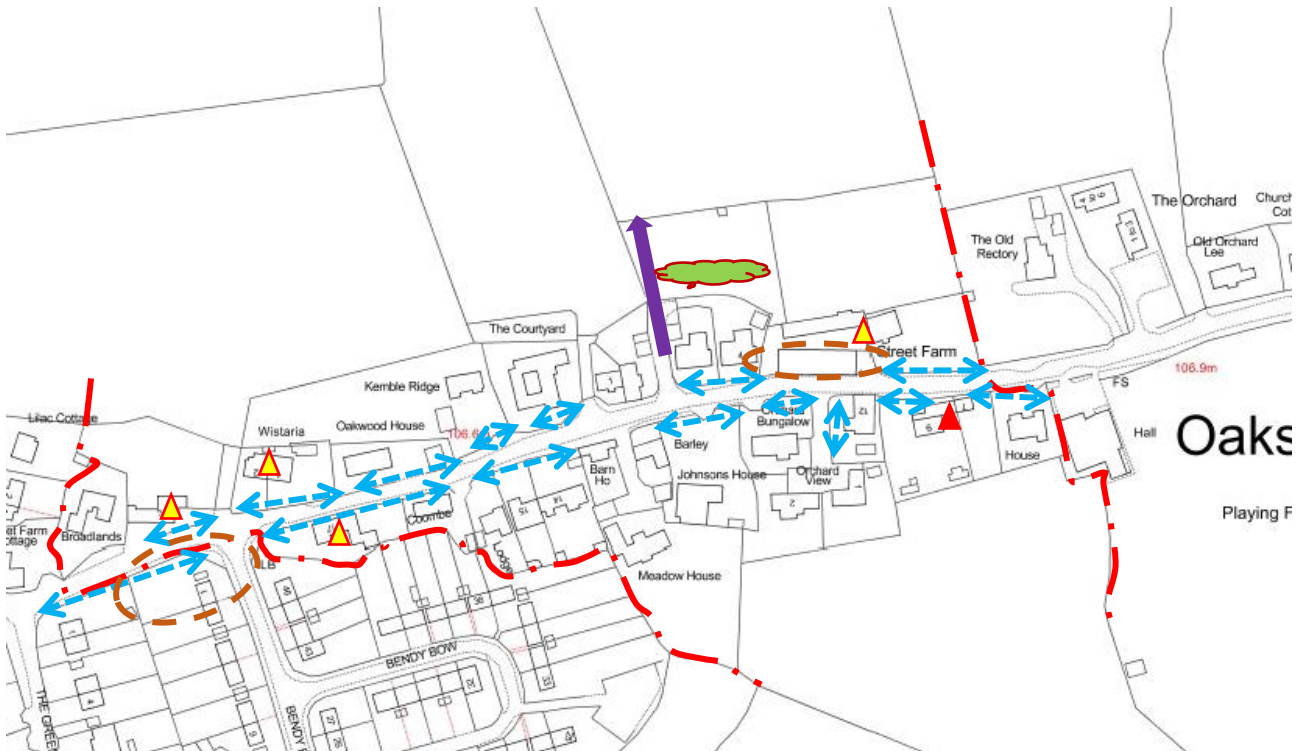
Barn Adjacent to Junction with The Green

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

111. 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.
112. 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.
113. 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.
114. 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.
115. 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.
116. 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 5 original Village farms. A handsome 3

Oaksey Neighbourhood Plan

storey natural stone house with natural stone tiled roof, walled boundaries, rear paddock and fine stone barns.



Map 16 - Character Area B © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)



