

Garsington Neighbourhood Plan



January 2022

Garsington Neighbourhood Plan

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Photograph Acknowledgements

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List of Abbreviations

CPRE	Campaign to Protect Rural England.
EIA	Environmental Impact Assessment.
GNPWP	Garsington Neighbourhood Plan Working Party.
GPC	Garsington Parish Council.
HNA	Housing Needs Assessment.
Mbps	Megabits per second.
NP	Neighbourhood Plan.
NPPF	National Planning Policy Framework.
PC	Parish Council.
RES	Rural Exception Site.
ROSPA	The Royal Society for the Prevention of Accidents.
S&SC	Sports and Social Club.
SODC	South Oxfordshire District Council.
SOHA	South Oxfordshire Housing Association.
SHELAA	Strategic Housing and Economic Land Availability Assessment.
VDSL	Very high speed digital subscriber line.
WI	Women's Institute

Garsington Neighbourhood Plan

Executive Summary

This Neighbourhood Plan has been developed by a working party involving residents and members of Garsington Parish Council.

This plan reports on the findings of a number of surveys, consultations and meetings with residents and other key stakeholders (SODC /SOHA/Landowners).

A need has been identified for 16 affordable houses within the village, criteria have been developed for where this housing could be located and a site has been allocated.

A number of policies have been proposed related to housing and green spaces within the village.

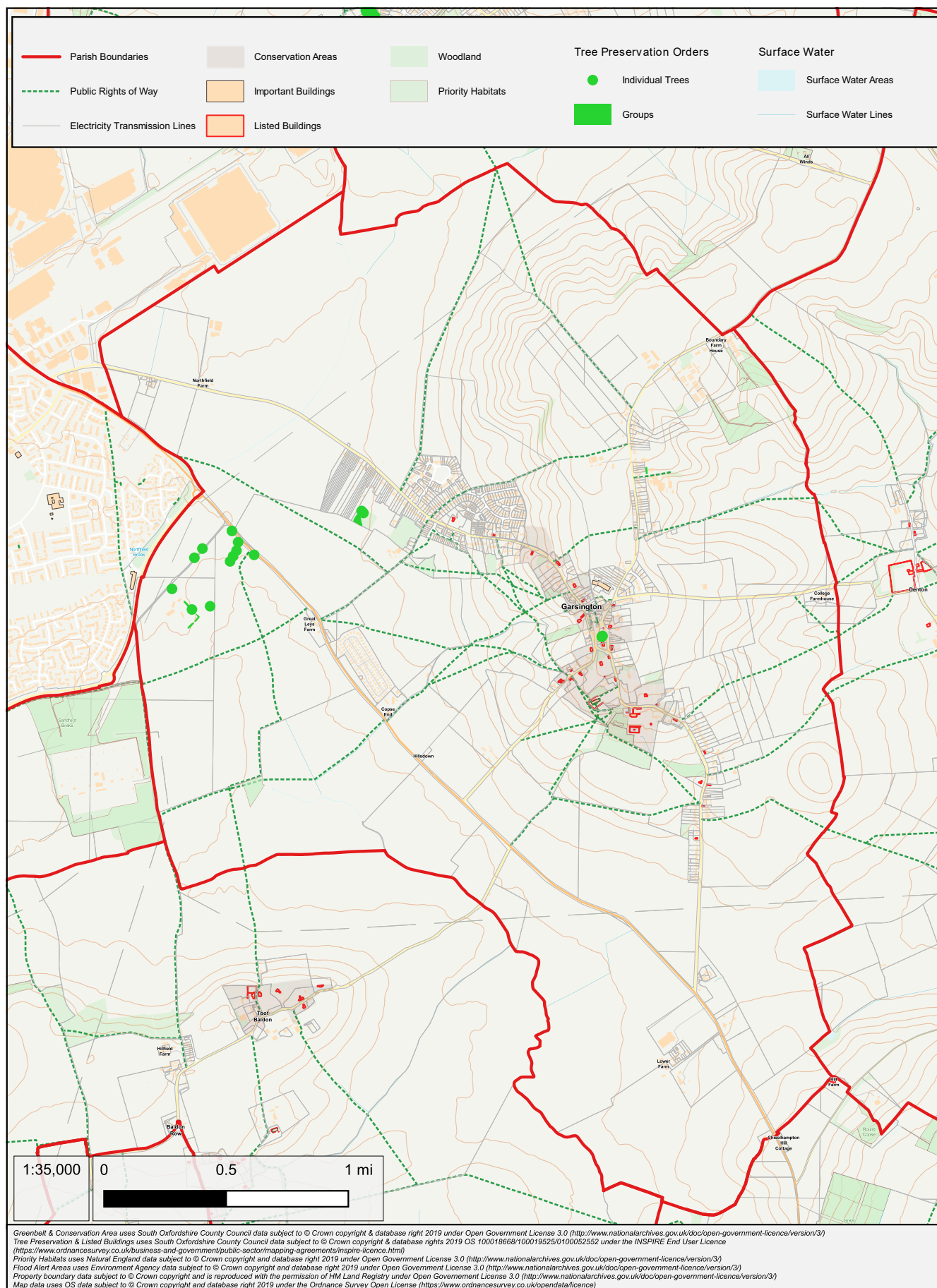
Garsington Neighbourhood Plan

1. Introduction to the Plan

Garsington is a village located on the South East of the City of Oxford in the constituency of Henley-on-Thames, South Oxfordshire. The village is surrounded by open rural farmland with a conservation area covering the majority of the historic buildings at its centre. The whole of the village is situated in the Oxfordshire Green Belt, which provides a natural barrier between the village and the adjacent city. It is clear, at both a national and regional level, that more housing is required to accommodate a growing population. Garsington within reason cannot escape their share of this and neither do they wish to do so. However, it is highly desirable that the residents of Garsington have a say in the extent, the size, the location and the design of new housing so that our priceless heritage – built environment, local farming industry and landscape character as well as our social cohesion – can be preserved and enhanced.

In the context of these development pressures, Garsington Parish Council wished to strengthen its powers when deciding how to protect and support the interests of villagers. A Neighbourhood Plan is a recognised route to securing such powers and, in order to give residents the opportunity to have their say about one particular issue known to be of concern, namely *affordable housing*, the Parish Council decided to commit the effort required to produce this plan. The Neighbourhood Plan formally covers the Parish of Garsington, which is illustrated in Map 1.

Map 1 - Garsington Parish Boundary



Garsington Neighbourhood Plan

2. Background, Vision and Objectives

2.1. Background

Local Communities are being encouraged to develop Neighbourhood Plans as part of the Government's commitment to future planning in accordance with the Localism Act 2011. This aims to give local people more say about what goes on in their area and more importantly provides an opportunity to influence the future development of their Parish. A Neighbourhood Plan is a community-led planning framework for guiding the future development, regeneration and conservation of the Parish until 2033. The Government's Localism Act 2011 introduced Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders, which all enable communities to influence developments taking place in the parish in which they reside. Once passed by more than 50% of the people participating in a referendum of residents, these spatial development tools become part of the statutory planning framework, i.e. they have some legal force.

At its meeting on the 4th December 2017 the Garsington Parish Council (GPC), with the support of South Oxfordshire District Council (SODC), resolved to go ahead with creating a Neighbourhood Plan. Following requests for volunteers in the Parish Newsletter, a working party consisting of Parish Councillors and residents of the Parish got together to prepare the plan. A draft scoping proposal was presented by the working party to the GPC at a later Council meeting at which it was adopted.

2.2. The Vision

Garsington is an attractive village in a prime location that is much loved by its residents. The foundation of what makes Garsington so desirable and what it is are two-fold. These are the semi-rural environment and the good demographic, social & cultural mix of its residents. The primary aim of this Neighbourhood Plan is to set out support for limited development within the village that will meet the identified need for affordable housing, sensitively delivered such that it protects the environment and ensures the residential mix is maintained over the next 20 years.

2.3. The Objectives

- a. To protect the rural nature of the village.
- b. To identify the need for affordable housing by residents and their families.
- c. To set out criteria against which potential sites for affordable housing development, would be assessed for support.
- d. Allocate a site for affordable housing.
- e. To set out desirable enhancements to the village's community facilities and environmental assets such as green-spaces, foot and cycle-paths.

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3. The Planning Context

The Neighbourhood Plan has to be in general conformity with the strategic policies contained in the development plan for the area of the authority. In this case, the development plan is the South Oxfordshire Local Plan 2035.

Another important document to the community is the Garsington Village Plan 2015. This document does not form part of the development plan and the Neighbourhood Plan won't be tested against it, however it provides invaluable background material, covering the following topics:

- Housing and the built environment,
- Transport and Connectivity,
- Traffic and Road Safety,
- External Communications,
- Services and Amenities,
- Social and Cultural priorities,
- the Environment,
- Conservation and Sustainability,
- Supporting New and Emerging Village Groups, and
- Making Garsington a better place to live.

The outstanding result from the Garsington Village Plan survey questionnaire in 2014 was the response to the question: "How important to you is it that Garsington remains 'separate' from Oxford, and does not become part of some bigger urban development?" Overall, 92% of the nearly 800 people who responded to that question said that it was 'important' or 'very important' that Garsington remains "separate" as a community. It is clear that residents of all ages and from all parts of the village regard this as a matter of extremely high priority.

Issues identified by the Village Plan have resulted in a number of investments by the parish council. These have been:

- a) the Children's Playground in Denton Lane;
- b) the purchase and preparing for use of an extension to St Mary's Burial ground;
- c) improved pedestrian access from the car park at the Three Horseshoes to the village school
- d) defibrillators, speed cameras, kissing gates and
- e) the painting of yellow lines at the bottom of Pettiwell.

In addition, for a relatively short period, the council invested in the local bus service.

At the same time some areas of concern identified in the plan have not been addressed and additional issues are now of high priority namely:

- The removal of Northfield from the Green Belt and its allocation as a strategic housing site which will all but destroy the open space between Garsington and the City and so harm the rural status of the village.
- Lack of affordable (both social and smaller scale) housing in the village, damaging the socio-demographic profile of the population.
- Loss of local employment.
- Activities for young people.

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The Garsington Village Plan was however essentially an aspirational document seeking to address a wide range of mainly social questions. It could not – nor was it originally intended to - tackle developmental issues: this is the remit of the Neighbourhood Plan.

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4. Process and Consultation

4.1. Working Party

This plan has been developed and produced on behalf of the Garsington Parish Council by the Garsington Neighbourhood Plan Working Party (GNPWP). This consists of all the parish councillors together with the advisory team members as set in Table 1. The members are all Garsington residents.

Table 1 - Garsington Neighbourhood Plan Working Party

Parish Councillors	Advisory Team
Chris Wright (chair)	Liz Dain
Matthew Dovey (vice-chair)	John Hall
Ian Ashley	Mike Hardwick
Richard Betteridge	Richard Jeffery
Paul Bolam	Jonathan Kay
Anne Eastwood	Martin Kelly
Judy Westgate	David Mather
Mike Patrick	
Lorna Stevenson (clerk)	

4.2. Process

The process, consultations and events included in the development of the Garsington Neighbourhood Plan are set out in the timeline below. Results and more details about the surveys are given in Appendix A and Appendix I.

Table 2 - Neighbourhood Plan Timeline

Date	Event / Process / Decision	Outcome
December 2017	PC decision to produce a Neighbourhood Plan.	GNPWP formed, chaired by the Chair of the PC, formed of PC members and co-opted local residents.
28 th March 2018	Community First Oxford consulted.	Helpful advice on constructing a plan and the Local SODC / SOHA context provided.
3 rd April 2018	South Oxfordshire Housing Association consulted.	Support in principle to be a Social Housing partner, could provide funding. Appendix B.
May 2018	SODC Planning Facilitator workshop.	Provided advice on the gathering and analysis of information and views from the community by various means including meetings, mailshots, leaflets, web presence and structured surveys.
July 2018	First Residents Survey distributed at Village Fete and subsequent events over a week.	Overwhelming support for protection of Garsington's rural status, protection of the Green Belt and for affordable housing.

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Date	Event / Process / Decision	Outcome
14 th September 2018	Residents meeting with over 80 attendees at the village-hall.	Presentation of the 1 st survey results and update on the NP development, launch of the Housing Needs Assessment (HNA).
14 th September – 12 th October 2018	HNA carried out, published in Garsington Newsletter, on website and delivered to each household.	161 responses – forms sent to Stratford-Upon-Avon District Council, who provided a professional analysis service.
January 2019	Analysis of the HNA carried out by Stratford-Upon-Avon District Council.	Professional report produced on the statistical data and narrative comments. This showed high level of support for appropriate private and affordable (rental/shared ownership) housing within the existing community.
January – February 2019	Many local landowners approached.	A short-list of owners who would consider supporting locally focussed residential development.
January 2019	SODC launch Local Development Plan 2034 consultation.	Northfield and Grenoble Road development included, requirement for villages to provide housing dropped. Plan opposed by GPC.
June 2019-end of 2020	Draft Neighbourhood Plan sent to SODC for comments	Neighbourhood Plan revised following feedback.

Once we have undertaken the pre-submission consultation, and made any necessary revisions, we will be able to submit the Neighbourhood Plan, along with the supporting documents, to SODC. This submission will include:

1. A map or statement which identifies the area to which the proposed neighbourhood development plan relates (provided as Map 1);
2. a consultation statement (provided in Appendix J);
3. the proposed neighbourhood development plan (this document);
4. a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town and Country Planning Act (provided in Appendix K);
5. A Strategic Environmental Assessment (SEA) and a Garsington Neighbourhood Plan Site Options and Assessment document (both prepared by AECOM).

Once SODC is satisfied that our submission is valid, it will run a consultation (for a minimum of 6 weeks) on our submission. The neighbourhood plan will then be examined by an independent examiner and if this examination is positive, SODC will arrange for a referendum on the plan.

The process has been supported by SODC with both advice and financial help.

4.3. Consultations

4.3.1. SOHA

The South Oxfordshire Housing Association (SOHA), who have extensive experience of the provision of affordable housing and who already own houses within the village, were consulted at an early stage on the 3rd April 2018. SOHA is a not-for-private-profit provider of affordable residential housing in

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South Oxfordshire. They commission finance and administer their stock of affordable and social housing. Their land-bank was given a start by the transfer of SODC holdings with the remit to find funds and build and manage appropriate accommodation as identified by needs surveys across the area. (For further comments on the SOHA policy see Appendix B).

4.3.2. Community First Oxford

Community First Oxford was also consulted.

4.3.3. Residents` Surveys

Two housing surveys have been carried out within the village (full details of these are included in the Appendices).

The first stage, the Residents` Consultation, was carried out in July and August 2018. The purpose of this consultation was to ask open-ended questions to elicit a wide range of responses. A summary of the results both of this survey and the later Housing Needs Assessment is given in Appendix A. A key finding of the Residents` Survey was that 78% of respondents, a number equivalent to 23% of households assuming one reply per household, felt the village needed more affordable/social housing to accommodate younger people, and smaller properties for older members of the parish to downsize.

The second stage was a Housing Needs Assessment (HNA), launched at a meeting in the village hall on 14th September 2018, and carried out from 14th September to 12th October.

One hundred and sixty-one responses, equivalent to 21% of the number of houses in the village, were received and the information provided from the survey was processed by Stratford-Upon-Avon District Council. Amongst these respondents, 24% were wishing or planning to move house and of these people 42% wanted access to affordable housing either buying a dwelling through an affordable housing scheme or renting from a housing association. This resulted in a total unsatisfied demand for affordable dwellings of 16 dwellings within the village. In addition to these people there were a further number who wished to downsize to smaller dwellings. For a more detailed analysis of the data behind this number please see Appendix A. For a definition of the phrase ‘affordable housing’ in the context of this plan see Appendix F.

4.3.4. Consultation on the SODC Local Plan

The SODC Local Plan was issued in January 2019 and it elicited a large number of negative responses from villagers objecting to development in the Green Belt at Northfield and at Grenoble Road. At least 700 villagers wrote to SODC to place on record their objections to any development in the Green Belt separating the Village from the City.

The reaction to the SODC plan and the potential large-scale development on the north-side of the village has had an impact on the content of the Neighbourhood Plan, as set out in the criteria proposed to identify potential favoured sites for housing development.

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5. Environment and the Landscape Character

5.1. The Parish

The parish of Garsington lies about four and a half kilometres south-east of Oxford on the eastern boundaries of Littlemore and Sandford and consists of about 900 hectares. It is embedded in the Green Belt. The old Roman road (Dorchester to Alchester), now a footpath, partly bounds it on the west; the Baldon Brook, flowing southwards to the Thame, forms its southwest boundary with Toot Baldon. Part of its boundary is highly irregular which is likely to have been dictated by the pattern of the already existing furlongs in the open fields.

Except in the north, the land at the circumference of the parish lies at about 60 metres above sea level. However, it rises steeply to the ridge that sweeps north from Garsington village to City Farm and round to Hill Farm, once South End Farm, at the south end and just over the Chiselhampton border. At its highest point the ridge reaches 131 metres.

The village and parish command wonderful views of the surrounding countryside. Virtually the whole of the ridge of the Chilterns is visible, from Luton/Dunstable in the northeast to Henley/Reading in the southwest, forming the horizon for a large part of the outlook. To the west are the Baldons and to the northwest are views of Wytham Woods and the city of Oxford.

The geological structure is interesting and accounts for the numerous springs after which so many of the fields have been named: Priestwell, Ellwell (Elfwell), Combewell, etc.

The Parish is criss-crossed with a very high density of public footpaths and bridleways. These interconnect Garsington with local villages including The Baldons, Horspath and Shotover, Cuddesdon (and then Wheatley), Denton and Chippinghurst. They also provide access from different parts of the parish and outlying properties to the centre of the village (principally the Church). Many of the footpaths in the parish are marked by ancient stone stiles.

Appendix H contains a landscape assessment prepared by SODC.

5.2. The Village

Garsington is an ancient parish of ~1800 people with a central conservation area surrounded by mixed farms supporting much wildlife.

The parish, being located firmly in the green belt, consists principally of farmland, most of which is arable. Parts of the village were at one time given over to market gardens that supplied Oxford Colleges with produce.

The village consists of essentially 4 roads (Wheatley Road, Oxford Road, Southend and Pettiwell), plus the three estates off the Oxford Road, leading to the centre of the village and conservation area at the top of the hill. The village is organised such that the principal roads lead off in all directions into the farmland and thus virtually every house in the village is within a few tens of metres of fields. The high density of footpaths and bridle paths gives everyone easy access to the open countryside and its wildlife.

Despite the closeness to Cowley/Oxford, the protection furnished by the Green Belt has meant that the village maintains the atmosphere of a rural and a strongly cohesive community, as exemplified by the many village organisations and activities (see Village Facilities).

Principal buildings within the village are Garsington Manor (Photograph 1-3), St Mary's Church (Photograph 7), with its high quality east window, the Rectory, the medieval Cross (Photograph 5), (an Ancient Monument), the Kennels and the Old School (Photograph 4). These are all described in detail by Pevsner's the "Buildings of England: Oxfordshire".

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Photograph 1 - Garsington Manor



Photograph 2 - Garsington Manor



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Photograph 3 - Garsington Manor



Photograph 4 - The Old School



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There are 40 listed buildings within the village (<https://historicengland.org.uk/listing/the-list/>) and for the vast majority of the buildings their context and topographical setting (i.e. the way they look down onto uninterrupted farmland) is an essential part of their cultural contribution. Furthermore a report on the conservation status of Garsington by SODC (Garsington Conservation Area: a character study, SODC 23/05/01) argued strongly for “uninterrupted views from the surrounding valley bottoms towards the critical buildings clustered around the centre of the village.”

The rural nature and protection of the Green Belt is also reflected in the rich diversity of wildlife in the parish and village. Being embedded in farmland, the village benefits from wildlife associated with gardens, farmland and woodland.

