

THE BALDONS NEIGHBOURHOOD PLAN

Residents Consultation paper

Introduction

Background: Neighbourhood Planning

The Neighbourhood Plan is important because it will give residents a say on future development in the Baldons. The Parish Council shares the view that people will want to take the opportunity to influence the future of the place where they live or work and that the Plan for the Parish should be written by the Parish rather than by Planning Officers.

Approach to this consultation

As a result of the very positive support for the proposal for a Baldons Neighbourhood Plan in November, the Parish Council has set up a working group comprising Elizabeth Gillespie, Stephen Dance and Laurence Attewill to prepare the Plan, supported and advised by a fifteen strong Advisory Group of all those who indicated in their responses a willingness to help. Thus an application has been made to the SODC for approval of the Plan area, which is shown at the end of this paper. The Baldons Neighbourhood Plan will be finished in 2017 and will have a currency of 10 years, that is until 2027.

An important component of the Plan will be the section in which we set out our vision (for want of a better word) of the sort of community we would wish to see in 10 years time and this fundamental aspect will inform the entire Plan: it must of course be based on the collective view of us residents. Of course it will not be possible to produce a vision which commands total approval of all, but it should be possible to arrive at a view to which a large majority can broadly support.

It is of crucial importance therefore that as many of you as possible give the working group preparing the Plan your views. To assist and focus your attention on the important facets of the big picture – and to help us in our evaluation of your responses – we ask for your views on four main topics:

- The extent of future development
- The nature and design of such development
- Environmental protection
- Infrastructural aspects

Of course your views on other topics would be most welcome.

The Potential for Future Development in the Baldons

Our final Neighbourhood Plan will have to conform to SODC policy, which at present restricts development in small villages like the Baldons to a certain amount of infilling and possibly, in the case of social housing, elsewhere. Details of the SODC policy can be found on their website. However both national and district policies could change and at this early stage our vision of the future should not necessarily be constrained by present policy considerations.

THE QUESTIONNAIRE

The extent of future development

Current SODC planning policy is for very little development in the Baldons, but irrespective of this please indicate the extent of future development you would like to see:

Growth

Do you feel that, in principle, that population growth in the Baldons is

Undesirable

Acceptable

Welcome

Housing

In the context of the combined parishes and over a 10 year period, with which of the following development scenarios do you feel most comfortable? For reference there are at present approximately 185 dwellings in the Plan Area.

No further development

Less than planning currently permits? Say 0 - 5

The same as planning currently permits? Say 5- 15

More than planning currently permits?...and if so how many

Siting

Do you have any views as to where new development should be sited? Would you prefer:

In gaps between existing buildings (infilling)

In open spaces (green field development)

Would you prefer any housing development to be in the form of clusters of houses or as single houses?

Inevitably, the greater extent of future development, the greater would be the need for infrastructure required to support it. How do you feel about the consequences of this?

Businesses

Would you like to see policies designed to encourage the development and expansion of businesses within the Plan Area?

Green Belt

The Baldons are surrounded by Green Belt land, which is intended, amongst other things, to protect rural communities from urban encroachment: how important to you is the protection of the Green Belt?

Not important

Quite important

Very important

Nature of any future development

Social Housing

There has recently been much talk in the media about social housing – variously called “affordable” or “starter” homes. Do you think these would be desirable in the Baldons? If so what proportion of new development do you think should be social or subsidised housing?

Less than 20%

20% - 40%

Do you think such housing should be preferentially available to local people?

Would your attitude to the scale of new development change if such development were to entail a significant proportion of social housing?

Design Guidelines

SODC already provide design advice by means of the South Oxfordshire Design Guide. The section on new development and building design covers such things as: setting, structure & sustainability, the quality of built form & materials, roof design, walling, fenestration, details and decoration.

Would you like to see enhanced design guidelines included in the Neighbourhood Plan that are more specifically aimed at protecting and maintaining the special architectural character and vernacular of the Baldons?