Listed Cottages Nos. 7-11 The Street



The Street - Stone Boundary Walls and Pretty Cottages

Oaksey Neighbourhood Plan



Meadow House - Backland Development



The Street Looking East by Bendy Bow



Barn at Street Farm, The Street

Oaksey Neighbourhood Plan



Barn House, South Street



Important View and Trees at Cargill Place



Johnsons House, The Street

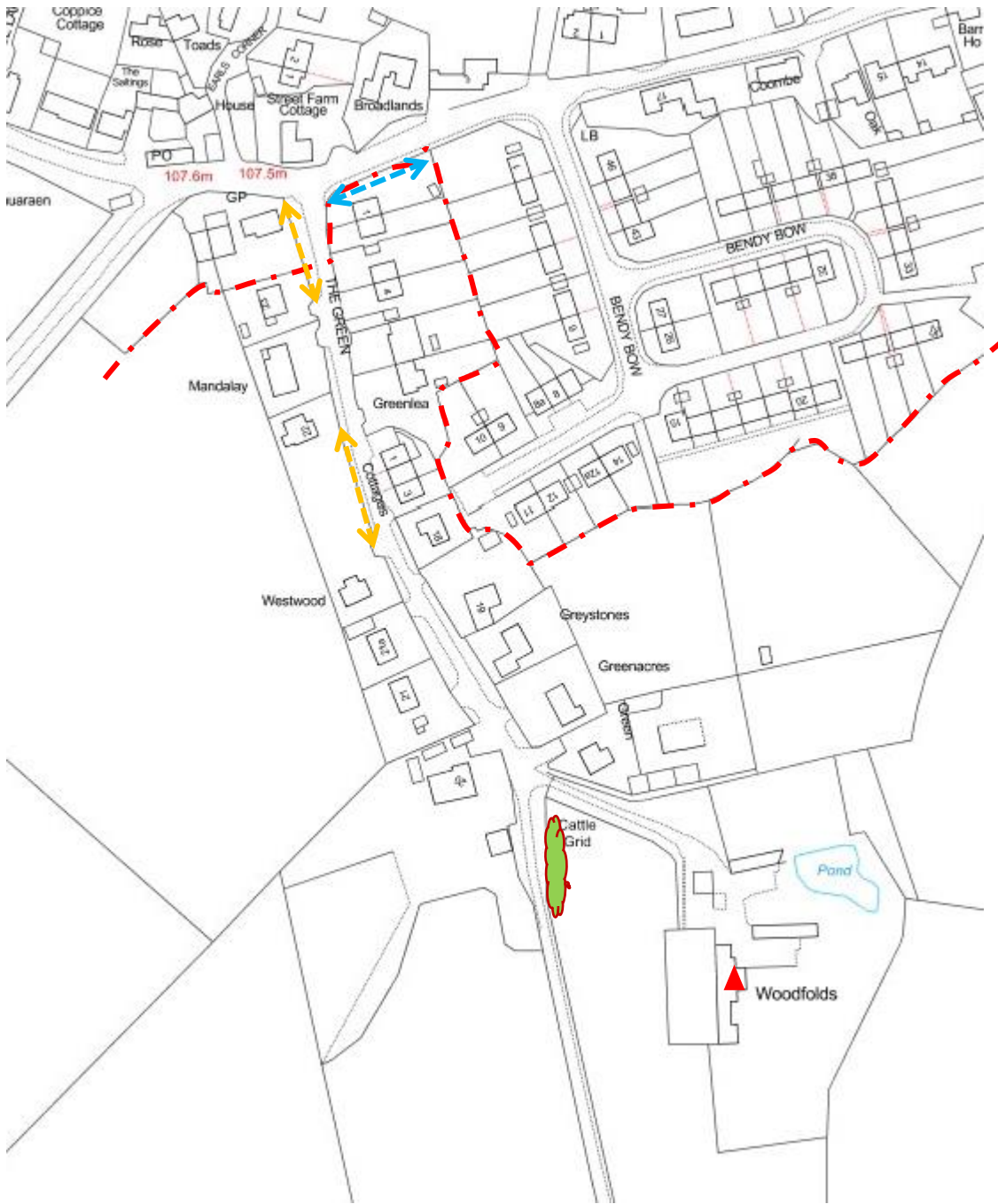
Character Area C - The Green

117. 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.
118. 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.
119. 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.
120. 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.



Junction of The Street and The Green

Oaksey Neighbourhood Plan



Map 17 - Character Area C © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)

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Entrance to Woodfolds, The Green



Greystones and Greenacres, The Green

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Field View Cottages, 3-Storey Development, The Green



Westwood, The Green

Character Area D - Bendy Bow

121. 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.
122. The 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.
123. 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 an important open vista alongside the bungalow No.15 of the trees around Woodfolds in the distance.
124. The simple lines of the property design reflect the simple style of traditional dwellings, although the use of rendering, concrete panels 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, however the use of the concrete panels detracts significantly from the character and appearance of the Conservation Area. Redevelopment of the properties constructed out of the concrete panels provides a significant opportunity to enhance the setting of the Conservation Area. The hipped roof design is only found in the Bendy Bow area and is atypical of the rest of the village. Proposals which deliver opportunities for enhancement of the built and historic environment in Bendy Bow and its junction with The Street will be supported where appropriate.
125. 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 Plan aims to maintain these proportions as a key part of the development at Bendy Bow.



Important View - South From Bendy Bow

Oaksey Neighbourhood Plan



Map 18 - Character Area D © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)



Bendy Bow - Viewed from the West



Bus Stop at Entrance to Bendy Bow

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

126. 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.
127. Although the Conservation Area is predominantly urban in character a number of green spaces 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 Eucalyptus tree in the front garden of The Old Rectory, whilst not being a native species makes an important visual contribution to the character and appearance of the Conservation Area.
128. 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.
129. 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.
130. The Churchyard contains three other Listed Buildings, namely monuments, together with the adjacent property Latchets which is also Grade II Listed forms a historic core to the village. Properties in this character area vary in age from the 12th 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.
131. 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.

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Map 19 - Character Area E © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)

132. The gap between Orchard Flats and Old Orchard Lee along the discretionary path provides a clear visual link to the countryside. Between the School and the Playing Field the access to the small car parking area provides an important open vista across the Playing Field and the countryside beyond. A localised closed view up the access drive to Church Farm makes a local contribution to the character and appearance of the Conservation Area.
133. 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 H. This character area is probably one of the most distinctive and contains many of the most important heritage assets in the village.