Photograph 5 - The Old Cross



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6. Community Facilities & Social Groups

6.1. Village Facilities

Garsington currently benefits from a number of community facilities that support the social and community groups in the village. These are an essential part of the character and culture of the village and what makes it the place it is. This Neighbourhood Plan seeks to protect and promote these facilities. The Plan considers all of the existing community facilities to be essential assets of the village and as such would consider all of them to be protected in accordance with the SODC Local Plan 2035 Policy CF1. Some of these facilities have been, and remain, under threat and any significant development within the village that would support or could enhance these assets would be welcomed. A full listing of the facilities and groups is given in Appendix D. The primary facilities are:

6.1.1. Garsington Primary School (Church of England), part of the River Learning Trust

Located in a modern (c1982) building in the centre of the village, the school is very popular and fully subscribed. There is a high proportion of non-Garsington children at the school which has some impact on the involvement of pupils and parents in village life, as well as contributing to considerable traffic congestion at peak ‘school-run’ times. The school is a major attraction for the village, therefore new housing that enabled more young families to live in the village would be of benefit. There is a potential threat to the school’s future due to unknown competition with facilities at Northfield .

Photograph 6 - Garsington Primary School



6.1.2. St Mary’s Parish Church (Church of England)

The Church dates from the late twelfth century but much of the current interior stems from a restoration around 1849. The church occupies an imposing site at the edge of the original village centre on a raised hilltop, the site of a Saxon look-out post, with superb views towards the Baldons and across the Thames valley to Wittenham Clumps and beyond to the Chilterns. The picturesque building and attractive views are not only a benefit for the villagers but also attract a large number of visitors, both casual and in groups, such as bell-ringers. There is a regular congregation for Sunday services

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(generally 9.30 each Sunday), and the venue is valued as their parish church by many villagers for baptisms, weddings and funerals. It is also used for other village events, such as a regular coffee morning, plays and concerts. Other events supported by the Church community in the village include the annual Summer Fete (held alternate years in the Vicarage or Manor Grounds), a Safari Supper and an Apple Fayre.

Photograph 7 - St Mary's Church



6.1.3. Garsington Sports and Social Club

The Sports and Social Club, located on Denton Lane, has a club-house with 2 function rooms and bars. This is also in a prime location towards the edge of the centre of the village on the hill-top. The site has grand views across to Cuddesdon and the Miltons and the Ridgeway. There is a well-maintained cricket square and football pitch. In addition to the local football and cricket teams, the club is home to the Garsington Darts and Aunt Sally teams, two Pool teams and a Table Tennis club, as well as hosting the Senior Citizens twice a month plus regular social events (Quiz evening, Music nights, Private Functions etc). The Club facilities are regularly used by Garsington School.

Photograph 8 - Garsington Sports and Social Club (viewed from playground)



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Core supporters are drawn from within and outside the village (approx. 50/50). There are active football and cricket teams for different age groups, though the number of youth teams has reduced in recent years. As with the school, this may be linked to the lower number of young families living in the village, an issue the Neighbourhood Plan hopes to address.

6.1.4. The Three Horseshoes

This is Garsington's only remaining pub, two others having closed in the last eight years (The Plough and The Red Lion). It occupies a prime site in the heart of the village being on the Green and in the conservation area. From what was once a thriving focal point for much of the village's social life, the Three Horseshoes has suffered in common with many village pubs in recent years. The local situation was not helped by a tie to the landlord and, over the last decade, a succession of over 20 changes in licensee. The pub is registered as a Community Asset, which affords it some protection against closure.

Any opportunities to extend the scope of the services and increase the viability of the pub as a business are strongly supported within the Neighbourhood Plan.

Photograph 9 - The Three Horseshoes



6.1.5. Garsington Village Hall

The village hall is located, almost literally, in the bosom of the village, sitting on a tight site in the crook of a steep hairpin at the junction of the Oxford Road and The Hill. Built in 1911, it was extensively refurbished and extended in 2011, with support from the Parish Council, SODC, WREN and local fundraising. It is owned by a charitable trust and run by a committee of dedicated villagers who maintain the high standard of the facility, which includes a modern kitchen, flexible staging and a meeting room. It is heavily used for private functions, public events such as music evenings and drama productions, and regular village bookings such as Parish Council Meetings, the WI, the Village Choir, exercise classes and the monthly Lunch Club, to name a few.

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Photograph 10 - Garsington Village Hall



6.1.6. Village Playgrounds

There is a well-equipped childrens' playground in the village (Photograph 11 & 12), supported and maintained by the Parish Council. This is located on Denton Lane above the Sports & Social Club playing fields. It consists of a fenced area containing many pieces of playground equipment; it commands wonderful views over to the Chilterns (Photograph 8) and is extensively used by villagers and visitors from afar.

Photograph 11 - Playground



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Photograph 12 - Playground



There are two other ‘green areas’ in the village, although not formally described as ‘playgrounds’ and without playground equipment, that are frequently used by young people as play areas. These are the green in Poplar Close (see Map 6 and Photograph 13) and a field to the south of Oxford Road, Parsler’s Piece (see Map 6 and Photograph 14).

Photograph 13 - Poplar Close



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Photograph 14 - Parsler's Piece



6.2. Sustainability of Community Facilities

It is clear that for development in the village to be successful and enhance the experience of existing and new residents, sustainable community facilities must be maintained and if possible improved. All of the facilities listed above would benefit from the changes in the population of the village supported within this plan, in particular an increase in the number of younger people able to move into in the village and older people seeking to 'downsize' but remain in the village.

POLICY 1a COMMUNITY FACILITIES

Any developments within the village should consider their impact on the Community Facilities. Garsington Parish Council will support the improvement, extension and renewal of existing community facilities provided that these developments conform to the policies of the development plan. Such facilities include:

- St Mary's church
- The Village Hall
- Garsington Primary School
- The village pub
- The Sports and Social Club
- The village playgrounds

Any significant development, consistent with the policies in this plan, that could further support the village assets (through for example via Section 106 agreements or the Community Infrastructure Levy) would be encouraged.

The community facilities are all located within half a mile of the historic centre of the village (the Stone Cross - see Photograph 5). New housing development should support the objectives of the

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Neighbourhood Plan. Such housing would be considered 'sustainable' in terms of enhancing village life and social cohesion for new and existing residents if located within one mile (approx. 15-20 minutes-walk) of the community facilities. Safe pedestrian/cycle access to the village centre should be an intrinsic consideration in any new residential development.

Footpaths are an essential aspect of the rural nature of the village and as such their routing and environment should be protected. Furthermore, consideration of new foot, cycle and bridle paths to enhance connectivity throughout the village would be a welcome feature in any new development plans.

POLICY 1b FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS

Developments should respect and conserve the parish's footpaths and bridleways. Any proposed developments that affected existing paths would need to demonstrate how the route and its environment were to be protected or an appropriate alternative delivered.

Proposals for all types of development will, where appropriate, provide safe pedestrian access to link up with existing or proposed pathways and cycle routes, ensuring that residents, including those with disabilities, can walk or cycle safely to village amenities.'

Developments should be designed to support and encourage active travel as the first-choice mode of transport for local residents, with provision of benches, accessible gates and cycle-friendly road adaptations where possible, to increase accessibility

'Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.'

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7. Housing Strategy and Supporting Policies

7.1. Housing Strategy

Garsington needs to plan for any future growth in the number of dwellings in the village both to cater for its own needs and to have a framework in which all planning applications can be considered. The bases for this plan are the objectives set out in 2.3.

The strategy is based on:

7.1.1. *The Garsington Housing Needs Assessment.*

This demonstrated a clear requirement for affordable homes within the current boundaries of the built parish. Affordable Homes means different things to different people, but within this plan the usage of the National Planning Policy Framework (NPPF) is adopted (see Appendix F). Very broadly this term encompasses housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers i.e. key workers); and which complies with one or more of the following definitions:

- Affordable housing for rent
- Housing available for part-purchase, possibly via a housing association, with the housing association purchasing the remaining part
- Starter homes and low-cost homes for sale

The survey identified an unsatisfied need for a number of types of accommodation which fell within the NPPF definition of affordable housing, namely social housing for rent, low-cost homes for sale and housing available for part purchase. See Appendix A for calculation. There was a further need for housing into which people could downsize within the village e.g. bungalows, maisonettes, sheltered housing.

7.1.2. *Green Belt Protections*

Garsington Parish is situated in the Green Belt. In the emerging Local Plan 2034 this is covered by STRAT 6:

To ensure the Green Belt continues to serve its key functions, it will be protected from harmful development. Within its boundaries, development will be restricted to those limited types of development which are deemed appropriate by the NPPF, unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

The paragraphs from the NPPF which are relevant to this Neighbourhood Plan are 143-145 which state:

143. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

144. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green belt, 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

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145. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

– not have a greater impact on the openness of the Green Belt than the existing development; or

– not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

Under clause 145 f) of the NPPF it can be seen that there is an exception to the blanket ban on building on the Green Belt for limited affordable housing for local community needs. This Neighbourhood Plan is compliant with the requirements of this exception.

7.1.3. Evidence of South Oxfordshire District Housing Need

In the recent past, previous versions of the emerging local plan had required small villages such as Garsington to accommodate a 5% to 10% increase in housing numbers. In the case of Garsington this would have been between 40 to 80 dwellings. Today, the Local Plan 2035 is less quantitative and part of its strategy (STRAT 1) is “supporting Smaller Villages (ie Garsington) by allowing for limited amounts of housing and employment to help secure the provision and retention of services”. At the same time, Policy H1 in the same document states that “residential development (including general market housing and affordable housing) will be permitted on sites that are allocated by Neighbourhood Development Plans”.

It is in this context that a Housing Needs Assessment (HNA) has been conducted for Garsington and full details of this are included in Appendix A. However, in summary, the total need for affordable housing explicitly identified by this survey was 16 dwellings. This comprised 5 family units to rent from a housing association and 11 family units to buy through an affordable housing scheme. In addition the data revealed a further requirement of dwellings which would enable people to downsize i.e. bungalow/sheltered/retirement flat/maisonette.

This Neighbourhood Plan recognises that potential changes in the boundary of the Green Belt and associated development on the Northfield site, as contained in the adopted Local Plan 2035, will lead to homes that are contiguous with Oxford and are spatially separated from Garsington. Based on historical

Garsington Neighbourhood Plan

precedent it is likely that these homes will, in due course, be transferred to Oxford City. As a consequence, any affordable homes in Northfield are unlikely to meet the need for affordable housing within the community of Garsington.

7.2. Siting of new houses

7.2.1. *Development Strategies*

If there are going to be additional affordable houses within the village then that can only happen if there are acceptable sites on which they could be built. This part of the plan attempts to answer the question whether there are such sites. It is recognised that this would require building in the Green Belt but it is also understood that the local needs as evidenced by the Housing Needs Assessment could be accommodated by the exceptions allowed within the NPPF which are:

- 1 limited affordable housing for local community needs; and
- 2 limited infilling or the partial or complete redevelopment of previously developed land whether redundant or in continuing use, which would not:
 - a) have a greater impact on the openness of the Green Belt than the existing development, or
 - b) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In the 2018 Housing Needs Assessment parishioners were asked a) ‘Do you think affordable housing should ideally be provided in one compact development?’ to which 21% of responders said yes and 79% said no, and b), ‘Do you think affordable housing should ideally be provided in small sites scattered throughout the parish?’ to which 87% of responders said yes and 13% said no. The Neighbourhood Plan Steering Group have tried to take this preference into account, whilst noting that there was no definition of what was meant by “small” in the question.

7.2.2. *Site identification*

The first stage of the site identification process comprised the following steps:

1. Alerting the community to the fact that the Parish Council was preparing a Neighbourhood Plan focussed on affordable housing. This was done through the Garsington Newsletter and house-to-house surveys.
2. All vacant sites, identified by SODC’s Strategic Housing and Economic Land Availability Assessment 2019, which are adjacent to the residential parts of the village. These sites are identified in Table 3. In addition to these sites, the Local Green Belt Study of 14th September 2015 for SODC, proposed two further sites that in the view of the consultants “reflected few functions of the Green Belt”. Although one of those sites at the end of the Oxford Road on the North Side, would further reduce the gap between the village and Oxford particularly in the context of the Northfield proposal, it has however been included in the list of possible sites. The other site is at Scholarswell Farm and both sites are shown in Map 2.
3. Sites that had been identified in an earlier study of 2004 (Housing Needs Survey Report, see Appendix G) were considered. These sites are shown in Map 3.
4. Local landowners who had land adjacent to the built-up area of Garsington were contacted and asked whether they had any interest in developing land to provide affordable housing for the village. Four landowners wished to engage with the planning process by each proposing single sites. Sites proposed by these landowners are shown in Map 4.

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Each of these sites is listed in Table 3 and Map 4 (except where we have been informed by the site owner that the site was not available for housing development in the near future).

For the location of each plot, please refer to Map 4.

7.2.3. Selection Criteria

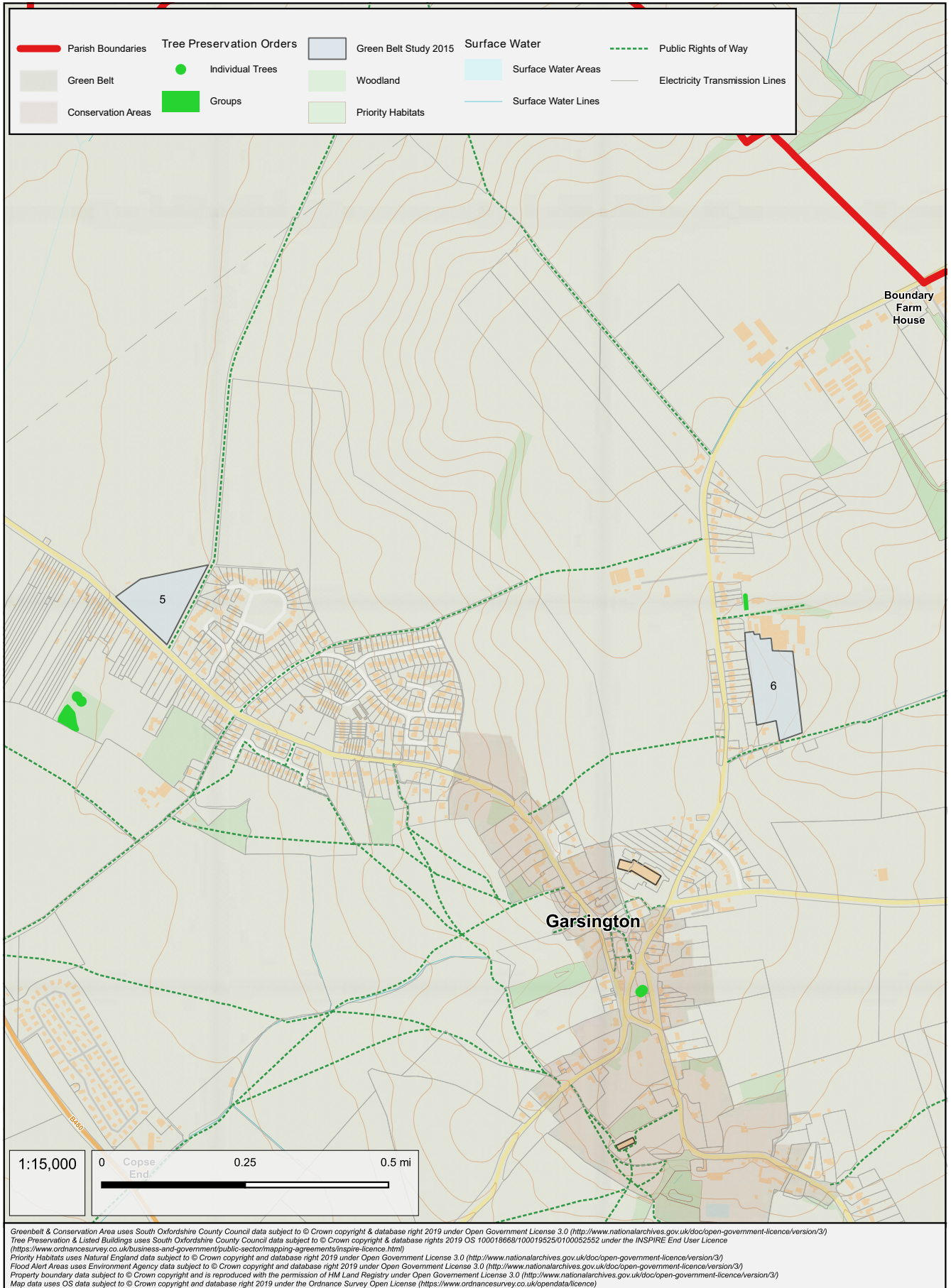
The second stage of the site identification process was to identify a set of criteria that would enable the village to decide which sites would be acceptable for affordable housing and which would not. This stage was being worked on in parallel with the Housing Needs Assessment. The criteria selected, were:

- a. Identified sites need to be compliant with the NPPF which requires them to be either a) limited affordable housing for local community needs under policies set out in the development plan; or b) limited infilling or the partial or complete development of previously developed land.
- b. Is the land/plot suitable for a limited development of dwellings? Are there significant environmental, physical or policy constraints? Are there any problems with regard to the existing infrastructure, including access to the land, provision of utilities and the location within the village?
- c. Is the land/plot available for a housing development? On the best information available, is there confidence that there are no legal or ownership problems? Is it an adequate size and are there no restrictions on the use?
- d. Is the development of a limited housing development achievable, i.e. economically viable in the five-year time frame as set out in the NPPF?
- e. Has the site the capacity to deliver the number of affordable homes required or a material proportion of that number? There are planning guidelines on housing density and as one example according to the emerging Local Plan 2034, policy 'STRAT 5 Housing Densities', the minimum net density of dwellings per hectare in a small village such as Garsington is 40. On this basis, any allocated land would need to be equal to or greater than 0.4 hectares to meet the identified need.
- f. Does the site cause a loss of amenity to existing villagers (visual, social, over-development, heritage)?
- g. Does the site meet our sustainability criterion, which is that any site should be readily accessible to and from the heart of the village (defined as the School/Pub/Church area) either on foot or by bicycle? It is recognised that some of the sites identified do not currently have good footpath access, but it is assumed that the provision of such access and further broadband provision would be a condition of granting planning permission.
- h. Does the development of the site have minimal environmental impact? Is the location flood-free and does the location have any environmental protection? If the proposed location is a brownfield site as in the case of the proposed site No 1, an EIA would be carried out during the planning stage and any environmental measures subsequently put in place. On sites which are all arable/farming land, environmental impacts which could occur would be dealt with at the design and planning stage.
- i. Could land/plots that are in close proximity to each other be combined to reduce infrastructure costs and reduce development costs?

Although we have not applied it as a selection criterion, we have noted in the table where a landowner has indicated an intention to invest in the community.