Yes

No

If so, do you have any views on the features that such guidelines should cover for new development in the Baldons?

Do you feel that there should fewer restrictions and guidelines for new development?

Yes

No

Infrastructure

Irrespective of your views about future development, what do you feel are the key infrastructural issues facing the Baldons today?

Sewerage

Roads, footpaths and parking

Drainage

Other

Environmental Protection

The Green

Marsh Baldon Green is one of the largest village greens in England and has probably never been ploughed and certainly never been built on. It is therefore a precious environmental resource. As common land (albeit privately owned by Queens College) it enjoys legal protection against development. How do you feel about the present balance between its environmental protection and public use?

The Green is over protected and its use should be widened

The Green is insufficiently protected

The present balance is about right

Do you have any observations concerning other aspects of environmental protection?

Conservation Area

Much of both Toot and Marsh Baldon has been designated as a Conservation Area, which protects the buildings and limits the changes that can be made to both listed and non listed houses. The boundary of the conservation areas are shown in Figure1. However these boundaries are somewhat idiosyncratic and could be rationalised. Would you, in principle, be in favour of a review of the boundary?

Other topics

Do you have views on any other topics or subjects, not already covered, that you would like to be included?

Return of your responses

We would be grateful if you could respond to each question posed in this paper and send it to Paul Isaacs, the Parish Clerk, no later than the 14th February 2016 by one of the following ways:

1. Deposit the completed form in a box provided at the bar of the Seven Stars between the 1st and 14th February 2016
2. By post to Paul Isaacs, 11 Thame Road, Great Milton, Oxon OX44 7HY
3. By email to Paul Isaacs at pisaacs4@yahoo.co.uk
4. By collection: please notify the Parish Clerk

Please sign your submission (one per person) and provide your name and address. All residents over the age of 16 are welcome to participate. If you require additional copies of the Consultation Paper please apply to the Parish Clerk or the Seven Stars.

Name	
Date	
Signature	
Address	

The Parish Council assures you that these details will not be made available to the public or used for any purposes other than the preparation of the Neighbourhood Plan