Oaksey Neighbourhood Plan



The Wall Painting Inside The Church



Church and Footpath Looking West

Oaksey Neighbourhood Plan



Latchets - Grade II Listed Building



The Old Rectory, The Street



Village Hall and Playing Field

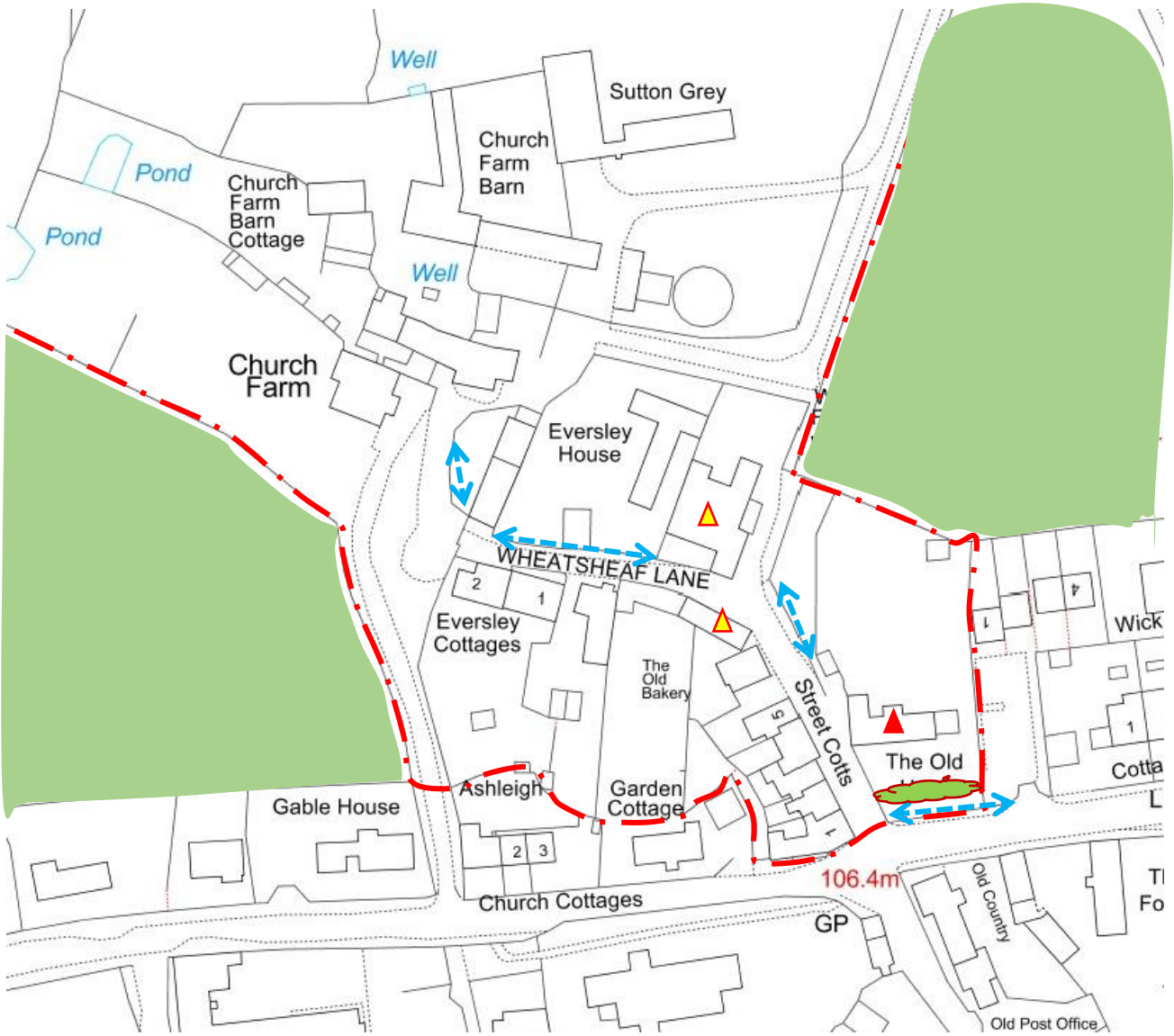
Character Area F - Wheatsheaf Lane

134. 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.
135. The Wheatsheaf Pub is a longstanding part of Oaksey's community. It is thought to be at least 600 years old and is built of Cotswold stone. It 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.
136. 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.
137. 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.
138. 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

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Map 20 - Character Area F © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)