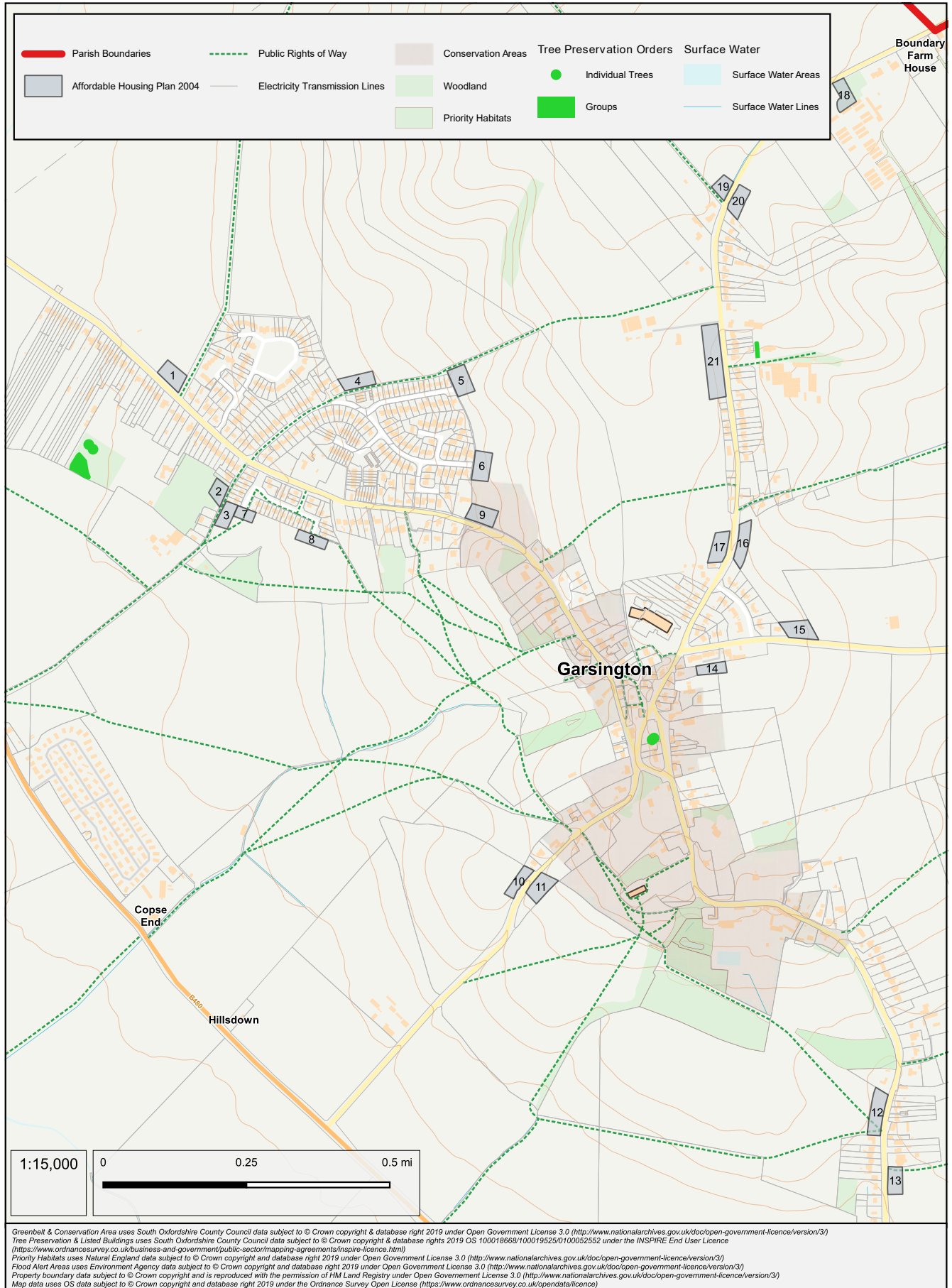
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Map 2 - Green Belt Study 2015



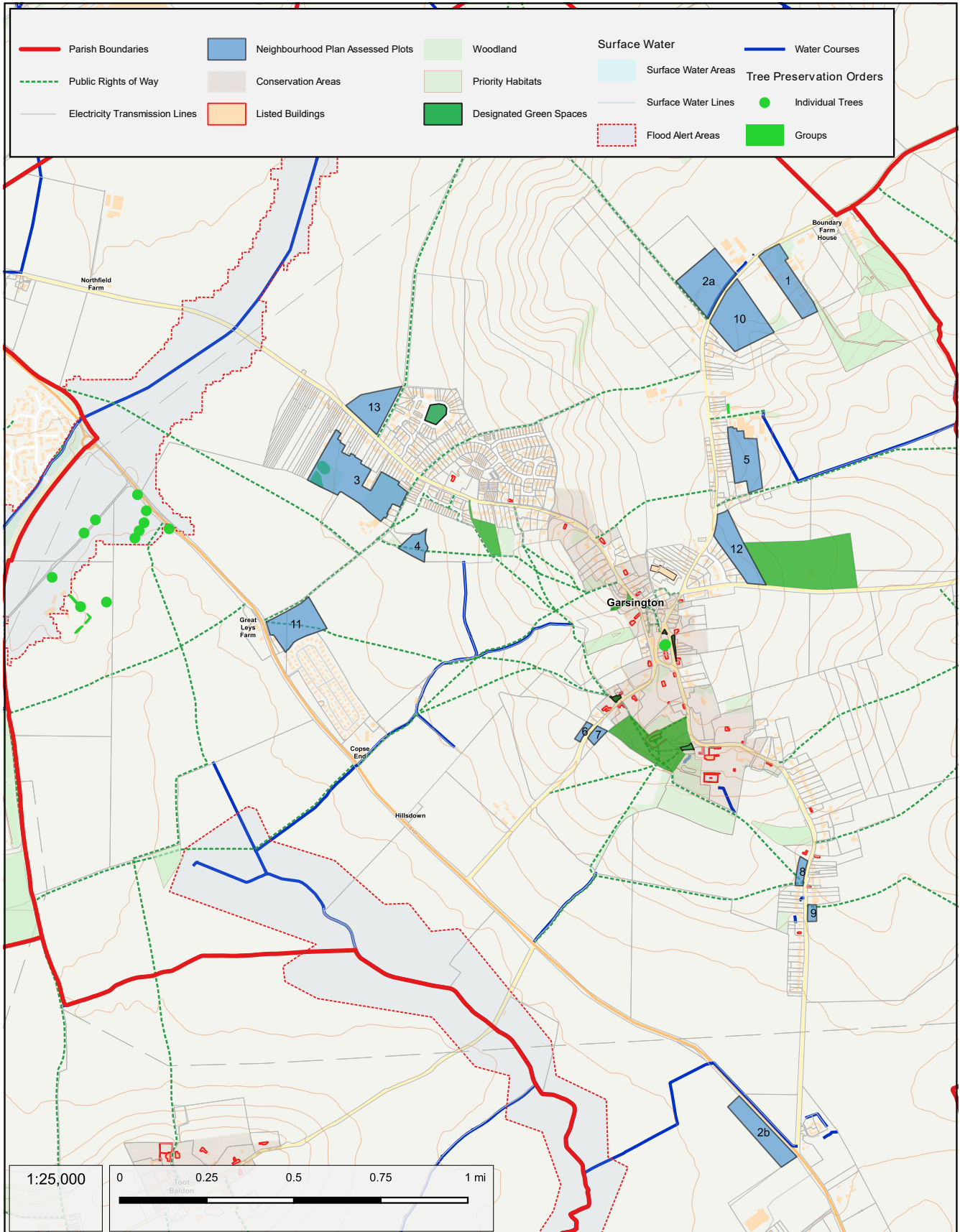
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Map 3 - Affordable Housing Study 2004



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Map 4 - Plots Assessed for Neighbourhood Plan



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Table 3 - Sites Comprising Previously Developed Land

Plot Number	Grid Reference	Designation	Area (Ha)	Comments	2004 Affordable Housing Study Reference	2015 Green Belt Study Reference
1	SP58420333	The sometime chicken houses SHELAA ref 822	1.28	<p>The site is available. The owner`s family have expressed an interest in developing their land in such a way as to ensure the long-term availability of affordable housing for the village. This could be achieved by using a charitable trust possibly, with the involvement of a housing association</p> <p>Borders and touches priority habitat (deciduous woodland - broad leaved) based on National Forest Inventory 2014</p>	Encompasses Plot 18	

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Table 4 - Other Sites

Plot Number	Grid Reference	Designation	Area (Ha)	Comments	2004 Affordable Housing Study Reference	2015 Green Belt Study Reference
2a	SP58190332	Mr Robert Surman's field (City Farm)	1.67	Positive response from owner and the site is available. There is a public right of way along edge of plot.	Encompasses Plot 19	
2b	SP58380088	Mr Robert Surman's field	1.05	Positive response from owner and the site is available		
3	SP57180274	“Pye” fields now controlled by Blenheim Estates SHELAA reference 947	2.88	Positive response from owner. Subject to Tree Preservation Order 09S157 in SW corner (consisting of a group of 13 Oak and 1 Ash plus two individual Oaks). Would cause loss of amenity to existing villagers		
4	SP57360255	Off Kiln Lane	0.41	Positive response from owner. There is a public right of way across the plot which could reduce the area available for development. No access by public highway and would be in a local settlement gap..		
5	SP58310282	Scholarswell Farm. Identified by SODC Local Greenbelt Study	1.22	There is a public right of way adjacent to plot.		6

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Plot Number	Grid Reference	Designation	Area (Ha)	Comments	2004 Affordable Housing Study Reference	2015 Green Belt Study Reference
6	SP57850203		0.1	Small	10	
7	SP57890202		0.15	Small	11	
8	SP58480164		0.19	Small. There is a public right of way across plot which could reduce the area available for development.	12	
9	SP58510151		0.12	Small. There is a public right of way across plot which could reduce the area available for development.	13	
10	SP58280321	Yeates` Plot	2	Confirmation from owners that land is available.	Encompasses Plot 20	
11	SP57020232	Kings Copse	1.33	Adjacent mobile home park has been extended onto this land . There is a public right of way across plot.		
12	SP58290255	Land between Denton Lane and Wheatley Road SHELAA site reference 1139	1.23	Currently arable land, backs onto North Manor. May be natural light issues with existing properties and would cause loss of amenity..	16	
13	SP57240294	Part of SHELAA site 865. Identified by SODC Local Green Belt Study	1.05	Would reduce gap between Oxford and Garsington.	Includes 1	5

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Table 5 – Sites considered for allocation for affordable housing

	Plot Number 1 (Allocated Plot)	Plot number 2a	Plot number 2b	Plot number 10
Designation	Sometime chicken houses	Surman's field (City Farm)	Surman's field	Yeates`
Area (Hectares)	1.28	1.67	1.05	2
SUITABILITY a) Accessibility	The land is on the south side of the Wheatley Road and is accessible directly from the main road on a hardened pavement within the 30mph speed limit	The land is on the north side of Wheatley Road with direct access to the main road and within the 30mph speed limit. This would require a new access to be constructed to the site which would form part of the permanent works	The land is adjacent to the B480, which has a 50mph speed limit, and is south of the Southend junction	The land is on the south side of the Wheatley Road and would be accessible directly from the main road
SUITABILITY b) Environmental	Borders and touches priority habitat (deciduous woodland - broad leaved) based on National Forest Inventory 2014	There is a public right of way along edge of plot. Land is flat and located on a high point of the village, hence flooding is not an issue		

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	Plot Number 1 (Allocated Plot)	Plot number 2a	Plot number 2b	Plot number 10
SUITABILITY c) Sustainability	<p>Pedestrian access involves stretches of road with no footpath which would need to be addressed in the planning process. The GNPWP consulted Oxfordshire County Council on this point in December 2020 and their report is available on the village website. The report states that “it would not be unreasonable to expect a developer to provide a 2.0m wide footway alongside Wheatley Road subject to legal agreements as part of any planning permission for development at the site.”</p>	<p>Pedestrian access involves stretches of road with no footpath which would need to be addressed in the planning process</p>	<p>Both pedestrian and cycle access involves 50 mph limit roads with no footpath or cycle lanes. However planning permission for dwellings has been granted at the adjacent site and the site is served by a bus stop.</p>	<p>Pedestrian access at corner of site</p>

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	Plot Number 1 (Allocated Plot)	Plot number 2a	Plot number 2b	Plot number 10
AVAILABILITY	Yes. The owners have expressed an interest in developing their land in such a way as to ensure the long-term availability of affordable housing for the village. This could be achieved by using a charitable trust possibly, with the involvement of a housing association	Yes. Positive response from owner	Yes. Positive response from owner	Yes. Positive response from owner
ACHIEVABILITY Capacity to deliver	A previously developed site. A history of planning applications on the site. All main utilities available	Currently a green field site, with no apparent issues to prevent development. All main utilities available	Currently a green field site, with no apparent issues apart from the access onto a 50mph road	Currently a green field site, with no apparent issues apart from the access onto a 50mph road
Distance to school, pub, church	0.7 miles, 0.8 miles, 1.0 miles	0.6 miles, 0.7 miles, 0.9 miles	1.3 miles, 1.2 miles, 1.0 miles	0.6 miles, 0.7 miles, 0.9 miles
Green Belt Impact	Brown-field site in Green Belt	Green-field site in Green Belt	Green-field site in Green Belt	Green-field site in Green Belt
Loss of amenity	Little	Little	None	

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	Plot Number 1 (Allocated Plot)	Plot number 2a	Plot number 2b	Plot number 10
Willingness to invest in the community	Yes			
Distance to nearest bus stop	0.8 miles	0.7 miles	<0.1 miles	0.7 miles
Distance to nearest broadband cabinet (Estimated maximum broadband speed - VDSL)	1.2km (24.5 Mbps)	1km (28.0 Mbps)	1.8km (18 Mbps)	1km (28.0 Mbps)

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7.2.4. Allocation of a site for affordable housing

Amongst the criteria of section 7.2.3, those which were the most difficult to satisfy, were c) and f). Having consulted local opinion, criterion f) predisposed the group against sites on the Oxford side of the village. This was on the basis that development in this location coupled with

- i) the unplanned and *ad-hoc* developments in Kiln Lane and
- ii) the proposed developments at Northfield

represents a potential for drastic over-development in this part of the village and the potential for a major loss of amenity for the residents of Oxford Road. Furthermore, by reducing the separation from the city such developments would increase the likelihood that Garsington would one day be subsumed into Oxford.

Of the 14 sites evaluated as being available for development, most sites were either too small, were unavailable, would extend the village towards the Oxford boundary or would cause an unacceptable loss of amenity to existing villagers. Kings Copse (Plot 11) has now been developed for additional mobile homes and Scholarswell Farm (Plot 5) has limited access. Site [12] runs from the Wheatley Road across to Denton Lane and was considered in the SHEELA exercise but was eliminated on the grounds that it would represent too great an amenity loss for existing villagers.

This left four sites and some of their key features are listed in Table 5. Site 2b is at the southern end of the village, but is too far from the core of the village. Site 2a occupies too prominent a position on the skyline whilst site 10 is productive agricultural land. For these reasons, and a conclusion supported by the more detailed work of the independent consultants (see Appendix E), the GNPWP has allocated site 1 to meet the needs of the village. To recap, the allocated site is the brown field site; the sometime chicken farm which was also considered in the SHEELA exercise.

In conclusion, the working party has identified and allocated one site within the village which has the capacity to provide much-needed affordable housing and this outcome is reflected in Policy 2. This is the site on which it would be appropriate for development to come forward.

7.3. Non-affordable housing

In addition to development of sites for affordable housing, experience tells us that there will be opportunistic proposals to develop other small sites within the village over the period of the plan. All such proposals should be consistent with the National Planning Policy Framework.

7.4. Affordability and Housing Associations

In order to deliver the planned affordable housing numbers, the Community will need to work with both developers and one or more Housing Associations. The Parish Council has had a preliminary conversation with South Oxfordshire Housing Association (SOHA) who already own a number of houses within the parish. Initial discussions indicated that SOHA would be willing to engage with the parish should detailed proposals be brought forward.

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POLICY 2 NEW HOUSES

Approximately 16 new affordable houses, should be constructed in Garsington during the Plan period 2022–2035. The housing needs assessment identifies the need to be for social housing for rent, low cost homes for sale and housing available for part purchase.

The NPPF allows:

- limited affordable housing for local community needs; and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, which would not:
 - a) have a greater impact on the openness of the Green Belt than the existing development, or
 - b) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority

The policy is that residential development that meets the need identified in the housing needs assessment (i.e. social housing for rent, low-cost homes for sale and housing available for part purchase) will be supported and that site 1 (Table 5) is allocated for this use.

Residential development elsewhere in the Green Belt will be resisted unless it is one of the allowable exceptions included in the National Planning Policy Framework.

7.5. Key Views and the Separation of Settlements

A development will need to show how it will not have any detrimental effect on any special views and landscape settings or be detrimental to preserving the Green Belt. The Parish is rural and open in character and is one of the medieval villages situated on hills around Oxford (including among others Cuddesdon, The Baldons, and at one time, Headington). This means that there are views of open countryside from most parts of the parish and these views are critical for the maintenance of the character of the village. A Draft Character Study of the Garsington Conservation area and its relationship with the rest of the Parish was prepared, circulated but unpublished as part of series of studies adopted as Supplementary Planning Guidance by SODC in 2001. The character of the village has not changed in the intervening years. The consultation confirmed that views and landscapes are important to the local community and this sense of connection to the countryside needs to be retained.

Specific views of importance to the community are show in Map 5¹ and include:

1. Views of the Church and the Manor across from Watlington Road. These views up the hill to the medieval church and Elizabethan manor are little-changed since Elizabethan times (see Photograph 15 and Photograph 16).
2. View from by St Mary's Church south-west towards Wittenham Clumps, Wantage, Toot Baldon, Boars Hill, and Wytham Woods (see Photograph 17). This magnificent view again, epitomises the nature of the 'medieval village on a hill' and indeed the clear view of Wittenham Clumps suggests a link with pre-Roman times and a view that has little changed since Roman times.
3. View from the children's playground area in the Memorial field on Denton Lane (see Photograph 8) and from Wheatley Road looking south-east towards Ripon College in Cuddesdon and the line

¹ NB the points identified on Map 5 are the locations from which the photographs were taken. The locations of the Key Views encompass these points but are much wider in extent.

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of the Chilterns from Ivanhoe Beacon through to Streatley (see Photograph 18). This magnificent view looking east shows the continuation of the ridgeway (see also view 4) and the relationship with our neighbouring village on a hill, Cuddesdon. This view can be appreciated from most of Wheatley Road.

4. View from the bridleway between Oxford Road and the Wheatley Road looking north west to the City of Oxford (see Photograph 19). There are the open fields of Garsington in the foreground and then beyond Oxford, the sweeping skyline backdrop of Shotover, Wytham Woods and Hinksey Hill. This view epitomises the ‘rural village nature’ of Garsington and its relationship with other ‘hills’ around Oxford and the relationship to Oxford and its “dreaming spires”.
5. View from the footpath between the Oxford Road and Wheatley Road towards Wheatley windmill (see Photograph 20).
6. Views coming into the village along the Oxford Road and from Watlington Road (see Photograph 21). These views emphasize the rural nature of the village and its separation from Oxford by Northfields.

POLICY 2a PROTECTION OF VIEWS

Developments should preserve or enhance the local character of the landscape and not have a significant adverse impact on the following important views as shown on Map 5:

1. Views of the Church and the Manor across from Watlington Road
2. View from by St Mary’s Church south-west towards Wittenham Clumps, Wantage, Toot Baldon, Boars Hill, and Wytham Woods
3. View from the childrens’ playground area in the Memorial field on Denton Lane and from Wheatley Road looking south-east towards Ripon College in Cuddesdon and the line of the Chilterns from Ivanhoe Beacon through to Streatley
4. View from the bridleway between Oxford Road and the Wheatley Road looking north west to the City of Oxford
5. View from the footpath between the Oxford Road and Wheatley Road towards Wheatley windmill
6. Views coming into the village along the Oxford Road (also from Watlington Road).

In order to preserve these views and the overall landscape character of Garsington, the plan proposes both to maintain the separation of existing small-scale settlements and the maintenance of a settlement gap between Garsington and Oxford. In particular, the separation of existing small-scale settlements will protect the essential rural character of the land between these settlements and their individuality. These separations have been identified as the land between the main built-up area of Garsington and adjacent communities that is necessary to preserve the Key Views.

The locations of these separations are shown on Map 5. All of these separations are designated as Green Belt.

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POLICY 2b SEPARATION OF SETTLEMENTS

Development proposals in the neighbourhood area should demonstrate that a physical and visual separation is maintained between its different settlements. In particular new developments should maintain the separation between the following settlements within the neighbourhood area

- between the central part of the village and the riding Stables and the nearby dwellings on the Watlington Road
- between Garsington and Denton and
- between Garsington and Toot Baldon

Development proposals will only be supported where:

- the physical and visual separation between two separate settlements is not unacceptably diminished;
- cumulatively, with other existing or proposed developments, it does not compromise the physical and visual separation between two separate settlements and
- it does not lead to a loss of environmental or historical assets that individually or collectively contribute towards their identity.