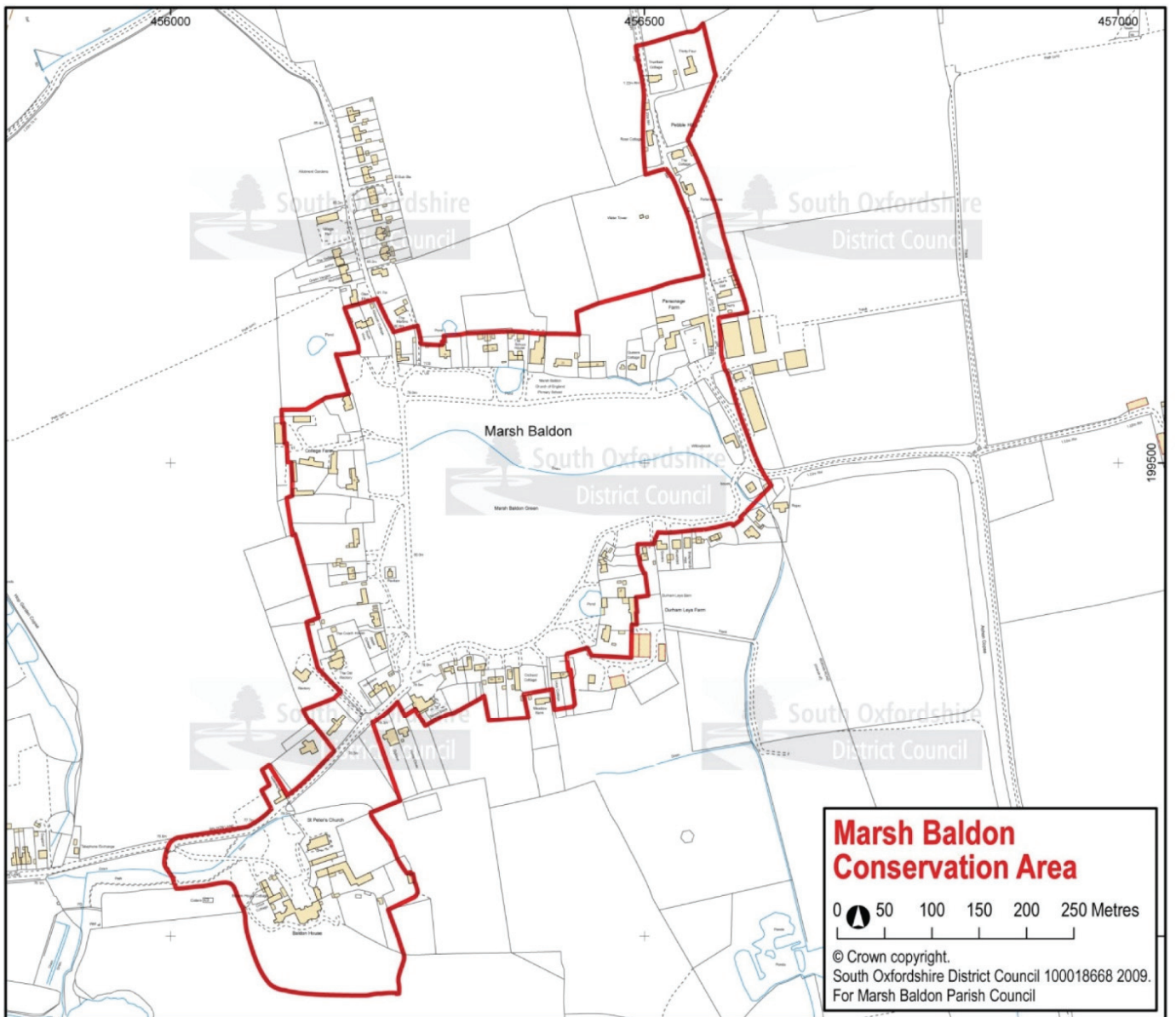
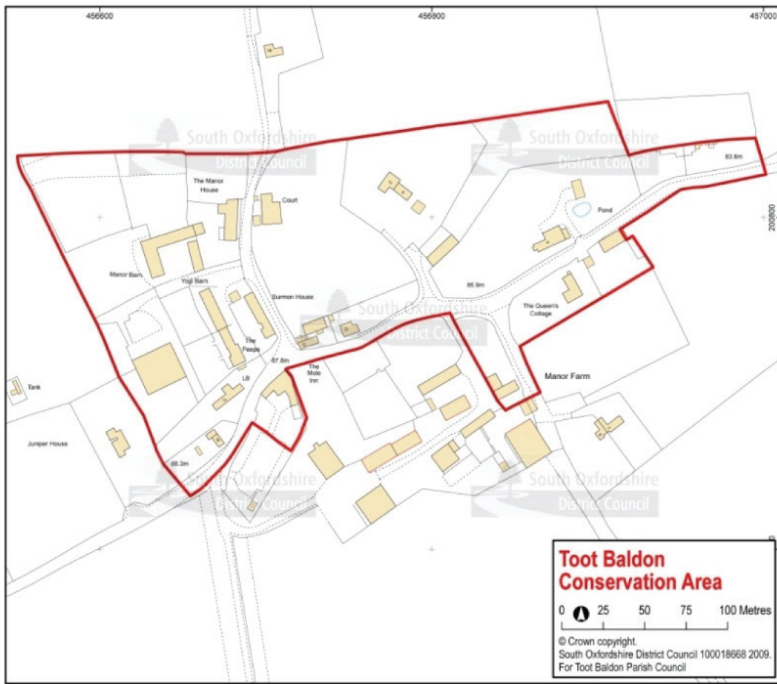
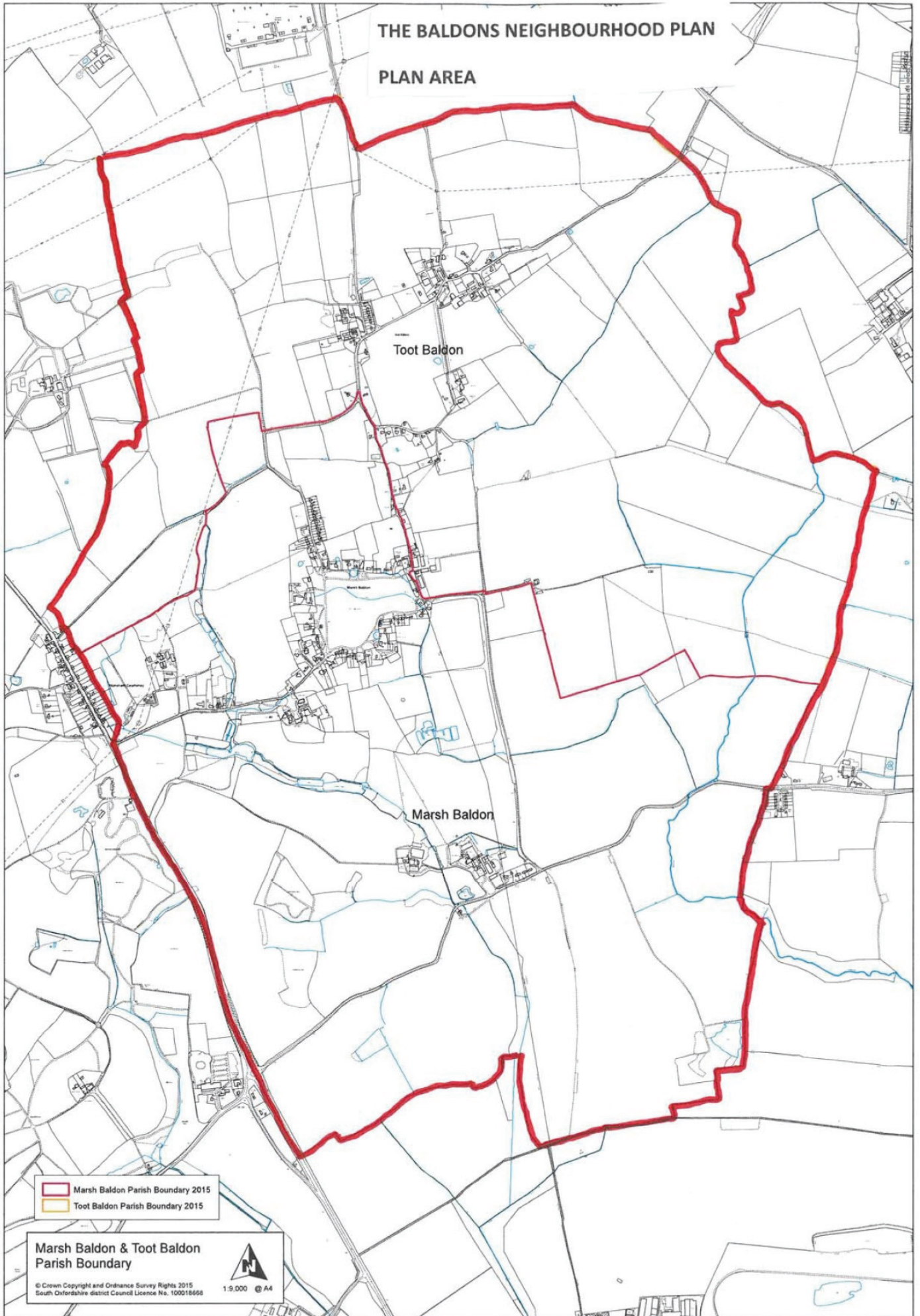


Figure 1: Toot and Marsh Baldon Conservation Areas

THE BALDONS NEIGHBOURHOOD PLAN
PLAN AREA



- Marsh Baldon Parish Boundary 2015
- Toot Baldon Parish Boundary 2015

Marsh Baldon & Toot Baldon
Parish Boundary

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