The Wheatsheaf Inn, Wheatsheaf Lane

Oaksey Neighbourhood Plan



Cottages and The Wheatsheaf Inn on Wheatsheaf Lane



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

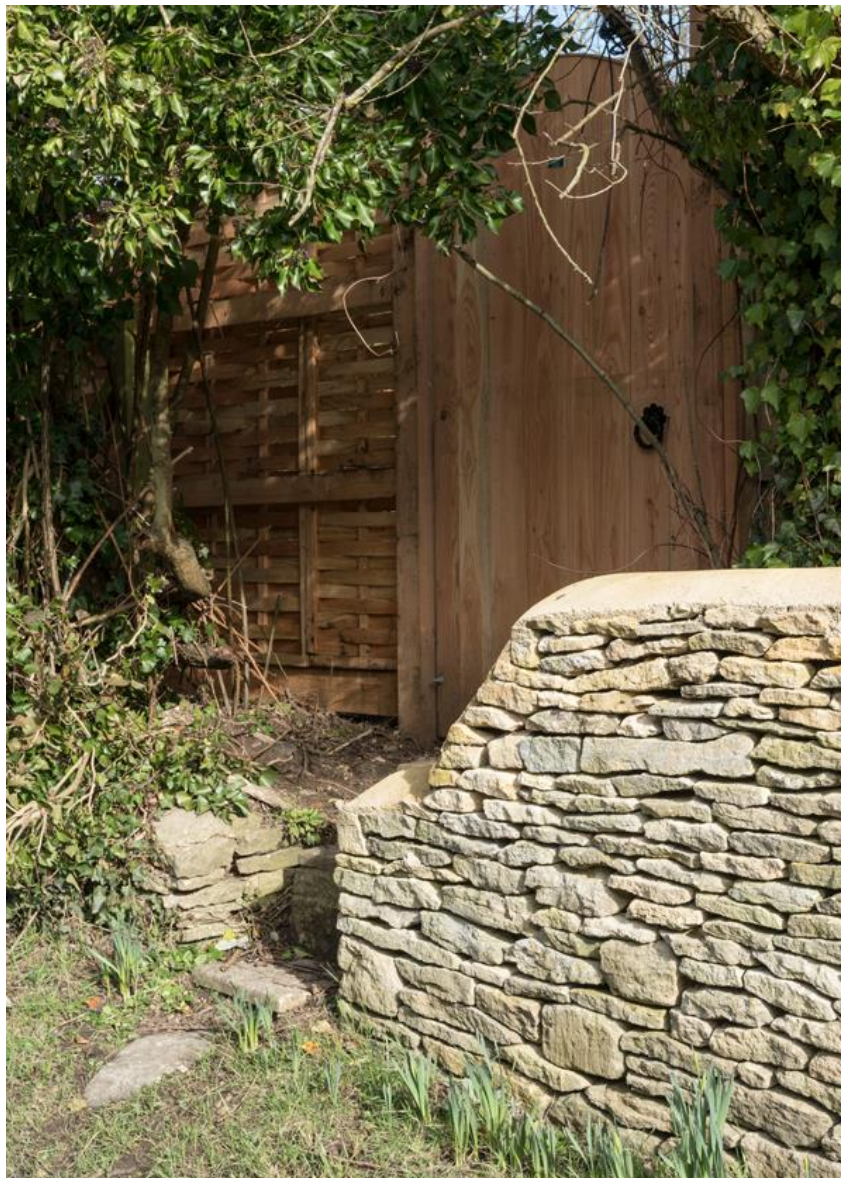


Cottages, Wheatsheaf Lane

Oaksey Neighbourhood Plan



Corner of Wheatsheaf Lane and The Street



Traditional Stone Wall and Modern Wooden Fence, Wheatsheaf Lane

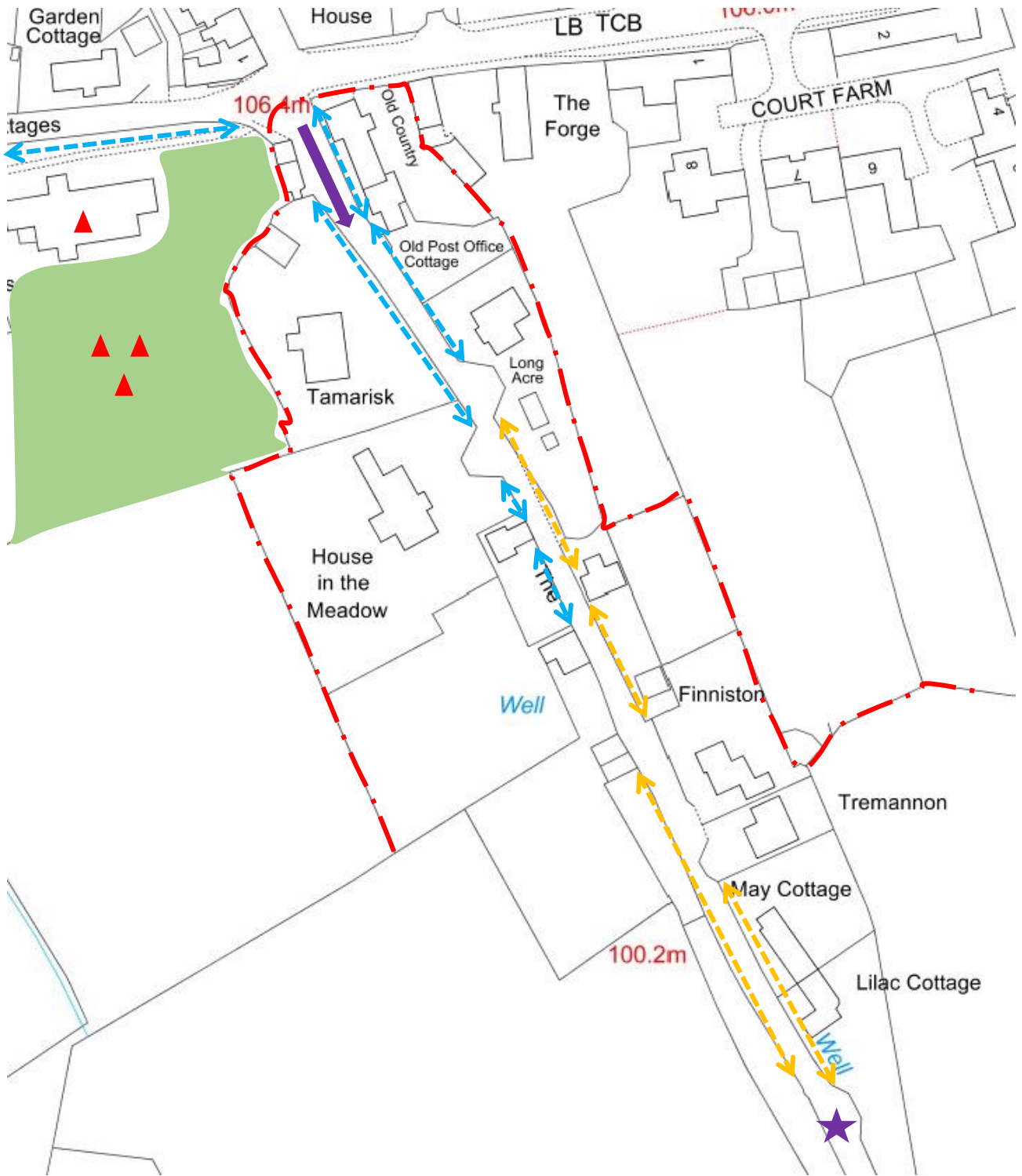
Character Area G - Minety Lane

139. Minety Lane is a narrow lane whose character at the northern gateway end 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.
140. 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.
141. 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 urban 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

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Map 21 - Character Area G © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)

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Minety Lane - Looking North



Cottages, Minety Lane

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Minety Lane at Junction with The Street