New development or the re-use of rural buildings between the settlements as shown in Map 5 should preserve and where possible enhance:

- the landscape character of Garsington;
- the existing settlement pattern;
- significant internal open spaces;
- the green and rural character of the village;
- the gaps between the settlements;

The policy is that proposals for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they:

- meet the requirements for development in the Green Belt
- retain the valued significant internal open spaces and the green and rural character of the village
- retain the valued qualities of the separation between settlements
- retain the individual identities of settlements.

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POLICY 2c LOCAL GAPS

New development or the re-use of rural buildings between Garsington and Oxford should preserve and where possible enhance:

- the landscape character of Garsington
- the existing settlement pattern
- significant internal open spaces
- the green and rural character of the village
- the gaps between Garsington and Oxford.

The policy is that proposals for the re-use of rural buildings, agricultural or forestry related development and minor extensions to dwellings will be supported where they:

- meet the requirements for development in the Green Belt
- retain the valued significant internal open spaces and the green and rural character of the village
- retain the valued qualities of the separation between settlements
- retain the individual identities of settlements.

Photograph 15 - View of the church from the footpath between the church and Watlington Road



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Photograph 16 - View of Garsington Manor, dovecote and church from Watlington Road



Photograph 17 - View of Wittenham Clumps and the Ridgeway from Garsington Parish Church



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Photograph 18 - View of the Chilterns from Wheatley Road



Photograph 19 - View of Northfield, Oxford and Wytham Woods from the bridlepath



Garsington Neighbourhood Plan

Photograph 20 - View towards Wheatley Windmill from opposite Wheatley Road

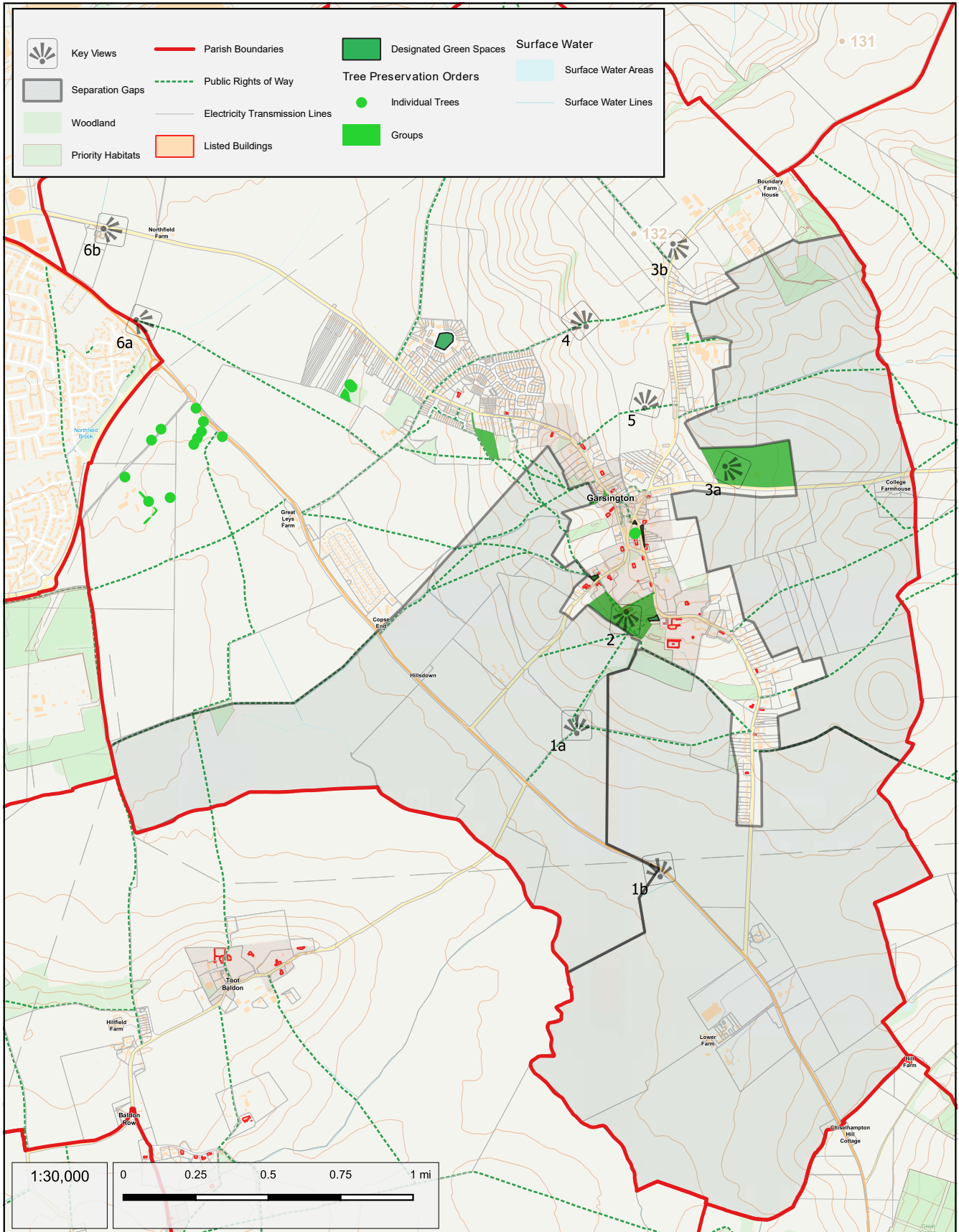


Photograph 21 - View toward village from Watlington Road across Northfield



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Map 5 - Key Views and Local Settlement Gaps



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Garsington Neighbourhood Plan

7.6 Housing Mix

The responses to both the Residents Consultation Paper carried out in July August 2018 and the Housing Needs Assessment carried out in September and October 2018, show that future housing development should focus on smaller and affordable houses rather than larger homes so as to support a mixed and vibrant community. In order to maintain village amenities such as the school, the housing stock should be rebalanced to reflect the needs of younger people whilst at the same time offering more choice to older members of the parish who wish to downsize. The village cannot retain a vibrant community based around continuing growth of larger properties.

Currently 82% of properties in the village have three or more bedrooms and 75% of dwellings are lived in by one or two people (See charts 1 and 2 of the HNA Report). 56% of households responding contain residents who are aged 61 or over.

Planning applications conforming to the following principles would be supported

- Planning applications that provide a mixture of housing types and sizes that substantially contribute to the identified local needs for affordable housing within the parish, and to meet the needs of an ageing population in respect of accessibility and downsizing.
- Priority shall be given to smaller homes (i.e. up to three bedrooms), especially those suitable for young families and older people (who wish to downsize).
- Provide affordable housing for people with a local connection and, use reasonable endeavours to ensure similar provision remains in perpetuity.

POLICY 4 HOUSING MIX

Proposals for new residential development will be supported where the mix of dwelling types:

- is appropriate to the site in terms of character and size of dwelling
- addresses the shortage of smaller and affordable houses and
- considers the needs of current and future households in Garsington by meeting the needs of younger people, young families and those of an ageing population in respect of accessibility and downsizing.

Proposals are **strongly encouraged** that

- recognise the need for smaller dwellings and comprise single houses, terraced cottages or groups of small detached or semi-detached dwellings, with a maximum of 3 bedrooms or
- provide an element of affordable housing for people with a **local connection** and
- are subject to conditions that will lead to a reasonable prospect of ensuring similar provision remains in perpetuity.

7.7 Village Character Assessment

Key elements which contribute to the character of the village are the:

- Diversity of building styles
- Modest scale of buildings and developments
- Openness.

Garsington Neighbourhood Plan

These characteristics will be preserved and enhanced by the implementation of the Housing and Building Design Policies (below)

7.7.1 Good Quality Design Context

The Garsington Neighbourhood Plan supports the National Planning Policy Framework's (para 127) objective to achieve excellence in design, especially design that will help establish a 'strong sense of place' and 'create attractive and comfortable places to live, work and visit'.

There is already a rich variety of architectural styles in the village and new developments should contribute to this variety. At the same time new developments should be sympathetic to the existing character of the area regarding density, scale and bulk of new builds. The policies set out in this document do not restrict development, rather, they challenge developers to deliver innovative development of high-quality design that responds to its surroundings and is appropriate for the area.

The intent is to encourage any new development to deliver creative and high-quality designs that sit comfortably with the existing buildings and natural environment. Also, to ensure that new development, especially that intended for family occupation, includes sufficient garden areas to serve future residents and to reflect the current character of the area.

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POLICY 5 DESIGN GUIDE

Proposals will be supported which are designed to meet the key design objectives and principles for delivering high quality developments as set out in the design principles below and the South Oxfordshire Design Guide.

All new development shall demonstrate good quality design and respect the character and appearance of the surrounding area. Development that fails to take the opportunities available for enhancing the local character and quality of the area and the way it functions will not be supported. All new development should respond to and integrate with local surroundings by meeting the following criteria:

- using good quality durable materials that complement the existing palette of materials used within the area
- respecting established building set-back and arrangements of front gardens
- using stone walling, green hedging and/or trees for highway boundaries, or in keeping with the existing streetscape if different
- ensuring safe access for pedestrians, cyclists and road users
- providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact
- using innovative design that is sustainable in its design, construction and operation
- ensuring that proposals do not lead to increases in flood risk or drainage problems
- protecting and enhancing nature conservation, watercourses, wildlife habitat, trees and landscape character
- adopting the principles of sustainable urban drainage, within the village envelope
- address ecological considerations such as renewable energy generation and zero energy building
- ensuring adequate parking provision having regard to the most recently published standards of Oxfordshire County Council including accommodation of electric vehicle charging

7.7.2 New Housing Density

Most of the built-up parts of the parish have developed at relatively low densities. There are substantial areas of verge and other green spaces and many properties are within relatively large grounds and gardens. The spaces between and around these buildings contribute significantly to the character of the parish and to maintaining residential amenity. When considering development proposals, it is therefore important to have regard to the impact the proposed development will have on the setting and layout of the surrounding area.

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POLICY 5a NEW HOUSING DENSITY

New developments shall be similar in density, plot width, footprint, separation, scale and bulk to the density, plot width, footprint, separation, scale and bulk of buildings in the surrounding area generally and of neighbouring properties, unless it can be demonstrated that the proposed development would not harm local character and unless this is incompatible with the NPPF guidance on the efficient use of land.

7.7.3 Housing Infill

SODC's core strategy policy, CSR1, allows for limited amounts of new housing through infilling in some Green Belt villages, the amount depending on the size of the village. Furthermore, planning permission will not be granted for development within the Oxford Green Belt that is contrary to national policy guidance in the NPPF and the purposes of including land within the Green Belt.

Pre-planning public consultation within the parish will be encouraged for any proposed developments of more than one dwelling. This will enable those requirements raised by the consultative process to be incorporated into the formal planning application.

POLICY 5b HOUSING INFILL POLICY

Proposals for limited residential development on infill sites within the village will be supported, subject to the proposals being well designed and meeting all relevant requirements set out both in other policies in this plan and in the development plan and where such development:

- fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings
- is not back land or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality
- does not detract from any of the landscapes and vistas.

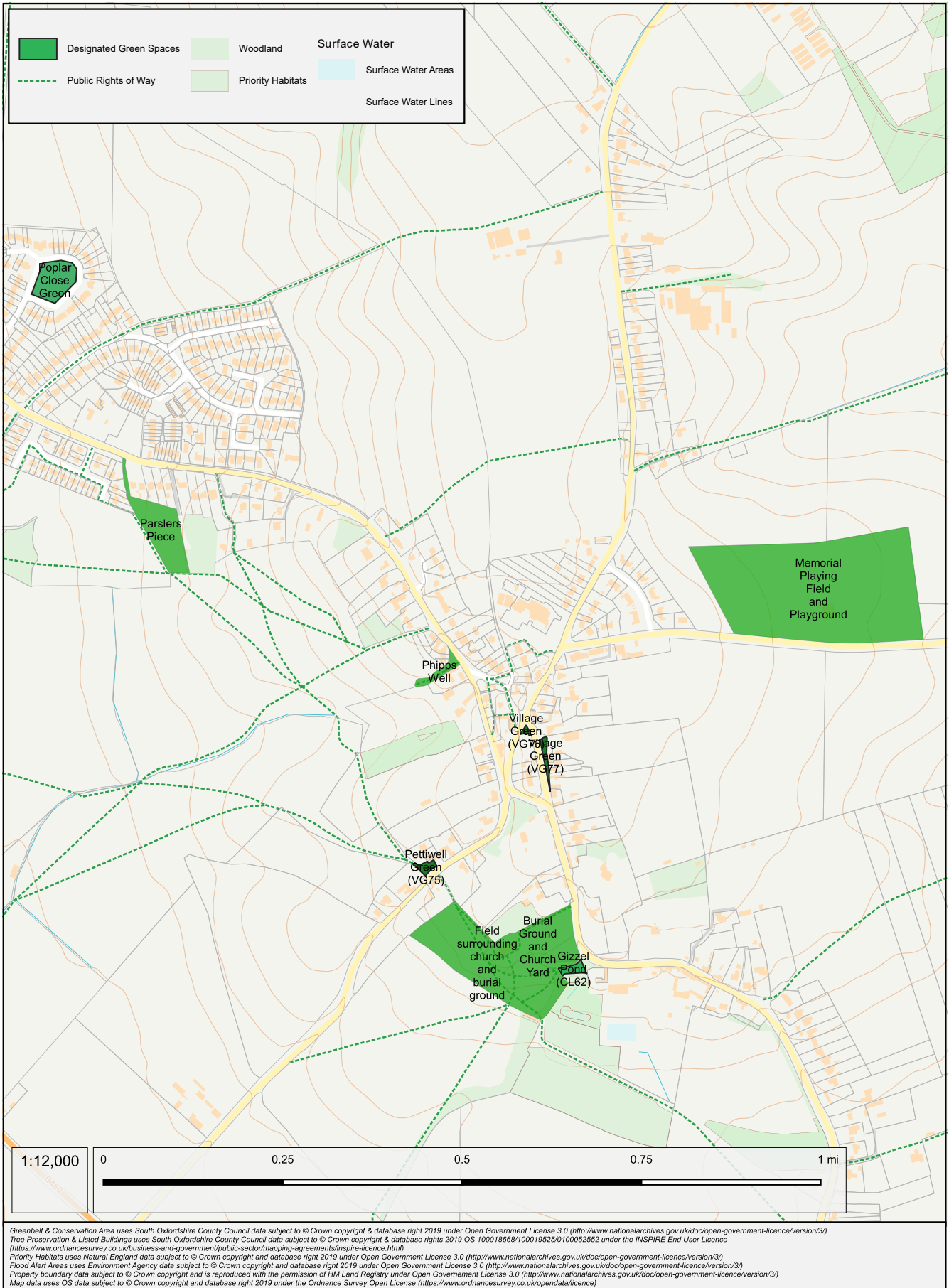
Any development that does not meet these criteria shall not be supported.

7.8 Garsington Village Green Spaces

Within Garsington there are a number of spaces characterised either as Village Greens, Common Land or pre-enclosure highways or as green spaces owned by the parish council or the Church (These spaces are listed in Table 6 and shown on Map 6). They have an important role in the community life of the village; they have historic and cultural significance and they make a major contribution to village and landscape character.

Garsington Neighbourhood Plan

Map 6 - Designated Green Spaces



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Table 6 - Designated Green Spaces

Designation	Grid Reference
Burial Ground and Churchyard	SP58100201
Gizzel Common (CL62 ²)	SP58150198
Field immediately surrounding the church and burial ground	SP58000200
Village Cross and Green (VL76 & VL77)	SP5808402318/ SP5811002294
Pettiwell Green (VL75)	SP57940212
Memorial Playing Field and Playground	SP58370252
Phipps Well	SP57940238
Parsler's Piece	SP57570258
Poplar Close Green	SP57420293

These lands are being designated as Local Green Spaces by the GPC under the national Planning and Policy Framework. These lands are considered an essential and enduring asset for the village and as such should be protected spaces in perpetuity, not just for the timescale of the NP. The Framework states that a Local Green Space designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land

The section below provides more detail about how each site meets the requirements.

- **Burial Ground and Church Yard:** this meets criteria a) b) c) These grounds are immediately adjacent to the parish church, their significance lies in their continuing use, their historic links to the current community and the beauty both of the grounds and their outlook.
- **Gizzel Common:** this meets criteria a) b) c) The small parcel of land is bounded by the ancient Manor House and gardens and a public footpath between Southend and the Church Burial Grounds, the Church Yard and a network of village footpaths below the Church. This small piece of land nestles in a beautiful spot and provides recreational access for the local community.
- **Field immediately surrounding church and burial ground:** this meets criteria a), b) and c). The small parcel of land is bounded on the east side by St Mary's church and the burial ground and stretches from Pettiwell to the Gizzel. There is a network of village footpaths which provide access to the four points of the compass. This small piece of land has beautiful views and provides recreational access for the local community.
- **Village Cross and Green:** this meets criteria a) b) c) This small area of land includes the remaining part of the old village cross, is of local significance and shapes the historic character of the old centre of the village.

² Note, in the register of Common Land "Gizzel" is misspelt "Gissel"

Garsington Neighbourhood Plan

- **Pettiwell Green:** this meets criteria a) b) c) This is a small area of land near the heart of the old village, where a footpath from Southend and the Manor via the church crosses Pettiwell and proceeds to Parsler's Piece and Oxford Road.
- **Memorial Playing Field and Playground:** this meets criteria a) b) c) This land is in constant use by the community, providing a safe, well equipped and maintained playground for children and a sports and social facility for the adults. It is a Memorial Field of historical significance to the community, and a place of beauty with open views toward the Chiltern Hills.
- **Phipps Well and green adjacent to Oxford Road:** this meets criteria a) b) c) A small piece of land at the location of a natural spring surrounded by old trees. The site is one of a number of ancient springs on either side of the village which provided fresh water to the community before the installation of pumped main water supplies as late as the middle of the 20th century. Another spring feeds the Gizzel Pond. At the turn from the Oxford Road there is a bank of green land which is included in this space.
- **Parsler's Piece:** this meets criteria a) b) c) A landscaped Piece providing open space bounded by trees and hedgerows linking the Oxford Road to the village network of footpaths. In continual use by local residents seeking relaxation in a rural idyll, as well as those wanting open space for play, or simply going for a walk.
- **Poplar Close Green:** this meets criteria a) b) c) It is an open space accessible to residents and their children on the other side of the Oxford Road from Parsler's Piece, providing a safe play area away from the main road. Ringed with trees it is an attractive Green and in continual use by the community.

POLICY 6 LOCAL GREEN SPACES

Proposals for developments on these Local Green Spaces shown on Map 6 and listed in Table 6 (and below) that would undermine their essential character, permanence, or openness will be resisted unless very special circumstances can be demonstrated.

The Local Green Space Designations are:

- Burial Ground and Churchyard
- Gizzel Common
- Village Cross and Green
- Pettiwell Green
- Field immediately surrounding the church and burial ground
- Memorial Playing Field and Playground
- Phipps Well and Oxford Road green bank
- Parsler's Piece
- Poplar Close Green

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7.9 Garsington Village Environmental Plan

GPC has a duty to conserve biodiversity under the Natural Environment and Rural Communities Act (2006) and government guidance on the Act includes recommendations to identify local sites of importance for biodiversity and to protect and enhance biodiversity within the management of local authority land holdings. Garsington community and GPC recognise that activities and developments in the village can have an impact on the environment. The community therefore strives to both minimise any adverse environmental impacts, and maximise any environmental gains associated with its activities and any developments. GPC will aim to make a positive contribution to both protecting and enhancing the local and global environment and increasing local biodiversity. These ideas are captured in the Biodiversity policy (see Policy 7) .

POLICY 7 BIODIVERSITY POLICY

Environmentally important sites making a significant contribution to biodiversity will be identified within the village.

Activities which protect and enhance biodiversity will be supported by GPC and activities which reduce biodiversity will be resisted

GPC will protect and enhance biodiversity on those sites which are either owned or managed by the GPC

Garsington Neighbourhood Plan

8. Summary and Conclusion

During the consultation and engagement that the Parish Council has had with the village, strong support has been shown for developing a Neighbourhood Plan. The surveys indicate that the plan should have a twofold purpose. It should support the protection of the village's rural environment and separation from Oxford and neighbouring communities whilst also supporting the development of housing that will meet the needs of existing villagers.