Cottages, Minety Lane



Newer Property on Minety Lane

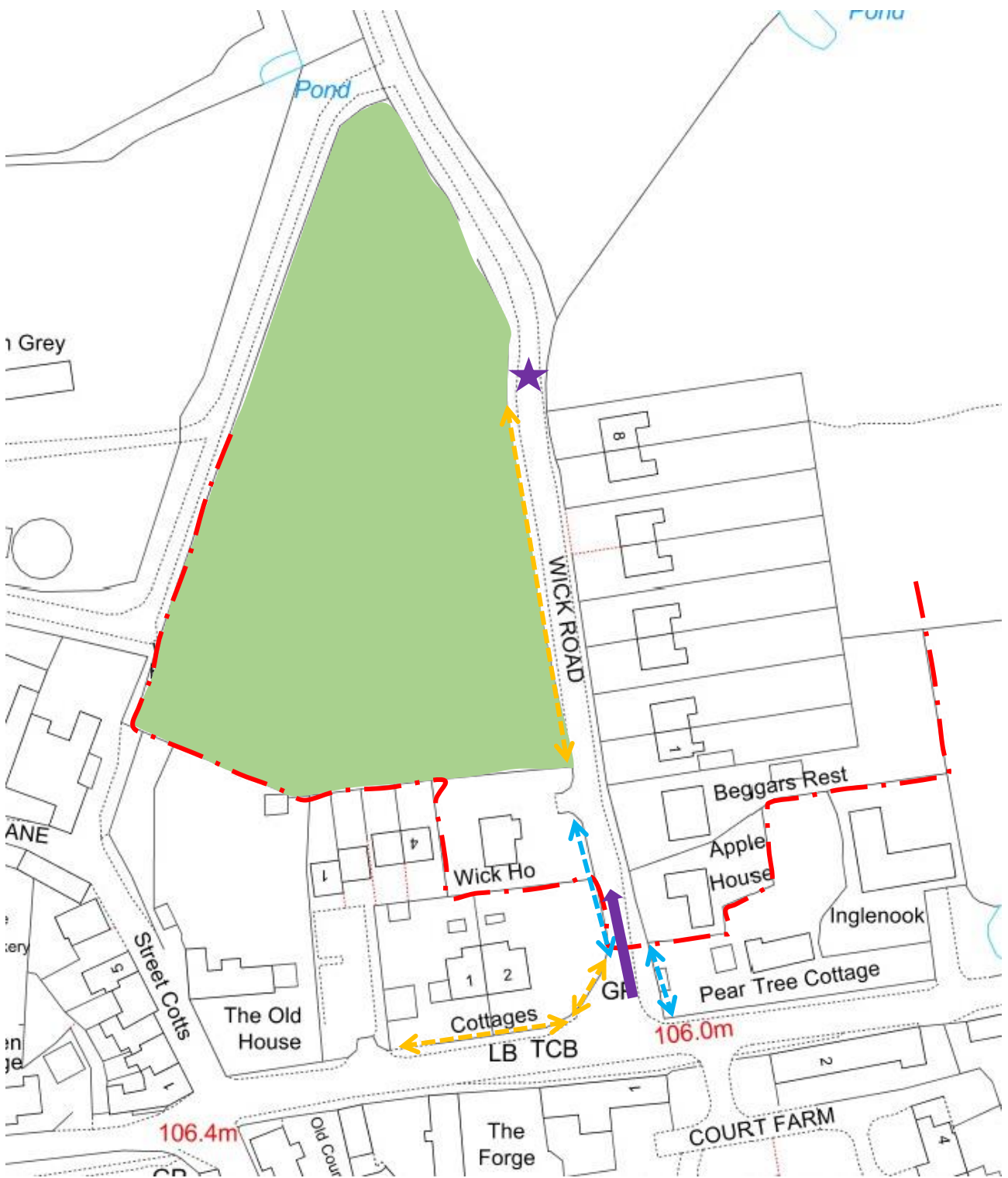
Character Area H - Wick Road

142. 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.
143. 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 were irreversibly change the character and appearance of Wick Road.
144. Although the Conservation Area is predominantly urban in character 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.
145. 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

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Map 22 - Character Area H © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)

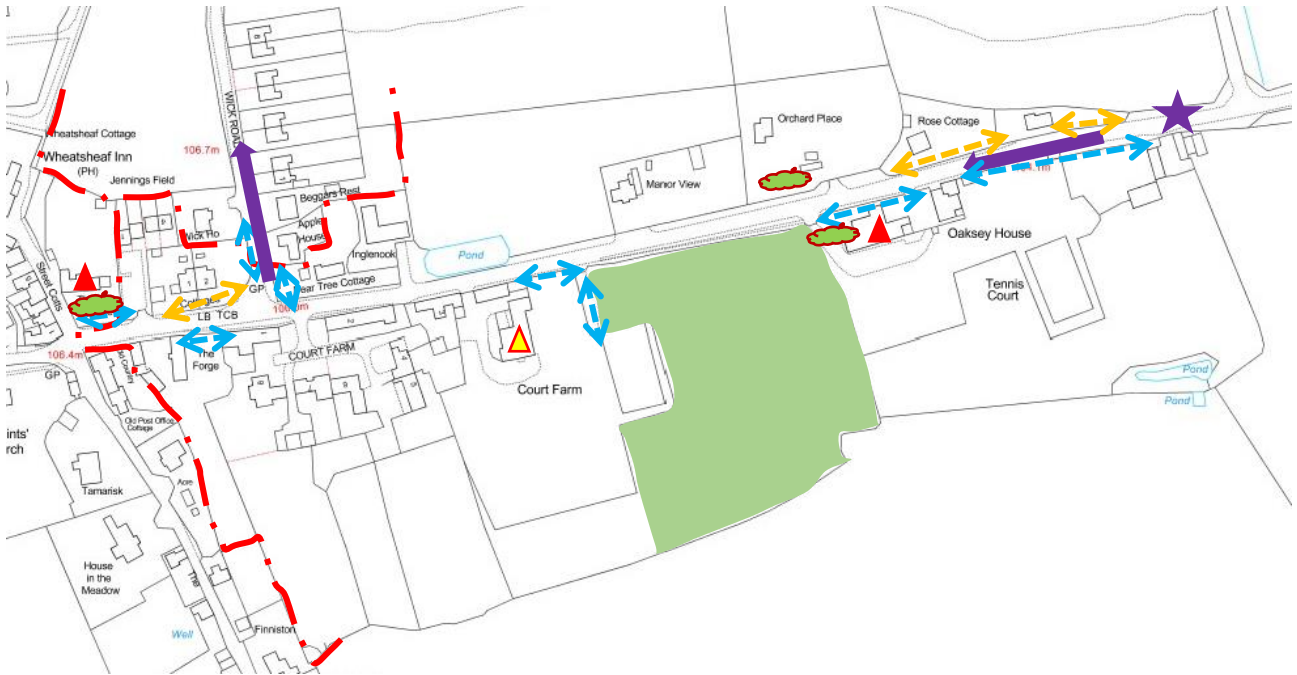


Character Area I - Somerford

Keynes Road

146. 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.
147. 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 open fields both to the north and south of Somerford Keynes Road. The open field to the north contains a small pond located at the road edge. Wiltshire Council has granted planning permission for residential development on this open area, this will result in the loss of this important open space which has made an important contribution to the rural gateway character of the Conservation Area.
148. Although the Conservation Area is predominantly urban in character 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.
149. The eastern approach presents a rural transition from the countryside to the village, however the manicured and urbanised nature of 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.
150. On approach from the east as the gentle bend is turned at Oaksey House a framed vista of the Grade I Listed Church of England parish church of All Saints is visible. It is framed by the garden trees at Oaksey House and Orchard Place.
151. The character area is typified by buildings located close to the road edge, moving eastwards the low density rural edge becomes a denser urban 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.
152. 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