The draft plan aims to do this by allocating a suitable site where the parish council would support the limited development of affordable dwellings. It provides guidance for potential developers and highlights the social and cultural environment of Garsington that would-be developments and developers should take into account in any proposals.

Garsington Neighbourhood Plan

Appendix A: Surveys

Appendix A Surveys

Two housing surveys have been carried out within the village. The first stage, the Residents' Consultation, was carried out in July and August 2018. The purpose of this consultation was to ask open-ended questions to elicit a wide range of responses. It was decided to use the annual St Mary's Church Fete in Garsington Manor gardens, a very popular event attended by a wide cross-section of the community as the first, direct, face to face approach to residents. At the fete, residents were asked survey questions and their replies were recorded. This was followed up with a hand-delivered, letter-drop to all dwellings in the village inviting them to complete the survey and return it to specified members of the Neighbourhood Plan committee. Finally, to ensure all parishioners had the opportunity to comment, a copy of the survey questionnaire and an invitation to respond was put in the Garsington Newsletter, which is delivered to all dwellings in the parish.

The Residents' Consultation questionnaire, issued throughout July and August 2018, asked for comments and views on the following topics:

- What did the resident like about living in Garsington?
- What did they think were the challenges for the community in Garsington over the next 10 years?
- Did Garsington need more housing and what were their thoughts?

This consultation was followed by a public meeting in the Village Hall to which a presentation was made of the responses received) (see immediately below). This meeting was also attended by Cllr Elizabeth Gillespie of SODC and our local County Councillor, Lorraine Lindsey-Gale

Question	Response
What did the resident like about living Garsington	30% enjoyed the close proximity to Oxford, and that the village had a green belt between village and town 19% liked the fact that they had friends in the parish and enjoyed good neighbours 19% enjoyed the community spirit and sense of community 16% highlighted the accessibility to country walks, good for the dog owners, and the countryside views
What did you think were the challenges for the community in Garsington over the next 10 years	52% responded stating the challenge of avoiding being consumed by Oxford over-development 21% felt the threat from building the new Cambridge to Oxford Expressway within the parish was the major challenge, and the damage it would do to the village. Other challenges raised, were traffic, local facilities, the pub and public transport
Does the village need more housing? Do you have any thoughts?	78% felt the village needed more affordable/social housing to accommodate younger people, and smaller properties for older members of the parish to downsize. 15% responded with concern about the location of developments, which should be minor infill and not large estates.

Housing Needs Assessment

Garsington Neighbourhood Plan

Appendix A: Surveys

Following on from the Resident's Consultation, a Housing Needs Assessment (HNA) was organised and carried out by the Neighbourhood Plan Working Party. The format of the survey was based on a previously used model employed by a number of local authorities in the UK. The survey asked questions about the respondents' current housing conditions and their needs for the future, both for themselves and for any other family members. The survey consisted of twenty-eight questions with tick-box answers and was divided into two parts.

Part 1 was a general question on people's attitudes to their housing needs and their current housing status.

Part 2 was only answered by those residents who either needed to move or who had a member of their family who would need to move within a period of five years. The survey was distributed by hand to all the dwellings in Garsington in mid-September 2018 and was reinforced by a further copy printed in the village newsletter which went to all properties in the parish in late September 2018. The surveys requested a return by the 12th October 2018. In order to emphasise the importance of the HNA, and other developments within the parish a village meeting was held in September 2018 which was attended by over 80 residents, where the importance of taking part in the HNA was stressed. One hundred and sixty-one responses were received and the information provided from the survey was processed by Stratford-Upon-Avon District Council.

The responses to Part 1 showed:

75%	Would support a small development of affordable housing for local people within the parish. Note how close this number is to the number in the Residents consultation.
86%	Think affordable housing should ideally be provided in small sites scattered throughout the village.
43%	Lived in a 3-or-more bedroom house.
55%	Of residents lived in a two-person household, with 20% living on their own, the average household size being 2.23 persons.
87%	Believed that affordable housing should be made available to anyone living in, or forced elsewhere (including the homeless but formerly resident in the parish), who cannot afford to rent or buy at market prices.
20%	Indicated that someone in their household would need to move to another house within next five years.

NB 67% of the respondents were over 50 years of age, partly a reflection of the age profile in the parish (49.6% of men and 52.3% of women were over 50 years of age in 2016³)

Responses to Part 2 - The need to move.

24 % or thirty nine Parishioners responded to the second part of the survey having answered yes to one of the following questions

Has anyone from your family moved away from the parish in the last 5 years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them?

Does anyone who lives in this house need to move to another house either now, or in the next 5 years?

³ ONS mid-year 2016 data estimates as reported in Community Insight Profile for Garsington v2.2 compiled January 2018

Garsington Neighbourhood Plan

Appendix A: Surveys

The responses to part two are summarised below:-

Question	% of Respondents to Part 2 answering in the positive
Do you live within the parish as a single household?	91
In how many years do you need to move?	32 (within two years) 42 (within two to five years) 26 (in five years or more)
If you are looking to move, are you are looking to move within the parish?	36
Are you looking to move elsewhere in South Oxfordshire, (the remainder were not concerned about location)?	33
How many bedrooms do you require?	29 (one) 47 (two) 24 (three)
Would you prefer to buy through an affordable housing scheme?	29
Would you prefer to rent from a Housing Association?	13
Would you prefer to buy on the open market?	58
Would you require a house?	51
Would you need a flat or a maisonette?	17
For how many years have you been in permanent resident in the parish?	98 (three years or more) 92 (five years or more)

The two main reasons for needing to move, are

- 1) the need for independent accommodation: a concern of younger respondents and young families in the parish, and
- 2) the desire from an ageing population in the parish for smaller accommodation, which is reflected in the number of older residents wanting to relocate in the parish but into one or two bedroom flats /maisonettes.

Summary

The Residents` Consultation survey has highlighted that 78% of the respondents from Garsington Parish agree that affordable housing is needed within the village. This has been reinforced by the Housing Needs Assessment. The general consensus is that the development would either be in small infill areas or a larger development within the parish boundary. The responses to these surveys have also identified that, of the people who would need to move, the majority (76%) would require a one or two bedroom dwelling in the style of houses or flat/maisonettes. Of these, 55% would prefer to obtain

Garsington Neighbourhood Plan

Appendix A: Surveys

this accommodation through an “Affordable Housing Scheme” or by renting from a Housing Association.

The total need for affordable housing explicitly identified by this survey was 16 dwellings.

This number was calculated as follows using data from table 10 part 2 of the HNA report.

Number of family units wanting to rent from a housing association: 5

Number of family units wanting to buy through an affordable housing scheme: 11

In addition, further analysis of the data revealed a further requirement of 6 dwellings which were classified as other than a “house” i.e. bungalow/sheltered/retirement flat//maisonette

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Appendix B: SOHA

Appendix B SOHA

SOHA looks for a mix of two and 3-bedroom properties for rental and shared ownership in a proportion of 3:1 and uses flats and bungalows where appropriate. They generally avoid shared ownership apartments because the clientele tends to be young with rapid turnover and for that reason would also avoid placing the elderly in a mixed age apartment building. Four-bedroom properties are only very occasionally provided, and then only for rental. The design of the development, its layout, public spaces and housing detail are left to the developer and planners to agree upon.

SOHA provide up to 25% of their property portfolio under shared-ownership arrangements, but are able to manage the turnover by a combination of legal agreements which may impose an 80% maximum ownership on the client and/or require first refusal to buy back if a property is to be sold.

These agreements are influenced by the path to planning approval and therefore a community seeking to achieve its aim of affordable/social housing provision via SOHA's route should engage with SOHA early in the process. At first glance it would appear to be in the interests of the community initiating the push for affordable housing to seek no possibility of resale into the private housing market, but a property restricted in perpetuity in this way would attract a much lower level of funding from SOHA's lenders (i.e. a much higher cost of capital) therefore the SOHA business model seeks to manage turnover from affordable/social into the private housing market rather than eliminate it altogether.

A Rural Exception Site path to the provision of affordable housing falls foul of this 'restricted in perpetuity' wrinkle. The planning is granted conditionally, a specific site to fulfil a specific need, and is effectively bound in perpetuity, as far as a funder is concerned. That makes it very difficult to raise sufficient capital at a low enough rate, even if the community minded organization was able to obtain land at a discount, to lower overall costs enough to make the units affordable. This is compounded by the very high ~~mix~~ proportion awarded to affordable/social housing as opposed to private market housing in an approved Rural Exception Site, limiting cross subsidy. Another problem with the Rural Exception Site approach is the number of units. A Rural Exception Site is usually granted to very small developments, so the opportunity for cross subsidy of margins is further reduced.

An approach likely to be more successful would be where a community seeks to aid a specific development to achieve permission for change of use from agricultural to residential, coupled with planning permission.

Conclusion

- Funds were available to commission Community First Oxford to guide the development of the Neighborhood Plan toward the affordable housing goal. They would be able to undertake a needs assessment.
- If SOHA (or equivalent) are engaged early in the process with a suitable landowner/developer such as one identified in this Plan then there would be minimal need for the Parish Council to raise further funds, design the buildings, commission the construction or administer the properties.
- The Parish Council will need to review the availability and suitability of housing needs in the village from time to time in the future, whichever approach is taken to identify and meet present need.

Garsington Neighbourhood Plan

Appendix C: Village History

Appendix C Village History

In addition to the usual school, pub and church, the village has an ancient history which is fully described in British History Online <http://www.british-history.ac.uk/vch/oxon/vol5/pp134-156#p1>

The village has also been the subject of many books many of which were written by members of the Local History Society e.g.

Dawson, Eve & Royal, Shirley (eds) (1995). *Recollections of Childhood in Garsington 1890s-1930s*. Oxford: Garsington LHG. ISBN 0 9517152 3 2.

Dawson, Raymond (1998). *Garsington: The Oxford University Connection*. Oxford: Garsington LHG. ISBN 0 9517152 4 0.

Dawson, Eve (2000). *The Clinkards of Garsington*. Oxford: Garsington LHG. ISBN 0 9517152 1 6.

Dawson, Eve (2002). *Garsington before Enclosure*. Oxford: Garsington LHG. ISBN 0 9517152 5 9.

Hickey, Bernard (illus) (1995). *Garsington: A Brief Guide*. Oxford: Garsington LHG. ISBN 0 9517152 2 4.

Dawson, Eve & Royal, Shirley (eds) (1993). *An Oxfordshire Market Gardener. The diary of Joseph Turrill of Garsington 1863-7*. Stroud: Alan Sutton. ISBN 0 7509 0328 7.

Garsington Millennium Committee (2001). *Garsington and the Millennium Century*. Oxford: Garsington Millennium Committee. ISBN n/a.

Garsington Society (1994). *Garsington Parish Map* (in association with Common Ground parish Map project). Oxford: Garsington Society. ISBN n/a.

Gunther, Marion (1993). *Garsington in Old Photographs*. Stroud: Alan Sutton. ISBN 0 7509 0469 0.

Morrell, Lady Ottoline & Gathorne-Hardy, Robert (ed) (1974). *Ottoline at Garsington: Memoirs 1915-18*. London: Faber. ISBN 0 5711 0555 6.

Sephton, Robert (1997). *Leasing of City Farm Garsington Oxfordshire, 1750-1900*. Robert Sephton. ISBN 0 9520580 1 4.

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Appendix D: Community Facilities & Social Groups

Appendix D Community Facilities & Social Groups

Garsington has many community facilities and social groups that make a major contribution to village life and its social cohesion. Some of these have been, and remain, under threat and any significant development within the village that would support or could enhance these assets would be welcomed.

Garsington Primary School (Church of England), part of the River Learning Trust

Located in a modern (c1982) building in the centre of the village, the school is very popular and fully subscribed. There is a high proportion of non-Garsington children at the school which has some impact on the involvement of pupils and parents in village life, as well as contributing to considerable traffic congestion at peak 'school-run' times. The school is a major attraction for the village, therefore new housing that enabled more young families to live in the village would be of benefit. At present there is no threat to the school's future.

As well as the usual school events, there is a strong link with the vicar of Garsington and St Mary's. This largely revolves around the traditional stage-posts in the Christian calendar of Christmas, Easter and Harvest time. Villagers are welcome to attend school events such the International Evening, school productions and May Day. A recent innovation has been 'Full Circle' - a weekly inter-generational group that brings older and younger generations together for lunch and activities, to the great benefit of both age-groups. Non-school related events are also occasionally held in the school hall.

St Mary's Parish Church (Church of England)

The only remaining parts of the late twelfth century original church are the Norman tower and parts of the wall of the nave. The north aisle was built at the end of the thirteenth century, and the south aisle in the early fourteenth century: the body of the church was extensively restored around 1849, with fine carved woodwork in the chancel, and it has been little altered since then. The church occupies an imposing site at the edge of the original village centre on a raised hilltop, the site of a Saxon look-out post, with superb views towards the Baldons and across the Thames valley to Wittenham Clumps, with the Chilterns just visible. The picturesque building and attractive views are not only a benefit for the villagers but also attract a large number of visitors, both casual and in groups, such as bell-ringers. There is a small regular congregation for Sunday services (generally 9.30 each Sunday), and the venue is valued as their parish church by many villagers for baptisms, weddings and funerals. It is also used for other village events, such as a regular coffee morning, and concerts. Other events supported by the Church community in the village include the annual Summer Fete (held alternate years in the Vicarage or Manor Grounds), a Safari Supper and an Apple Fayre.

Extensive repairs were carried out to the church tower and roofing in 2008, and a few years later further work was done, restoring eroded window tracery, rehanging and refurbishing the church bells, and installing a fine oak servery at the rear of the church: it is hoped that a WC can be installed in the base of the tower. A number of pews which were in poor condition have been removed and replaced by stacking chairs, so creating a flexible space at the back of the nave for gatherings and occasions, so encouraging more events and performances for the benefit of the village community. Parking space near to the church is very limited, but work is being undertaken in 2019 to improve the main path to the church. The attractive churchyard is planted with many yews, and gives access to the adjacent burial ground, owned by Garsington Parish Council, where burials take place: an additional area of land has recently been donated to the village to give additional space for the interment of ashes. Improvements to the planting in the churchyard and the established and new parts of the burial ground, to add to the attraction of the site, which is much used by walkers and dog-owners.

Garsington Neighbourhood Plan

Appendix D: Community Facilities & Social Groups

Garsington Sports and Social Club

The S&SC has a club-house with 2 function rooms and bars located on Denton Lane. This is also in a prime location towards the edge of the centre of the village on the hill-top. The site has grand views across Cuddesdon and the Miltons to the Ridgeway. There is a well-maintained cricket square and football pitch. The Club is home to the Garsington Darts and Aunt Sally teams, two Pool teams and a Table Tennis club, as well as hosting the Senior Citizens twice a month plus regular social events (Quiz evening, Music nights, Private Functions etc). The Club facilities are regularly used by Garsington School.

Core supporters are drawn from within and outside the village (approx. 50/50). There are active football and cricket teams for different age groups, though the number of youth teams has reduced in recent years. As with the school this may be linked to the lower number of young families living in the village, an issue the Neighbourhood Plan hopes to address.

The Three Horseshoes

This is Garsington's only remaining pub, 2 others having closed in the last 8 years (The Plough and The Red Lion). It occupies a prime site in the heart of the village being on the Green and in the conservation area. From what was once a thriving focal point for much of the village's social life, The Three Horseshoes has suffered in common with many village pubs in recent years. The local situation was not helped by a tie to Green King as the landlord and, over the last decade, a succession of over 20 changes in licensee. The pub is registered as a Community Asset, which affords it some protection. This is a major concern for all the village, as the Pub remains the default meeting point, start or end-point for many formal and informal gatherings. Any opportunities to extend the scope of the services and increase the viability of the pub as a business are strongly supported within the Neighbourhood Plan.

Garsington's Shops

There is one shop that remains open in the village, located in the Elm Drive development just off the Oxford Road. This is a very long-established hair salon. A convenience store next to the hair salon has recently re-opened, this shop once held a post-office.

Bus Service

The 11 bus currently operated by Thames Travel provides a broadly hourly service between Garsington and Oxford (originating in Watlington) on weekdays with a reduced service on Saturdays, Sundays and Bank Holidays.

Garsington Village Hall

The village hall is located, almost literally, in the bosom of the village, sitting on a tight site in the crook of the 'swiss bend', a steep hairpin at the junction of the Oxford Road and The Hill. Built in 1911. it was extensively refurbished and extended in 2011, with support from the Parish Council, SODC, WREN and local fundraising. It is owned by the village and run by a committee of committed villagers who maintain the high standard of the facility, which includes a modern kitchen, flexible staging and a meeting room. It is heavily used for private functions, public events such as music evenings and drama productions, and regular village bookings such as Parish Council Meetings, the WI, the Village Choir, Exercise Classes and the monthly Lunch Club, to name a few.

The site relies on an arrangement with The Three Horseshoes for parking as there is one disabled-parking bay at the hall. Prior to the refurbishment there was extensive debate and negotiation regarding moving the hall to a new, larger site, but planning, cost and land ownership issues prevented this from progressing. In the long-term, relocation may become a possibility, potentially combined with a new village pub.

Garsington Neighbourhood Plan

Appendix D: Community Facilities & Social Groups

Village Playgrounds

There is a well-equipped childrens' playground in the village (Photograph 11 and Photograph 12), supported and maintained by the Parish Council. This is located on Denton Lane above the S&SC playing fields. It consists of a fenced area containing many pieces of playground equipment including climbing frames, swings, zip-wire and a new wood/rope climbing-frame and bucket swing, recently purchased with the aid of a grant from SODC. The playground commands wonderful views over to the Chilterns (Photograph 8) and is extensively used by villagers and visitors from afar. The playground and equipment are maintained to ROSPA standards. Adjacent to the fenced area we have a 'kick-about' football pitch that is maintained by the Parish Council.

There are two other 'green areas' in the village, although not formally described as 'playgrounds' and without playground equipment, that are frequently used by young people as play areas. These are the green in Poplar Close (Map 6 and Photograph 13) and a field to the south of Oxford Road, Parsler's Piece (Map 6 and Photograph 14). These are both appreciated by parents (and grandparents!) as well as local children. The green in Poplar close is owned and maintained by SOHA and Parsler's Piece by the Parish Council.

The Green & other Village Green Spaces

The actual Green remaining in Garsington is a small area adjacent to the Old Stone Cross (an ancient monument) and outside the Three Horseshoes. However, it remains at the heart of the village and centre of the conservation area. The war memorial is close by but across the main road. There is scope to refurbish this area with imaginative traffic management and re-location of the war memorial that could greatly enhance the public utility and use of this space. In addition, a small area along Pettiwell and on The Hill adjacent to the junction with The Green are officially registered as 'village greens'.

In addition to the Green, there are a number of Parish-owned green spaces in the village, one piece of 'Common Land' (The Gizzel) and ancient Highways. Some sit alongside the village's roads and others, such as Parsler's Piece, are open pasture spaces, much used by walkers and dog owners. Connecting many of these spaces are the very many public footpaths that criss-cross the village, well-used by residents and visitors. Some of these in the village form part of the Oxford Greenbelt Way, a 50-mile, way-marked series of paths maintained by CPRE, that connect all the way around the City.

The Garsington Society

The Society was formed in 1988 as a result of concerns over development of the Green Belt land. It remains an active social and campaigning group supporting village causes. It currently has 62 members and organises an event approximately every month. These are one-off talks/visits/events, plus regular annual events such as the Quiz (held in the school) and Barn Dance (held in the Manor Barn). The Society supports a very active and well-directed 'working party' of volunteers that mend fences, build footpaths etc around the village. Monthly committee meetings are held in the pub (at present).

The Women's Institute

The Garsington WI remains an active group in the village with 29 members. Formed in 1929, it has been a constant in the community since then, new members being always welcome. It meets monthly when there is usually a speaker, and members of the WI also arrange craft evenings, theatre and cinema visits and social events.

Lunch Club & St Mary's Café

A group of volunteers run a café in the church one Friday morning a month, which offers (for donations) hot drinks and cakes for all age-groups, including young children who can use the play-area. Transport can be arranged if required and this is very popular. The Garsington Society working party

Garsington Neighbourhood Plan

Appendix D: Community Facilities & Social Groups

often works the same day! The Lunch Club provides (for £5) a full hot lunch once a month in the village hall. This is again run by volunteers and is very well supported.

Other Groups / Events

- Good Neighbours group - provides a tea every second Tuesday of the month, run by a predominantly elderly group. Any age welcomed though in reality attendees tend to be the more elderly. Several regulars are only able to come because transport is provided.
- Volunteer Drivers group - open to anyone that requires the service to attend appointments or village events, volunteers tend to be retired and the users drawn from a diverse range of residents from across the whole village, though again generally the very elderly.
- Senior Citizens group - meets in the S&SC twice a month and organises occasional outings for members drawn from within and beyond the village (approx. 50/50).
- Full Circle - a weekly shared lunch between elderly from the community and school children, which has proved very popular with both groups.

There are a number of other activities that take place in the community, both open and large (Village Fete, School Fete, Village Choir, Exercise classes) and smaller private groups largely attended by residents such as book clubs, theatre performances, walking groups, soup lunches etc. These also tend to be most popular with older residents, stemming from the current demographic of the village. Affordable accommodation that encouraged a greater diversity of residents and therefore participants in events to suit all tastes would be welcomed by the majority of residents.

Garsington Newsletter

This is a high-quality A5 booklet of about 20 pages that is hand-delivered to every dwelling in the village, free of charge, every 2 months. It contains articles and news from the Parish Council (who fund it) and all groups in the village as well as adverts for local businesses. It is edited and distributed by volunteers.

Garsington Neighbourhood Plan

Appendix E: Strategic Environmental Assessment and Sustainability Appraisal

Appendix E Strategic Environmental Assessment and Sustainability Appraisal

The planning consultants, AECOM, were retained by the Parish Council to undertake two appraisals a Strategic Environmental Assessment (SEA) and Garsington Neighbourhood Plan Site Options and Assessment document. The reports from these two bodies are not included in this document but are available on the village website.

Garsington Neighbourhood Plan

Appendix F: Definition of Affordable Housing (Taken from Annex 2 to the NPPF)

Appendix F Definition of Affordable Housing (Taken from Annex 2 to the NPPF)

Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Garsington Neighbourhood Plan

Appendix G: Housing Needs Survey Report 2004

Appendix G Housing Needs Survey Report 2004

Garsington Parish Council agreed to undertake a housing needs survey with the help of Suzanne Willers, Oxfordshire Rural Community Council's Rural Housing Enabler in June 2004 because of concerns that housing in the parish was no longer affordable to many local people. A large number of potential sites were also identified (see Map 3). A brief synopsis follows below and a full copy of the report and additional charts can be located at on the Garsington Parish website.

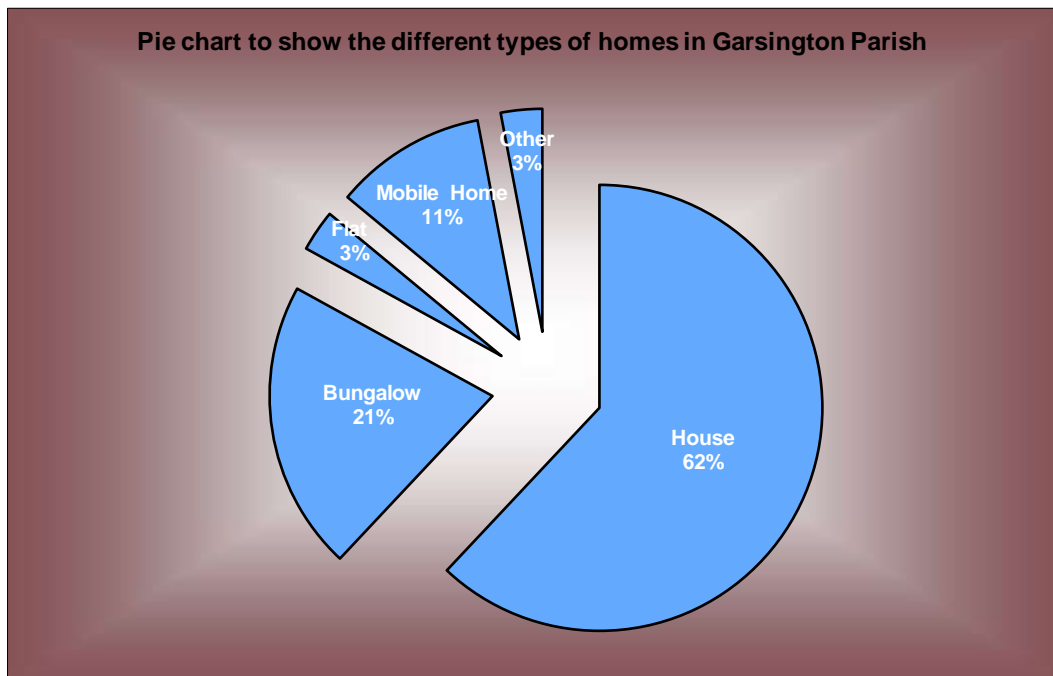
The survey was used to uncover the views of the local community about affordable housing; the possibility of a scheme being built in the village; to find out how many people with a local connection to the parish were currently in housing need and who could benefit from a new development.

Of the 787 forms given out to all households within the parish, 242 forms (31%) were returned. This was considered to be a good response and therefore representative of the views of people in the parish.

66% of the people who responded supported a small affordable housing scheme built for local needs. 13% definitely would not, and 21% answered "maybe".

The forms returned showed that 36 people had left Garsington Parish in recent years because of difficulties in finding a suitable home. Fifteen households filled in the second part of the form indicating a housing need sometime in the next three years. A further nine households were wanting to move from their current accommodation, but were only interested in buying from the open market. 6 of the 15 households in housing need were on the District Council's Housing Register, although one more was said to be applying.

The pie chart below showed the mixture of different types of homes in the Parish which will not have changed much in the intervening years.



The homes in the parish have mostly 3 bedrooms and 90% are owner occupied (with or without a mortgage).

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Appendix G: Housing Needs Survey Report 2004

Pie chart to show the percentage of households with each number of bedrooms

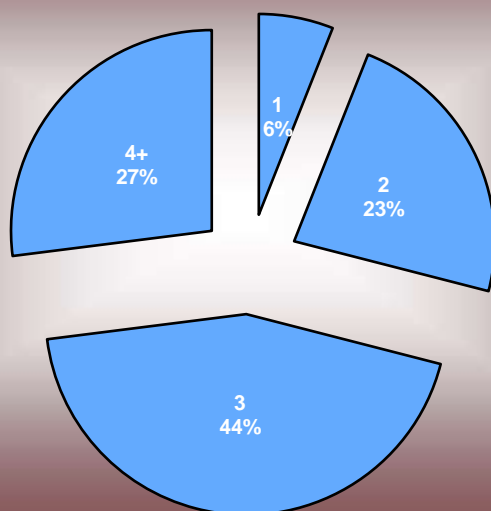
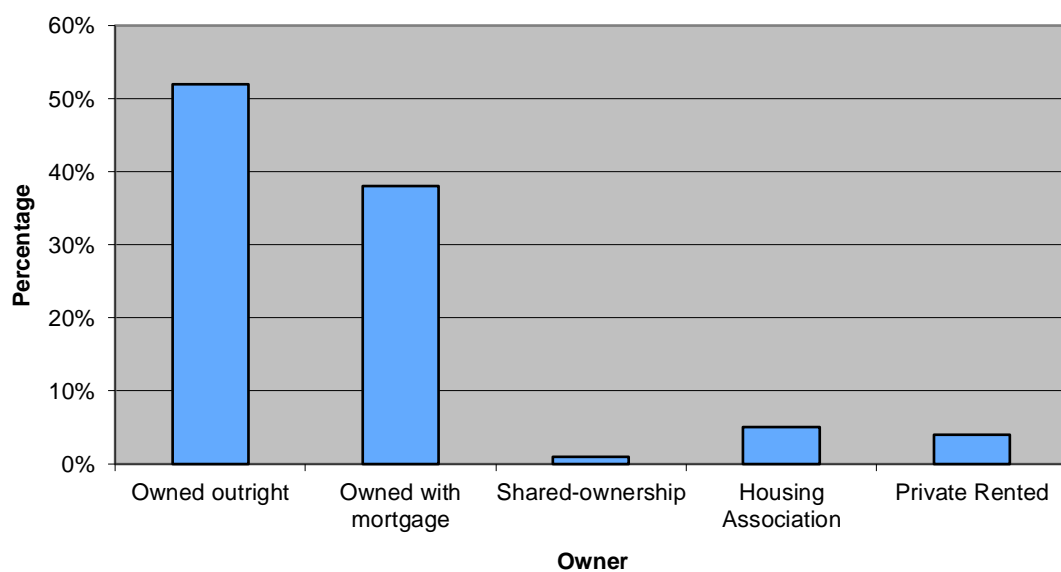


Chart to show the different ownership of homes in Garsington Parish



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Appendix H: Garsington Conservation Area - A Character Study (SODC 23/05/2001)

Appendix H Garsington Conservation Area - A Character Study (SODC 23/05/2001)

Garsington was designated as a conservation area in 1989. The conservation area boundary encompasses the historic core of the village from 53 Oxford Road in the north to Home Farm Cottages, 52, Southend Street at its southern end. The boundary follows the line of the principal roads that run through the village; Oxford Road, The Hill, The Green, Pettiwell and Southend. It encompasses not only the buildings of historic interest located along these vehicular arteries, but also the land in which the buildings are situated, and other areas of important open space, which help to preserve the setting of the village. These roads radiate from The Green at the centre of Garsington to the neighbouring villages of Denton, Wheatley and Littlemore and connect with the main Oxford Watlington Road, which runs through the western part of parish.

At the highest point of the village is The Green. During medieval times it formed the nucleus of the village and today still remains its focal point. At the north end of The Green is the base and shaft of a medieval cross and at the southern end is the school and schoolhouse. Built during the 1840s of locally quarried stone in Tudor style, this building is perhaps the most notable 19th century addition to the village. The insertion of the school and schoolhouse must have significantly altered the appearance of The Green, which would have previously served as a public open space used for sport and entertainment. When the school was constructed, Dr. Ingram, a leading figure in the village remarked that it now occupied much of the space that had long been “a temptation to the lovers of bull baiting and Sunday cricket.” Not only did the dominant presence of the school curtail public sport and focus the mind on the importance of education, but the development of this previously open site also created a more tight knit feel to the built topography, than is felt elsewhere in the village.

The majority of the historic development around The Green is concentrated on its western side where the land is level and the contours of the hill less pronounced. In this area of the village, historic development varies in terms of scale and density, ranging from the larger detached buildings such as The Three Horseshoes, 14, 18 and 22 The Green, to the smaller and higher density terraces such as 2a to 4 and 5 to 7 the Green. With the exception of the Three Horseshoes, the historic buildings in this area are set slightly back from the road behind grass verges and low stone boundary walls and are orientated to face either directly on to, or gable on to, The Green. Buildings vary in date and include the early 17th century Hill Farmhouse, the late 17th century to early 18th century 2 to 4 The Green, and the 19th century school. The variance in the date of construction of these buildings and their eclectic designs add to the visual interest of this area of the village. More recently inappropriate infill development and poorly conceived extensions and garaging facilities, have had a significant impact upon the visual character of this attractive and prominent streetscape.

Trees and vegetation play an important role in establishing the character of the central area of the village. The areas to the north and east of The Green remain relatively open, but to the south, along the boundary of Manor Farmhouse, there is small but significant areas of reasonably dense woodland, while a mixture of broadleaf trees and tall overgrown hedgerows surround the site of the school. Trees are a fundamental part of views into and out of the conservation area providing focal points to street scenes and visual foregrounds or backdrops to historic buildings. The presence of trees, hedgerows and soft verges provides contrast and relief to the built elements within Garsington and contributes to the rural setting of the village.

The intimate nature of the built topography around the Green contrasts quite markedly with the historic development along the Oxford Road at the northern end of the conservation area. Despite the spread of modern development towards Oxford, which has had a significant impact upon the northern end of Garsington, this part of the conservation area retains the feeling of being at the periphery of the historic

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village. Approaching from the direction of Oxford, the road rises steeply and views towards the centre of Garsington are obscured by the summit of the hill. At this point, the road is bordered on both side by steep grassy banks topped by tall overgrown hedgerow. A slight bend in the road partially obscures the later modern development further down the hill and spectacular and expansive views of Oxford can be gained on approaching its crest. The historic buildings located in this part of the conservation area tend to be quite large and situated close to the road, within substantial grounds. Owing to the steep contours of the hill the buildings, particularly on the eastern side, are elevated above the level of the road. However, in this part of the conservation area, the trees and hedgerows rather than buildings play a more dominant role in the streetscape.

As the Oxford Road reaches the summit of the hill and descends down towards the road junction by the village hall, development becomes much more tightly knit. Significant views westward across the Thames Valley can be glimpsed between buildings and on elevated ground ahead tall trees, which partially obscure the roof of the buildings surrounding the Green, help direct the eye towards the centre of the village. In this part of Garsington, and in particular in the area of land between Oxford Road and the Hill, modern infill development has had the most intrusive impact upon the character of the village. Much of the modern development here does not respect the traditional forms, materials and relationship of buildings to one another or to the Hill road, Oxford Road or the partially pedestrianised route that snakes between.

The area to the south of The Green, which includes the Church of St. Mary, forms another distinct part of the conservation area. Interestingly, the church is located away from The Green and slightly dislocated from the rest of the village, which may suggest that it is of early origin. It is situated on a level and more open area of land, to the west of Southend with commanding views across the Thames Valley. The dramatic setting of the church is best appreciated when approaching the village from the directions of Oxford, Chiselhampton or the Baldons. From these vantage points the church is visible in its entirety. Its elevated and isolated position which are only partially visible through the tree cover or are hidden completely by one another and the contours of the land reinforces its importance and contrasts dramatically with the setting of the rest of the buildings of the village.

The Church of St. Mary comprises a chancel, clerestoried nave, aisles, western tower, and south porch. The tower, which forms the earliest surviving part of the building, dates from the end of the 12th century. The only other survivals from the original building are fragments of the 12th century chancel and marks visible on the tower, which indicate the steep pitch of the original nave roof. Research undertaken on the building suggests that this Norman church had no aisles and that the present chancel was rebuilt in the 13th century. Inappropriate restoration work undertaken on the building in 1849 means that it is no longer possible to state with any certainty the exact date of phases of development in the building's history, but it is thought possible that the north aisle was also added in the 13th century and the south aisle a century later. During the late 14th century it appears that the walls and roof of the nave were raised and the clerestory inserted. The porch over the south door is also thought to date from the late 14th century. During the 16th century, buttresses were added to the north doorway to strengthen the sidewalls and a stone at the east end of the aisle inscribed LBFF 1668 commemorates this work. The roof was also strengthened and the east clerestory window on the north side was replaced by a large square window, which is believed to have been the gift of Dr. Ralph Bathhurst, President of Trinity College, Oxford (1664-1704).

The restoration works carried out on St. Mary's Church during the 19th century quite markedly altered the appearance and character of the building. Rather than simply consolidating the structure, the chancel arch was rebuilt in keeping with the style of the north aisle, the two arcades and their clerestories were remodelled, the Bathhurst window in the north side was destroyed and the whole church was re-roofed in Westmoreland slate.

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A plaster ceiling which had concealed the timbered roof, was removed, several windows were restored and reset, flooring was renewed and the ancient pews were replaced with modern ones. The 15th century rood screen, originally positioned between the chancel and nave, was relocated to the tower arch which resulted in the removal of an 18th century gallery addition, which had formerly occupied this position. During the course of this work, traces of a wall painting representing the history of Jonah were found under the whitewash of the clerestory and the original stone altar that was found under the floor was reinstated in the chancel.

At the south end of The Green, Southend begins its gentle descent towards the lower portions of the village. The road is narrow and beyond the entrance to the church, high banks of overgrown vegetation and trees on either side of the road enhance the sense of enclosure. On the eastern side is a narrow raised and stone walled footpath, which allows pedestrians to ascend and descend the hill in safety. At the top section of this path, virtually opposite the church lych gate, is an interesting and historic carved stone doorway with a flat-headed Tudor arch. This is approached via a flight of stone steps cut in to the raised footpath. On the other side of the road at the bend is a small pond, one of the many natural sources of water found in the parish.

This area is very attractive and retains an unspoilt and pleasant rural character. Vegetation grows around the edges of the water and a stone wall contains in on three sides. Tall trees and hedgerow provide shade and the sound of running water contributes to the tranquil atmosphere. As the road straightens to follow briefly the contours of the hill before dropping again towards the junction with the B480, it passes Garsington Manor, which is perhaps the most outstanding building in the village. The present building dates partly from the 16th century but was remodelled and enlarged by William Wickham during the 17th century. The Manor is an impressive two and a half-storey house built in grey coursed limestone rubble, with dressed quoins and window surrounds. The north front, which faces the road, displays three large and distinctive rendered timber framed gables in the attic, each enclosing a three light casement window. Stone chimneys with brick shafts of 17th century date flank the tiled roof. Inside the building a number of interesting features survive, including an original inglenook fireplace, oak panelling and a Jacobean staircase. The house stands back from the road behind an impressive late 17th or early 18th century gateway formed by a pair of stone gate piers crowned by ball finials. To each side of the gateway are low flanking stone walls and 19th century iron railings. To the east and west, tall yew hedges, approximately 20 feet high and, said to be unrivalled in England, enclose the Manor forecourt.

To the south of the Manor, away from public view, is a terraced Italianate garden that was created during the 1920s for Philip and Lady Ottoline Morrell. At its focal point is a large rectangular pool with a central rectangular stone paved island and at its southern end a small wooden summerhouse known as The Temple. The pool is surrounded by eight life-size statues of classical figures and enclosed by yew hedges. The garden is included as Grade II* on the English Heritage Register of Parks and Gardens. To the west of the Manor is a late 16th century brew house/bake house containing two open fireplaces and baking ovens. To the east is a 17th century square stone dovecote with a hipped tiled roof capped by a small lantern. This is one of two such buildings found in the village; the other, which was constructed in 1762 is situated in the grounds of Manor Farmhouse on the west side of Southend. Small utilitarian buildings such as the dovecotes, the brew house/bake house and the late 17th or early 18th century timber and brick granary, resting on staddle-stones at the easterly corner of Home Close, form an important aspect of the village's character and interest. These buildings are not only visual reminders of the importance of local agriculture to the survival of the historic communities of Garsington, but are also curious and interesting landmarks within the village streetscapes worthy of retention in themselves.

Continuing eastwards along Southend past Garsington Manor, the landscape to the north of the road begins to open up to reveal glimpses of Home Close behind a stately row of tall lime trees. This early

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Appendix H: Garsington Conservation Area - A Character Study (SODC 23/05/2001)

18th century limestone rubble building is situated in an elevated position, at some distance back from the road. The soft grassy verge, stone walls and impressive trees in front of Home Close, contrast with the hard edges created by the large stone outbuildings and high stone walls that form the boundary to The Manor on the opposite side of the street. These outbuildings form a prominent element within the streetscape and are currently in a poor state of repair; the tiled roofs are failing and a number of handmade clay tiles need to be replaced. As Southend continues its descent to the most easterly extremity of the conservation area, it reaches another gentle bend in the road. This point marks the change from the larger dwellings situated in substantial grounds in the upper section of Southend, to smaller, single and terraced cottages, situated close to and following the line of the road, in the lower part of the village. However, the most visually prominent buildings within this part of the streetscape are those associated with Home Farm. This traditional farm complex, which forms part of Garsington Manor, dominates the western side of the road and the large blank elevations of its simple utilitarian outbuildings provide an interesting and attractive contrast to the small, domestic elevations of the cottages opposite.