Map 23 - Character Area I © Ordnance Survey, Licence Number 0100054413 (For Key See Page 76)



Eastern End of the Village



High Stone Wall at Eastern End of the Village

Oaksey Neighbourhood 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



Oaksey House



Important View - Looking West Towards Church



Court Farm Entrance

Landscape Setting

153. 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.

154. 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.



155. 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

156. 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.

157. Although the Conservation Area is predominantly urban in character 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.



158. Green spaces, hedges and trees make a vital contribution to Oaksey's rural character throughout the Conservation Area. Mature trees, shrubs and hedges line

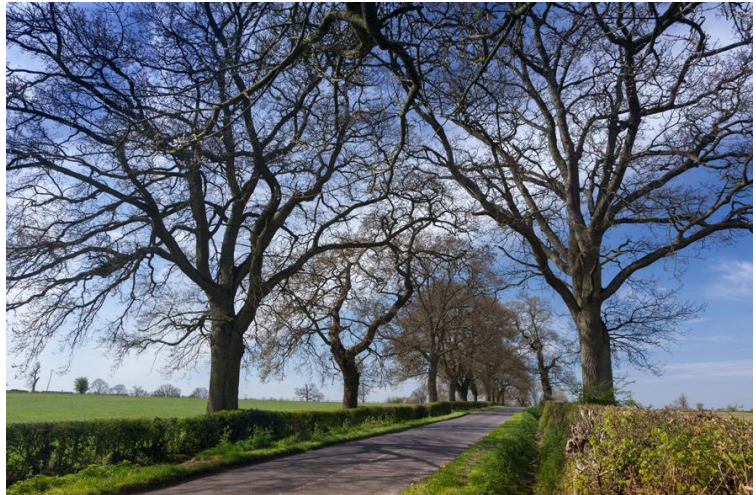
Oaksey Neighbourhood Plan

boundaries between houses, access lanes and the approaches to the Conservation Area. In a number 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.

159. The following groups of important trees are identified for protection:
- 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

Important Views

160. 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

161. 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

Oaksey Neighbourhood Plan

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.

162. 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 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.



Risks to Character

163. The character of the older parts of the 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.

164. 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 are constructed of non-traditional materials and have walls involving either render or concrete facing panels, with concrete roof tiles. Inappropriate use of materials can threaten the character and appearance of the Conservation Area and the wider village character.



165. 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

166. 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.



167. 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.

168. 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.



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

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170. 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

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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;
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;

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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;
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;

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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;
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;

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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
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;

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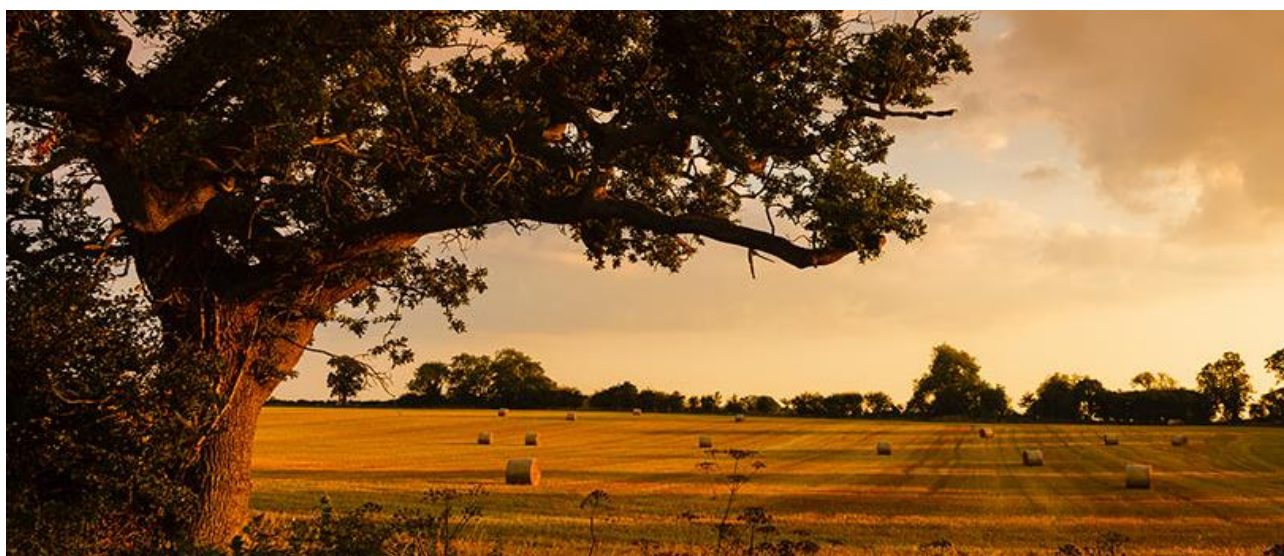
6. reinstate traditional materials where utility works are undertaken beneath roads, pavements and footways;
7. minimise/avoid the use of street lighting to preserve rural character;
8. minimise the visual impact of services by using existing poles and masts, and requiring telecom providers to share 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
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



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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 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.

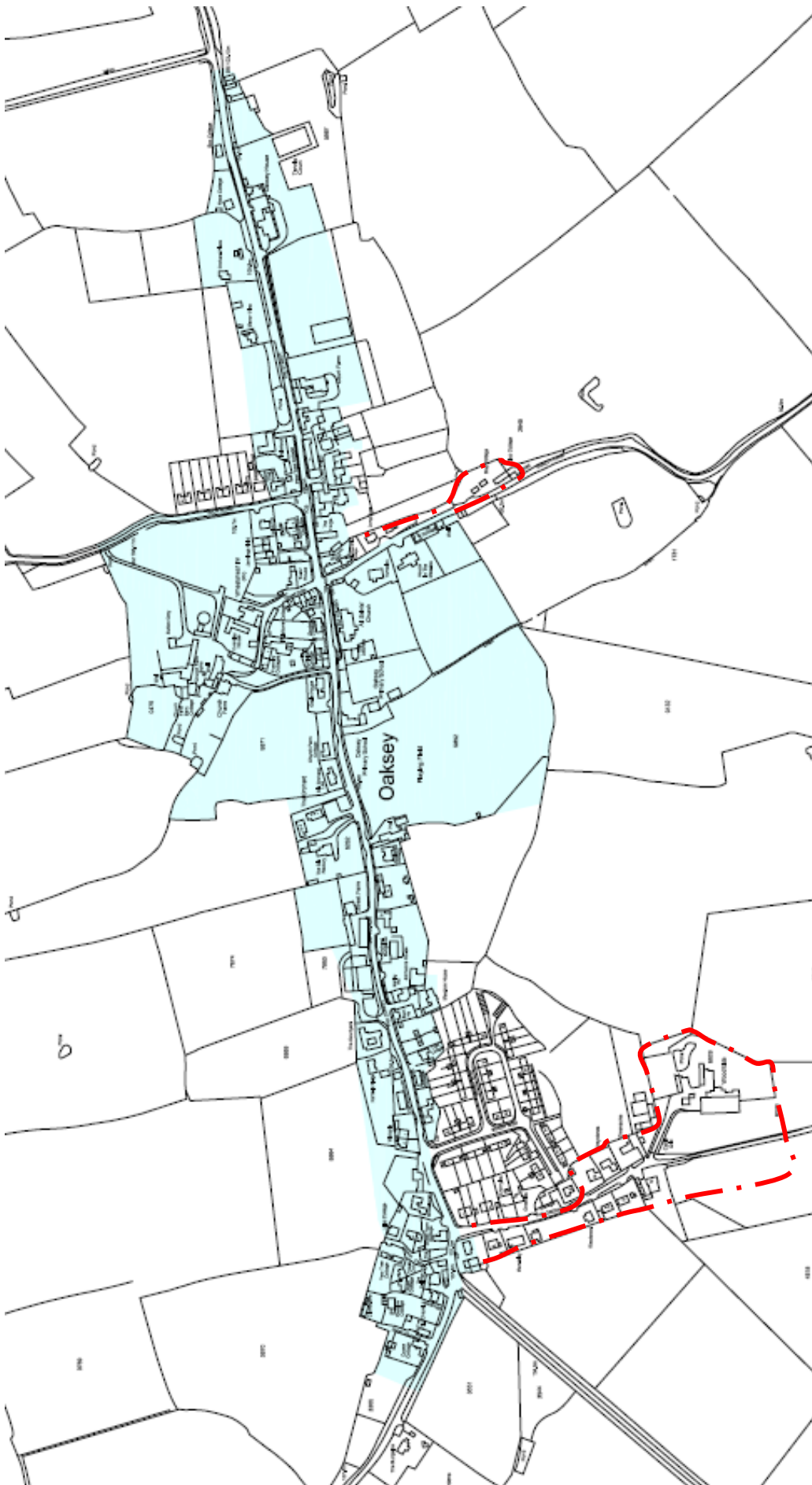
Conservation Area

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 and a formal Conservation Area Character Appraisal developed.



The Parish Council consider that the Conservation Area should be considered for extension along The Green and Minety Lane as shown on the plan below:

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Map 24 - Areas Proposed by the Parish Council for Potential Future Inclusion in Conservation Area

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Oaksey Neighbourhood Plan 2018-2026

Made
March 2019

The Oaksey Neighbourhood Plan produced 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

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