The changes in the pattern of built topography from the upper area of the village, concentrated around The Green, to the historic linear development along the lower half of Southend, reinforce the theory that at one time Northend and Southend were two distinct hamlets. This historic separateness is visually emphasised not only by the abrupt break in development between the two areas, as Southend descends from The Green down the hill side, but also by the contrast between the tree cover in the upper area of the village and the much more exposed open farmland which characterises its lower section. Distant views clearly reveal the buildings of Southend marching along the line of the road towards the junction with the B480, while above, the buildings concentrated around The Green are partially hidden by a swathe of trees and vegetation.

Pettiwell like Southend has a very rural character. The narrow winding road begins its steep descent of the hill from the southwest corner of the Green by the Plough Public House and eventually joins the B480 a few hundred yards north of the junction with Southend. It is bordered on each side by high banks of overgrown vegetation and trees that help create a strong feeling of enclosure. There is a pronounced bend at the top section of the road, which obscures views of the cluster of historic buildings located further down the hill. These buildings, which vary in age and style are situated on either side of Pettiwell and orientated to face either directly or gable on to the street. As elsewhere in the village, the strong linear relationship between historic buildings and roads is clearly evident.

The predominant building material in the village is locally quarried limestone. This consistency in the use of local materials results in a distinctive unity in the colour and texture of the majority of the village's historic buildings. However, the treatment of the stonework tends to reflect the status of the individual buildings. Many of the simple domestic cottages such as Stone House, 2a-4 The Green, and utilitarian buildings such as the bake house/brew house at Garsington Manor, are constructed of unadorned, coursed rubble limestone. However, higher status buildings such as the Manor House, The Old Kennels (which is of limestone ashlar banded with coursed limestone), Home Close, Hill Farmhouse and 18 The Green, all display ashlar dressings and detailing which emphasise their importance. Other types of building material found within the village include timber framing, the most notable examples of which are, 15 Pettiwell, 2 Southend (Barn House), and the granary south west of Home Close. Another material occasionally used in the historic buildings of the village is brick. Local bricks were produced at Kiln Farm, but while brick was used extensively for 19th and 20th century development in the village, few examples of its use are found in buildings prior to this date. One of the most interesting buildings demonstrating the use of brick in the village is the mid 18th century Plough Public House. Here bricks are used as quoins and dressings around door and window openings.

The roofs of the historic buildings in the village are mostly clad in thatch or tile. The steep pitches of many of the historic roofs indicate that they were originally thatched and have subsequently been re-

Garsington Neighbourhood Plan

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roofed in tile or slate. Traditionally long straw or combed wheat reed would have been used as the material for thatched roofs. However, the increased use of imported water reed and the fashion for alien decorative block ridges, found on several cottages in the village, rather than the simple flush ridges typical of this area, have significantly altered the character of many cottages. A particularly good and attractive example of a traditional style of thatched roof and flush ridge is 36 The Hill. The traditional tile of the area is a handmade plain tile, which has a red-orange colour to the clay, and is seen on roofs throughout the village.

The majority of historic buildings in the village are one and a half or two storeys in height, although the grander houses such as The Manor, 4 Southend (Manor Farmhouse), The Old Kennels, The Plough, and Home Close are two and a half stories. Many buildings have simple traditional dormer windows inserted into the roof in order to make habitable use of the roof space, and a mixture of eyebrow dormers in thatched roofs, and small gable or catslide dormers in tiled roofs, can be found throughout the village. Traditional window types vary from the concave chamfered mullions on The Manor, to the various styles of simple wooden casements found on the majority of historic buildings in the village. The Manor, Home Close, Rectory Cottage and 4 The Hill all retain examples of leaded light windows, but generally the form and design of a number of the windows of the cottages have changed over time. However, while UPVC does make inappropriate appearances on some historic properties, its use happily tends to be confined to more modern parts of buildings such as rear extensions.

There are numerous fine examples of chimneys on historic buildings in the village. Most notable are the elegant stone stacks of The Manor, the four octagonal stone shafts on the School House, and the clustered brick ridge stack and gable-stack on the Old Kennels. The chimneys throughout the village add to the character and interest of the streetscape and skyline and contribute greatly to the character of the conservation area as a whole.

Boundary walls are also extremely important and run at varying heights to the front or to the sides of properties, often set back behind a grassy verge. Walls, such as the impressive boundary to Garsington Manor, help to emphasise the sense of enclosure and the narrowness of the roads in some areas of the village. The contrast of hard and soft edges and the continuity of materials used in the construction of these walls also greatly add to its character and appearance.

Trees form an essential element of the character and appearance of the village. Historically, the parish of Garsington was never thickly wooded and even up until the 18th century no woodland of any significant size appears on historic maps. Many of the trees that make such an important contribution to the character of the village today owe their existence to college lease agreements which prevent their felling or topping and also to provisions for their planting in the first place. When viewed from a distance, the historic core of Garsington is enveloped in mature trees and within the village they form focal points to views, help to define boundaries and emphasise the narrowness and enclosure of steep and winding roads. The impact of trees on the character and appearance of the village changes with the seasons. During the summer months their lush canopies increase the shadiness and narrowness of the lanes and reinforces the feeling that the rural landscape is encroaching into the village. During the winter months, when the vegetation dies back, previously hidden views of buildings are revealed between their skeletal branches. In general the trees in the village are an interesting mixture of native broadleaf species and their impact, along with the areas of open space, grassy banks and verges, contributes to the rural and organic appearance of the streetscape. The spectacular positioning and location of the village of Garsington means that views into and out of the conservation area are fundamental aspects of its character and interest. Especially impressive are views of the village from the direction of Chiselhampton, Oxford and the Baldons with the prominent landmark of St. Mary's Church standing out against the hillside and a backdrop of trees. Within Garsington, views across the Thames Valley towards the Chilterns from vantage points on the western side of the village such as, the churchyard and the car park of the Plough Public House are particularly expansive. Throughout the

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Appendix H: Garsington Conservation Area - A Character Study (SODC 23/05/2001)

village brief glimpses between buildings are important and less far ranging views within the settlement itself also add to its character.

There are a number of historic buildings within the village, which are not included on the statutory list of buildings of historic or architectural interest but are of local note and contribute to the character and interest of the conservation area. These buildings include The Three Horseshoes Public House on The Green, which is a visually prominent building at the centre of the village and also a focal point within the community. Nos. 24, 26, 30 and 34 The Hill are small and attractive semi-detached late 19th century brick cottages, which despite alterations to windows have retained much of their original character. Other buildings highlighted as being of local note include 23, and 43 Oxford Road and 37, Oxford Road, which is an attractive 18th century rendered building, situated hard up to the edge of the road with prominent gabled dormers and an attractive open porch. The Red Lion Pub immediately adjacent to 37, Oxford Road is also an attractive and distinctive historic building. The large Victorian Rectory opposite Stone House and 41 and 43 Southend are also considered to be of local interest. Nos. 41 to 43 are simple domestic stone cottages situated directly opposite Home Farm. The utilitarian form and unbroken elevations of Home Farm bams, which are situated immediately adjacent to the street, make a strong visual contribution to the character of the street and are also highlighted as being of local note. No. 11 Pettiwell is an interesting 17th century stone cottage with raking eaves dormers and slightly further down the hill 12 Pettiwell is another 17th century building with a taller Victorian stock brick addition onto the road distinguished by its narrow slit windows. Other structures within the conservation area that are of local note include the church lych gate, the war memorial opposite the Green, the small pump on the road edge by 15 Pettiwell and the area of stone paving that forms part of the footpath which runs along the boundary of Lanesra Cottage towards the church.

Possible Areas of Enhancement.

Garsington is a visually attractive village. Its unique location and many buildings of historic note contribute to its character and interest. The steep contours of the land on which Garsington is situated have helped to both shape and contain its development. Historically, buildings were constructed along the main roads through the village, and this essentially linear quality is an important element of its character. The position of buildings within their plots, the spaces between them and the relationship of buildings to the landscape and roads all contribute to the complex and important historical topography of the village. Although Garsington is generally well maintained, it has suffered in recent years from a gradual erosion of its character with the encroachment of modern development which pays little heed to the historic topography or traditional building styles and materials that make the village distinctive. The impact of modern developments such as 12, The Green, the garages by the village school, 1, 3 and 5 Southend, Saddlers Croft, Fox Close and the buildings adjacent to the Plough Public, have introduced a universal style of modern architecture into the village. While the boundary of the conservation area has been drawn to exclude many of these infill developments, in reality their prominent position within the village means that they have a considerable visual impact upon the appearance of the conservation area. A more appropriate approach to development would be individual site-specific designs, which respond to the historic forms, textures, and idiosyncrasies that make up the character of the village.

The use of traditional building materials in repairs to historic buildings and for the construction of new buildings or extensions can make a positive contribution to the character of the conservation area. The use of modern alternatives such as UPVC windows or guttering and concrete blocks or tiles, can considerably alter the appearance of individual buildings and of the conservation area as a whole. Where maintenance on a historic property is necessary, it should be carried out on a like for like basis using sympathetic traditional materials such as natural local stone, handmade clay tiles and bricks, softwood single glazed windows and cast iron. Where properties are thatched and in need of repair, this should be carried out using long straw or combed wheat reed, which are traditional to the South Oxfordshire area, rather than imported water reeds. Similarly ridges should be of a simple flush design,

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rather than alien decorative block ridges. Many of the historic buildings in Garsington have distinctive tiled roofs, which contribute to the character and interest of the street scenes. The historic tiles found in Garsington are handmade clay tiles and have a particular colour, texture and concave form that helps create the distinctive and attractive undulating roof forms. Modern concrete tiles are lifeless in comparison, differing in size, colour and texture from their historic predecessors.

The many stone boundary walls in Garsington form an essential part of the village's character and they should be protected and maintained. These walls are vulnerable to the effects of ivy growth and disturbance from the roots of trees growing nearby, as seen in several places, notably close to the war memorial. Regular maintenance is essential to ensure their proper preservation. The historic walls in Garsington were traditionally built of local limestone, capped in stone and occasionally brick and pointed in lime mortar. Unfortunately unsympathetic modern repairs have been undertaken on walls throughout the village using hard cement mortar, which can obscure the edges of the stone, hasten weathering and destroy the visual character of the wall. In other areas, particularly along the Oxford Road, historic walls have been demolished and replaced with alien materials such as concrete block or close-boarded wooden fences. This completely alters the character of boundaries within the village, which form a distinctive element of Garsington's historic streetscapes.

There are many agricultural buildings dotted around Garsington that form an important visual reminder of the pivotal role agriculture has played in the history of the village. Many of these buildings are no longer used for agricultural or related purposes and have been converted, sympathetically, or otherwise to a domestic use. Conversion of utilitarian buildings that form an important aspect of the eclectic quality of a historic streetscape can often result in unsympathetic alterations and loss of character and sadly no working farms now remain within the conservation area. It is therefore all the more important that the one remaining complex of traditional farm buildings - at Home Farm - is spared from residential conversion. While no longer a working farm, the buildings here remain largely unaltered externally, directly as a result of their use in association with Garsington Opera.

Indeed, the extent to which the Opera has the ability to support the maintenance of the many traditional buildings at The Manor, as the fine formal gardens, is its chief benefit in conservation terms. It is also true to say that while a certain amount of disruption (and visual intrusion) is inevitably caused to the conservation area each year by the opera, all traces of the event are removed completely at the end of each season, leaving no visual damage to the character and appearance of the village.

Grass verges, open spaces and historic surface treatments all make a contribution to the character of the village. The use of tarmac on pavement and road surfaces is important for maintaining acceptable highway standards, but has also undoubtedly altered the appearance of the village street scene and emphasised the importance of retaining and maintaining historic surfaces, open areas and gaps between buildings. Grass verges play a particularly important role in Garsington's conservation area, forming banks and soft edges to streets and emphasising the rural character of the village. It is important that these areas are carefully maintained and not allowed to deteriorate, becoming tatty and unsightly through constant trampling, or through use as vehicular parking areas. Another small but significant improvement would be the painting in an appropriate colour of the steel safety rail added to the raised footpath in Southend by the County Council some years ago: this would help to soften its current rather unsympathetic and utilitarian appearance.

Potential for a much more significant enhancement lies right at the heart of the conservation area. Here, the triangular area of land to the north of the former school, on which various proposals to build have been successfully resisted by the District Council, currently lies overgrown and neglected. If, however, a programme of sympathetic management were introduced, including thinning of the mainly scrub vegetation and repair of the enclosing boundary walls, the area's overall appearance could be considerably improved, enabling it to become once more the visual focal point it deserves to be. This is

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perhaps more likely to occur if the land could be transferred to the Parish Council or another organisation keen to see the land used as a village green or some other form of communal area.

The positioning of street lighting in Garsington is reasonably unobtrusive which helps to maintain the rural atmosphere and reduces street clutter. However the lighting of individual buildings can affect the character of an area, particularly in a village such as Garsington, where the elevated position of buildings may result in the visually polluting effects of lighting having an impact over a considerable area. Telephone pylons are particularly intrusive, especially around The Green, and the laying underground of these cables would significantly improve the visual character of this part of the village.

Trees and hedgerows also make an important contribution and landowners need to manage their trees sensitively. Trees contribute to long distant views of Garsington as well as views within and looking out of the village. Destroying hedgerows and insensitive lopping and felling of trees, particularly around the centre of the settlement, could have a significant adverse impact upon its character. Similarly, thoughtless planting, particularly of dense and fast growing species such as leylandii can alter and block important long views into and out of the conservation area.

There may be some instances where small amounts of financial assistance are made available by the District Council to assist with the cost of repair and renovation work to historic buildings within the conservation area. Grants may also be available for appropriate schemes of environmental improvement.

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Appendix I: Garsington Housing Needs Assessment 2018

Appendix I Garsington Housing Needs Assessment 2018

Prepared by Stratford-on-Avon District Council Performance & Consultation Unit – January 2019

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1.0 INTRODUCTION

This report contains the results of the survey produced for the community by Garsington Parish Council.

Garsington Parish Council conducted a survey to establish local housing needs, and this may form part of a Neighbourhood Planning process.

The survey was for local people who currently live in the parish, or who can show that they have family there. All parish households received the questionnaire.

The survey results will help to ascertain what kind of affordable housing is needed by local people.

2.0 METHODOLOGY

All 775 households were delivered a housing needs questionnaire. If more than one person needed to move into separate accommodation, residents were asked to request a separate form. The completed questionnaire was collected by a member of the Neighbourhood Planning Group or could be sent to the Parish Clerk.

The survey ran from September 12th to October 12th 2018.

161 questionnaires were completed.

All the information provided was processed by Stratford-on-Avon District Council (SDC) who also aggregated and analysed the responses to create this final report. This allowed complete confidentiality for the responses. The Performance, Consultation and Insight section at Stratford-on-Avon District Council (SDC) offers its services as a market research agency to other District Councils, Parish and Town Councils and other public bodies.

The report follows the order of the questionnaire. Charts and tables are used throughout the report to assist the interpretation of the results. In some cases, anomalies appear due to “rounding”. The term “base” in the tables and charts refers to the number of responses to a particular question. These are shown with a bracket around the number.

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3.0 SUMMARY OF RESULTS

PART ONE – ALL HOUSEHOLDS

- 99% of respondents indicated that it was their main home. Just one response was a second home.
- 78% of home types were houses and 19% were bungalows. Three other responses were received, chalet bungalow x 2 and cottage.
- Asked for their home ownership, seven out of ten homes are owned outright with around a quarter owned with a mortgage.
- 45% of homes had three bedrooms and 38% had four bedrooms or more.
- 55% of residents live in two-person households, with 20% living on their own. The average household size is 2.23 persons.
- Breaking down the household composition by gender, sees 66% of males and 71% of females having one each in the property.
- 56% of the households responding to the survey contain residents who are 61 years of age or more.
- Three-quarters of respondents would support a small development of affordable housing for local people within the parish.
- Exactly a quarter of residents were aware of a site in the parish that might be suitable for an affordable housing scheme.
- 21% of respondents think affordable housing should ideally be provided in one compact development.
- 86% of respondents think affordable housing should ideally be provided in small sites scattered throughout the parish.
- 87% of respondents feel that affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices. 78% feel the same for those living or working in the parish for the past three years and 61% for those who have previously lived in the parish for five years, but do not live in the parish now.
- 57% believe affordable housing should not be made available to anyone who has never lived in the parish.
- 6% of respondents had someone in their family move away from the parish in the last five years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them.
- Just over one in five respondents indicated there was someone in their house who would need to move to another house either now, or in the next five years.

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PART TWO – HOUSEHOLDS NEEDING TO MOVE

- 91% (39) live within the parish as a single household.
- A third of the households (12) need to move within two years, four in ten between two and five years from now, and a quarter in five years or more.
- 14 households (36%) are looking to move within the parish, 13 households (33%) elsewhere in South Oxfordshire and 12 households (31%) do not mind where they go.
- 11 households (29%) require one bedroom, 18 households (47%) two bedrooms and 9 households (24%) three bedrooms.
- 58% (22) of households would prefer to buy on the open market, 29% (11) buy in to an affordable housing ascheme and 13% (5) rent from a Housing Association.
- Just over half the households (19 in number) would require a house and 7 wanted a flat/maisonette.
- The two main reasons for needing to move are the need for independent accommodation and the need for smaller accommodation.
- 41% or 16 households are lived in by couples. There was one other response and this was “mother and adult son”.
- 98% of respondents are in households where they have been permanently resident in the parish for the last three years.
- 92% of respondents are in households where they have been permanently resident in the parish for the last five years.
- 22% of householders have worked permanently in the parish for the last three years.
- 58% of householders have formerly lived in the parish for a continuous period of at least five years.

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4.0 RESULTS IN DETAIL

PART ONE – ALL HOUSEHOLDS

99% of respondents indicated that it was their main home. Just one response was a second home.

78% of home types were houses and 19% were bungalows. Three other responses were received, chalet bungalow x 2 and cottage.

Table 1:

Home Type	Number	%
House	121	78
Bungalow	29	19
Flat	0	0
Caravan/Mobile Home	5	3
Retirement Housing	1	1
Other Sheltered Housing	0	0
Base: (All Respondents) (156)		

Asked for their home ownership, seven out of ten homes are owned outright with around a quarter owned with a mortgage. Two other responses said living with parents.

Table 2:

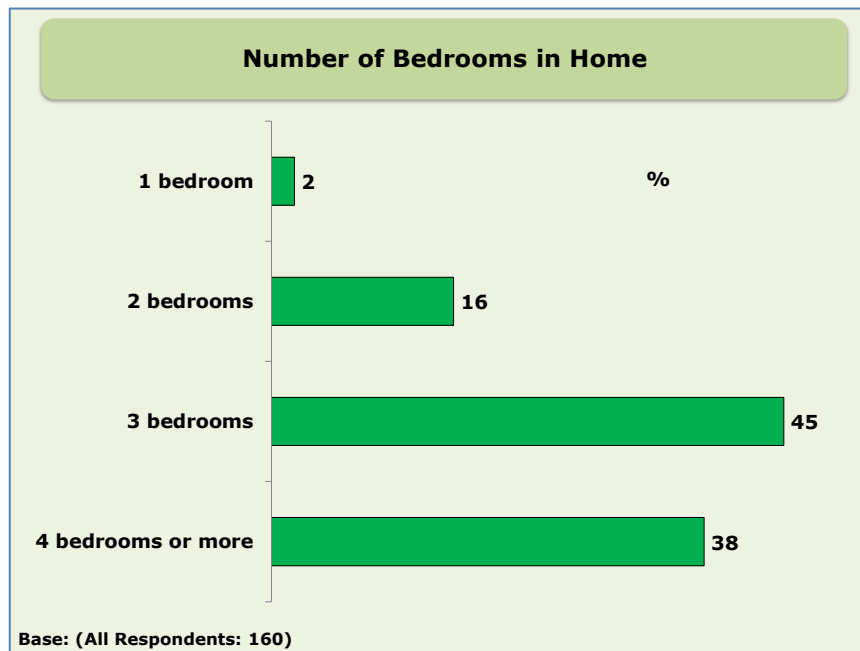
Home Ownership	Number	%
Owned outright	111	70
Owned with mortgage	38	24
Shared ownership	0	0
Rented from a local authority	0	0
Rented from a Housing Association	6	4
Rented from a private landlord	2	1
Tied to a job	1	1
Base: (All Respondents) (158)		

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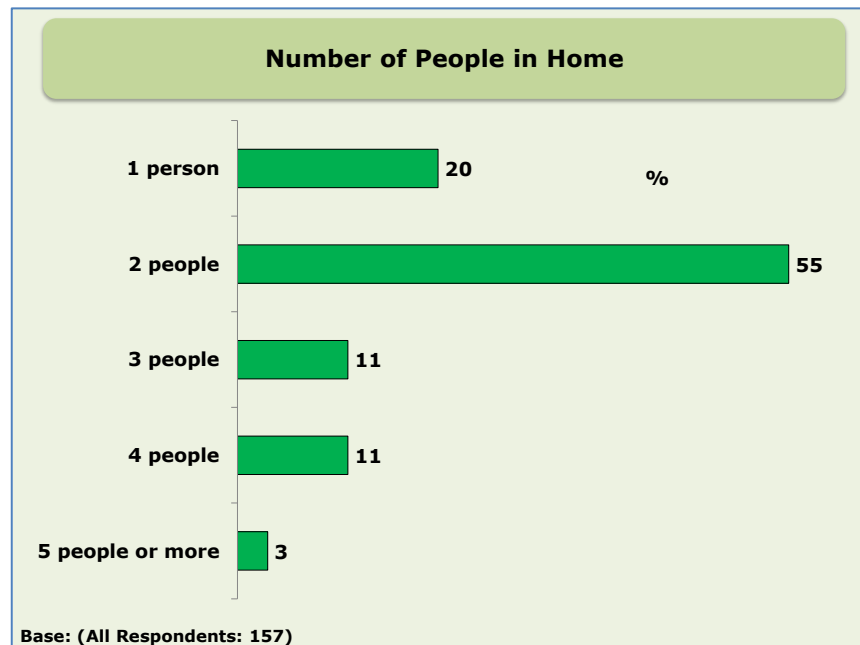
45% of homes had three bedrooms and 38% had four bedrooms or more.

Chart 1:



55% of residents live in two-person households, with 20% living on their own. The average household size is 2.23 persons.

Chart 2:



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Breaking down the household composition by gender, sees 66% of males and 71% of females having one each in the property.

Table 3:

Breakdown of Household Composition by Gender	0	1	2	3 or more
Male	18 (12%)	98 (66%)	28 (19%)	5 (3%)
Female	16 (11%)	105 (71%)	23 (16%)	4 (2%)

56% of the households responding to the survey contain residents who are 61 years of age or more.

Table 4:

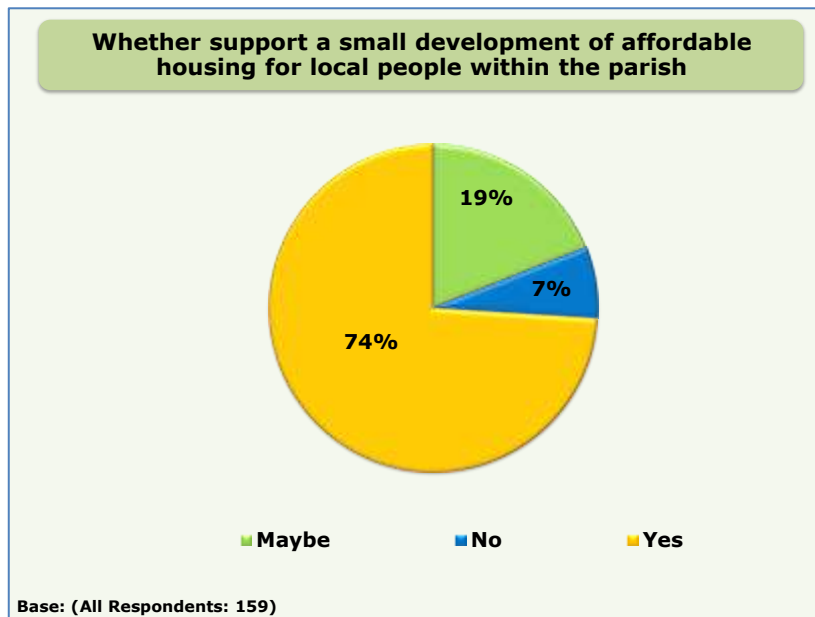
Household Composition by Age	Number	%
0-10	13	4
11-20	22	6
21-30	31	9
31-40	27	8
41-50	25	7
51-60	35	10
61-70	98	28
Over 70	98	28
Base: (All Respondents) (156)		

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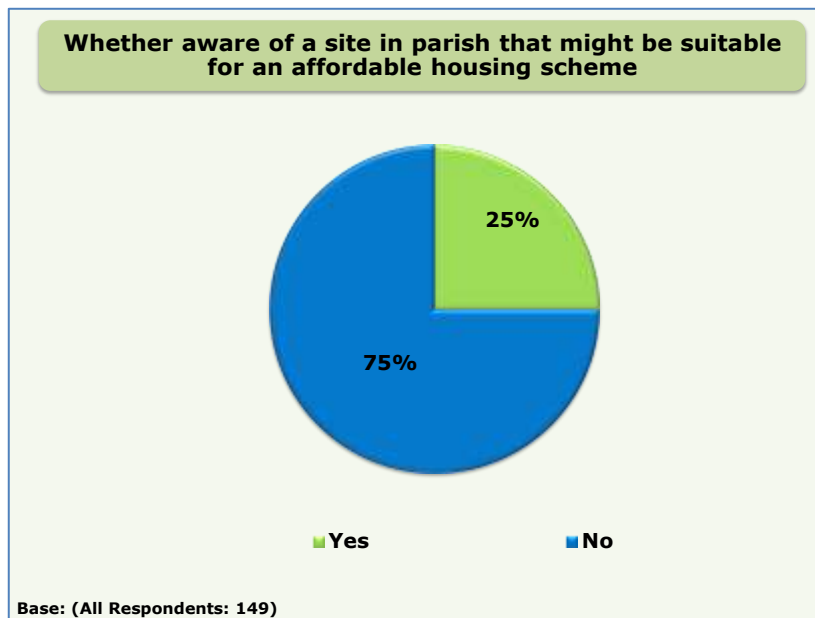
Three-quarters of respondents would support a small development of affordable housing for local people within the parish.

Chart 3:



Exactly a quarter of residents were aware of a site in the parish that might be suitable for an affordable housing scheme. Asked to specify where, 33 responses were made and these are included in the Appendix.

Chart 4:



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21% of respondents think affordable housing should ideally be provided in one compact development.

86% of respondents think affordable housing should ideally be provided in small sites scattered throughout the parish.

87% of respondents feel that affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices. 78% feel the same for those living or working in the parish for the past three years and 61% for those who have previously lived in the parish for five years, but do not live in the parish now.

57% believe affordable housing should not be made available to anyone who has never lived in the parish.

Table 5:

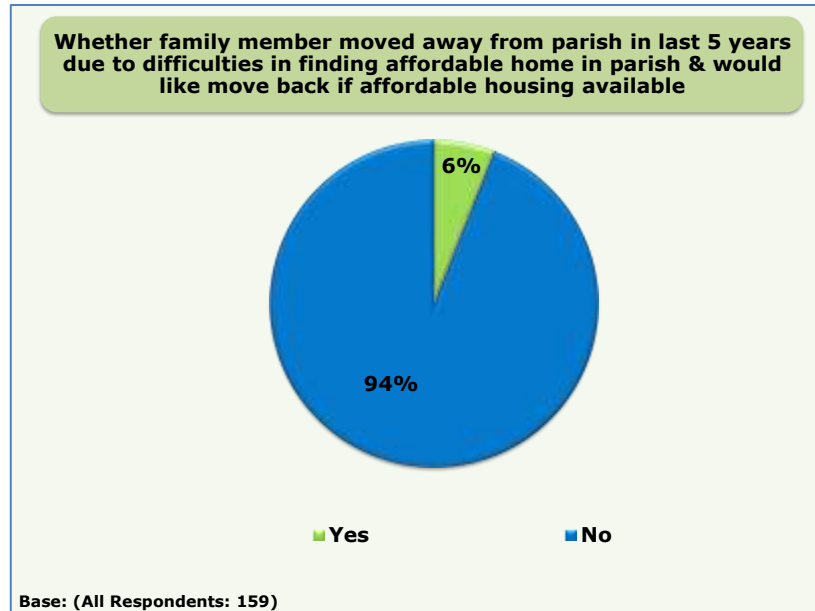
Please indicate your views for the following questions...	Yes	No
a/ Do you think affordable housing should ideally be provided in one compact development? (150)	31 (21%)	119 (79%)
b/ Do you think affordable housing should ideally be provided in small sites scattered throughout the parish? (152)	130 (86%)	22 (14%)
c/ Affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy at market prices (151)	131 (87%)	20 (13%)
d/ As C above, living or working in the parish for the past 3 years (141)	110 (78%)	31 (22%)
e/ As C above, but who have previously lived in the parish for 5 years, but do not live here now (138)	84 (61%)	54 (39%)
f/ Affordable housing should not be made available to anyone who has never lived in the parish (147)	84 (57%)	63 (43%)
Base: (All Respondents) Shown in ()		

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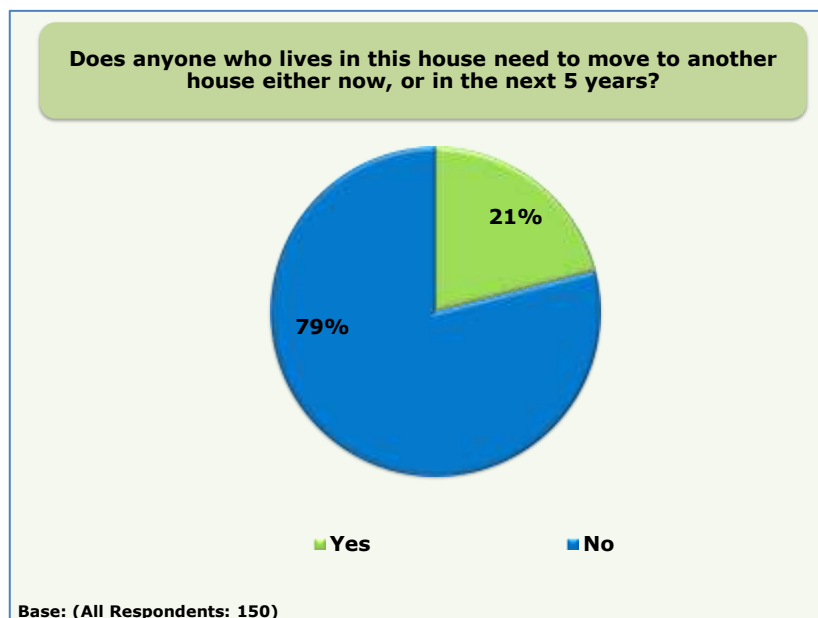
6% of respondents had someone in their family move away from the parish in the last five years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them.

Chart 5:



Just over one in five respondents (21%) indicated there was someone in their house who would need to move to another house either now, or in the next five years.

Chart 6:



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PART TWO - HOUSEHOLDS NEEDING TO MOVE

This section of the questionnaire was completed only if respondents answered 'Yes' to either of the following questions.

Has anyone from your family moved away from the parish in the last 5 years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them?

Does anyone who lives in this house need to move to another house either now, or in the next 5 years?

91% (39) live within the parish as a single household.

Table 6:

Where does your household live?	Number	%
Within this parish as a single household	39	91
Outside this parish	2	5
With another household in this parish	2	5
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (43)		

A third of the households (12) need to move within two years, four in ten between two and five years from now, and a quarter in five years or more.

Table 7:

When does the household need to move?	Number	%
Within 2 years	12	32
2 to 5 years from now	16	42
In 5 years or more	10	26
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)		

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14 households (36%) are looking to move within the parish, 13 households (33%) elsewhere in South Oxfordshire and 12 households (31%) do not mind where they go.

Table 8:

Where are you looking to move to?	Number	%
Within the parish	14	36
Elsewhere in South Oxfordshire	13	33
Don't mind	12	31
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (39)		

11 households (29%) require one bedroom, 18 households (47%) two bedrooms and 9 households (24%) three bedrooms.

Table 9:

What is the minimum number of bedrooms required?	Number	%
1 bedroom/bed-sit	11	29
2 bedrooms	18	47
3 bedrooms	9	24
4 or more bedrooms	0	0
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)		

58% (22) of households would prefer to buy on the open market, 29% (11) buy in to an affordable housing ascheme and 13% (5) rent from a Housing Association.

Table 10:

Would you prefer to...?	Number	%
Buy on the open market	22	58
Rent from a private landlord	0	0
Rent from a Housing Association	5	13
Shared ownership	0	0
Buy in an affordable housing scheme	11	29
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)		

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Just over half the households (19 in number) would require a house and 7 wanted a flat/maisonette.

There were two responses for “other” and these were:

7. *“Could there be consideration for bungalows as part of retirement/sheltered scheme for over 60's?”*
8. *“My husband is disabled + has to walk on crutches all his life + my son is slightly disabled. Can not walk properly. So I am their carer have been for last 11 years. So we would like a house or bungalow. Thank you”*

Table 11:

What type of accommodation do you require?	Number	%
House	19	53
Bungalow	5	14
Flat/Maisonette	7	19
Sheltered/Retirement	5	14
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (36)		

The two main reasons for needing to move are the need for independent accommodation and the need for smaller accommodation. There was one other response that was “retirement”.

Table 12:

What is your main reason for needing to move?	Number	%
Need for independent accommodation	14	41
Need smaller accommodation	10	29
Need larger accommodation	3	9
Need a cheaper home	2	6
Need more permanent accommodation	2	6
Need a physically adapted home	1	3
Need to be closer to employment	1	3
Need a different type of property	1	3
Need to be closer to carer/dependent	0	0
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (34)		

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41% or 16 households are lived in by couples. There was one other response and this was “mother and adult son”.

Table 13:

What type of household are you	Number	%
One-person household	11	28
Couple	16	41
Two-parent family	11	28
Single parent family	1	3
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (39)		

98% of respondents are in households where they have been permanently resident in the parish for the last three years.

Table 14:

Have you or a member of your household been permanently resident in the parish for the last 3 years?	Number	%
Yes	40	98
No	1	2
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (41)		

92% of respondents are in households where they have been permanently resident in the parish for the last five years.

Table 15:

Have you or a member of your household been permanently resident in the parish for the last 5 years?	Number	%
Yes	35	92
No	3	8
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (38)		

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22% of householders have worked permanently in the parish for the last three years.

Table 16:

Have you or any member of your household worked permanently in the parish for the last three years?	Number	%
Yes	8	22
No	29	78
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (37)		

58% of householders have formerly lived in the parish for a continuous period of at least five years.

Table 17:

Have you or any members of your household formerly lived in the parish for a continuous period of at least 5 years?	Number	%
Yes	21	58
No	15	42
Base: (Those with family members moved away from Parish in last 5 years & wish to move back if affordable housing available or those with anyone in house needing to move to another house in next 5 years) (36)		

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APPENDIX - Are you aware of a site in the parish that might be suitable for an affordable housing scheme? If yes, please specify

- Between Three Horse Shoes + Dexter Lane. 2. Site identified by P.C. on Wheatley Rd, near chicken sheds/Jennings
- Doug Wheeler's Cafe. 2. Denton Lane opp. Sports Club
- On the hill opposite existing housing. 2. Off Kiln Lane (left-side behind White Cottage)
- 4/5 houses on strips of land. 1) On RHS off Oxford Rd leaving village. 2) On LHS Southend leaving village. 3) On LHS Wheatley Rd leaving village. 4) On LHS Denton Lane leaving village before Sports Ground
- Area 3
- Area 3 Oxford Rd Garsington
- Back of Combewell
- Behind 3 Horseshoes, top D? Lane, + sites identified by the P.C.
- Combewell (backing onto Kiln Lane) and possibly some infill
- From the leaflet we had put through our door regarding new developments in Garsington, Horspath, G-Leys
- Green in Poplar Close as its been used as a car park + troublesome children
- Have seen proposed plans
- Jennings Farm. All those sites we identified in the previous survey
- Jennings old chicken farm
- Jennings old poultry farm?
- Kiln Lane
- Kiln Lane - old caravan plots
- Kiln Lane - the area occupied by travellers(?)
- Kiln Lane, Parsler's Piece
- Land at rear of the 'Three Horse Shoes!'
- Land at the rear of 'Three Horseshoes' PH
- Land behind the Three Horseshoes P.H.
- Land behind 'Three Horse Shoes' P/H
- Land owned by Pye?
- Land Pye bought in 1980's behind homes in Oxford Road which has never been developed
- Perchelli Field adjacent to Combewell or Pye land from Kiln Lane to end of Oxford Road
- Pettiwell (both sides)
- Pye Field in Kiln Lane
- The old chicken sheds off Wheatley Road
- The site currently illegally demised by the travelling community nr. Kiln Farm
- We already have a sizeable amount of social housing in the area of Poplar Close. We do not want any more of this type of housing so close. This would only serve to increase the event of anti-social behaviour, noise, etc.
- Yes - if proves necessary and truly affordable. Adjacent to Combewell by opening up the cul-de-sac.
- Yes from Horspath to Oxford Road

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Appendix J: Consultation Statement

Appendix J Consultation Statement

Audience	Means of Consultation	Summary of Consultation	Impact of consultation
Community First Oxford	Meeting 28 th March 2018	Helpful advice on constructing a plan and the Local SODC / SOHA context provided.	Initial template and outline of plan
South Oxfordshire Housing Association	Meeting 3 rd April 2018	Support in principle to be a Social Housing partner, could provide funding	Policy supplied as Appendix B in plan
Garsington Residents and Local Landowners	First Residents Survey (Open-ended survey on needs and available land) distributed at Village Fete and subsequent village events, July-August 2018	Overwhelming support for protection of Garsington's rural status, protection of the Green Belt and affordable housing. 78% of respondents, a number equivalent to 23% of households assuming one reply per household, felt the village needed more affordable /social housing to accommodate younger people, and smaller properties for older members of the parish to downsize	Identification of possible locations for affordable housing in plan. Need to stress importance of green belt in plan.
Garsington Residents	Residents meeting with over 80 attendees at the village-hall.. 14 th September 2018	Presentation of the 1 st survey results and update on the NP development, launch of the Housing Needs Assessment.	Support for proceeding with next stages of consultation for the plan including housing needs assessment

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Appendix J: Consultation Statement

Audience	Means of Consultation	Summary of Consultation	Impact of consultation
Garsington Residents	Housing Needs Assessment , published in the magazine, on website and delivered to each household. 14 th September 2018 – 12 th October 2018	<p>161 responses – forms sent to Stratford-Upon-Avon District Council, who provided a professional analysis service.</p> <p>Amongst these respondents 24% were wishing or planning to move house and of these people 42% wanted access to affordable housing either buying a dwelling through an affordable housing scheme or renting from a housing association. In addition to these people there were a further number who wished to downsize to smaller dwellings. This resulted a total unsatisfied demand for affordable dwellings of all types of 16 dwellings within the village</p>	Identification of possible locations for affordable housing in plan
Local Landowners	Meetings January – February 2019	A short-list of owners who would consider supporting locally focussed residential development.	Examples of development sites for affordable housing identified in plan
SODC	Discussion of draft Neighbourhood Plan, August 2019	Feedback in order to ensure the Neighbourhood Plan would be compliant with statutory obligations, guidance and national and local planning frameworks	Most recommendations incorporated into text with some additional queries for SODC to address.

Garsington Neighbourhood Plan

Appendix K: Statement on compliance with the Town and Country Planning Act 1990

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Statement to follow after public consultation.