



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Decision Statement – Milton under Wychwood Neighbourhood Plan

- 1.1 In line with Regulation 18 of the Neighbourhood Planning (General) Regulations 2012, West Oxfordshire District Council have produced this 'Decision Statement' in relation to the Milton under Wychwood Neighbourhood Development Plan which has been submitted to them by Milton under Wychwood Parish Council.
- 1.2 Following an independent examination of written representations, West Oxfordshire District Council confirms that the Milton under Wychwood Neighbourhood Plan will now proceed to a neighbourhood planning referendum.
- 1.3 In accordance with the examiner's recommendation, the Milton under Wychwood Neighbourhood Plan will proceed to a public referendum scheduled for 22nd June 2023, based on the Milton under Wychwood Neighbourhood Area as approved by West Oxfordshire District Council on 1st March 2017.
- 1.4 The Decision Statement and Examiners Report are posted on the District Council's website at: <https://www.westoxon.gov.uk/miltonunderwychwood/>

Background

- 2.1 In February 2017 Milton under Wychwood Parish Council submitted an application to West Oxfordshire District Council for the designation of the Parish of Milton under Wychwood as a Neighbourhood Area. The approval of the Neighbourhood Area Designation was given on 1st March 2017.
- 2.2 Milton under Wychwood Parish Council completed the Draft Milton under Wychwood Neighbourhood Development Plan in November 2021. The Parish Council ran the 6 week Regulation 14 pre-submission consultation from 6th December 2021 – 20th January 2022.
- 2.3 The Submission version of the Neighbourhood Plan was completed in September 2022 and submitted to the District Council who ran the 6 week Regulation 16 pre-submission consultation from 20th September – 1st November 2022.
- 2.4 An independent examiner was appointed in December 2021 to undertake the examination of the Submission version of the Milton under Wychwood Neighbourhood Development Plan and this was completed with the examination report sent to both the Parish Council and the District Council on the 2nd February 2023.

West Oxfordshire District Council's Head of Planning, under delegated powers, has determined that the recommended modifications (see Appendix 1) to the Milton under Wychwood Neighbourhood Development Plan meet the 'basic conditions', as set out in section 38A of the Planning and Compulsory Purchase Act 2004. WODC have agreed with Milton under Wychwood Parish Council that all of the recommended modifications made by the independent examiner be included and revised in the original Neighbourhood Plan in order for it to proceed to public referendum.

Therefore, to meet the requirements of the Localism Act 2011, a referendum which poses the following question will be held on the 22nd June 2023.

'Do you want West Oxfordshire District Council to use the Neighbourhood Development Plan for Milton under Wychwood to help it decide planning applications in the Milton under Wychwood Neighbourhood Area?'

4th April 2023

Appendix 1: Modifications to Milton under Wychwood Neighbourhood Development Plan

Proposed modification number (PM)	Page no. of Examiners Report/ other reference	Modification	WODC Response to Proposed Modification
Policy CH1 – Village Character and Environmentally Sensitive Design			
PM1	Page 13	<i>Delete the second paragraph</i>	Agreed
PM2	Page 13	<i>Replace the final bullet point with: ‘The design and nature of development proposals should not unacceptably detract either from the preservation of the Village Green as an open and public green space within the heart of the village or its seamless visual connection to the wider Wychwood landscape.’</i>	Agreed
Policy CH2 – Key Views			
PM3	Page 14	<i>Replace the policy with: ‘Development proposals should protect and where practicable enhance the key views identified at Figure 11. In particular, the design of new development should respond positively to the landscape and architecture along the sight lines and ensure that the key historic features within the area’s landscape character and heritage are safeguarded.’</i>	Agreed

PM4	Page 14	<i>After Figure 11 add: ‘Policy CH2 sets out the Plan’s approach to this matter. The second sentence of the policy comments that the design of new development should respond positively to the landscape and architecture along the sight lines and ensure that the key historic features within the area’s landscape character and heritage are safeguarded. Such features may include hedgerows, watercourses, and woodlands.’</i>	
Policy CH3 – Non-coalescence of Milton-under-Wychwood with Upper Milton			
PM5	Page 15	<i>Replace the first part of the policy with:</i> ‘Development proposals should respect the existing gap between the village of Milton-under-Wychwood and the hamlet of Upper Milton. Development proposals which would unacceptably reduce the existing gap between the two settlements or result in their coalescence will not be supported.’	
PM6	Page 15	<i>Delete the second, third and fourth parts of the policy</i>	
PM7	Page 15	<i>Change policy title to ‘Separation of the village of Milton-under-Wychwood from the hamlet of Upper Milton’</i>	

Policy CH4 – Separation of Milton-under-Wychwood and Shipton-under-Wychwood			
PM8	Page 16	<p><i>Replace the policy with: ‘Development proposals that would result in an unacceptable erosion of the distinct and separate historic character, landscape character, and identity of the settlements of Milton-under-Wychwood and Shipton-under-Wychwood will not be supported. In particular, development proposals on the land identified by the Environment Agency as having a high risk of flooding or on the land identified as a Blue-Green Corridor between the two settlements will not be supported.’</i></p>	
Policy E1 – Blue-Green Corridors for Biodiversity and Wildlife Movement			
PM9	Page 17	<p><i>Replace the policy with:</i></p> <p>‘The Plan identifies the following Blue-Green Corridors (BGCs):</p> <ul style="list-style-type: none"> • BGC1: in the North of the parish along the River Evenlode and abutting Bruern Wood; • BGC2: along the Simmonds Brook and its tributaries; • BGC3: along the Littlestock Brook and its tributaries; and 	

		<ul style="list-style-type: none"> • BGC4: in the West of the parish along the Coombe Brook and part of Taynton Bushes. <p>Development proposals within the Blue-Green Corridors (including changes in the use of land) which would have an unacceptable impact on aquatic buffer margins, conservation of biodiversity and free movement of wildlife that cannot be satisfactorily mitigated will not be supported.'</p>	
Policy E2 – Local Green Spaces			
PM10	Page 20	<i>In the first part of the policy delete LGS5</i>	
PM11	Page 20	<i>Replace the second part of the policy with:</i> 'Development proposals within the designated local green spaces will only be supported in very special circumstances'	
PM 12	Page 20	<i>At the end of paragraph 9.3 add: 'Policy E2 follows the matter-of-fact approach in the NPPF. If development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by the District Council. It will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.'</i>	
PM13	Page 20	<i>Delete Figure 23</i>	
Policy F1 – Facilities for Small Businesses			

and Healthy Workplaces			
PM14	Page 21	<p><i>Replace the policy with:</i></p> <p>'Development proposals for shared workspaces will be supported.</p> <p>Proposals to adapt under-utilised existing farm buildings into premises suitable for small businesses, shared workspaces, or other community shared spaces in a manner consistent with their heritage and the surrounding buildings will be particularly supported.</p> <p>Where planning permission is required, the change of use or loss of buildings and areas currently occupied by small businesses and/or shared workspaces, including the village's central area (Groves Business Park) will not be supported.'</p>	
Policy F2 – Retail and Local Services			
PM15	Page 22	<p><i>Replace the policy with:</i></p> <p>'Development proposals which would help to retain and where possible enhance existing retail and other local service provision (including the longer-term viability of such services) will be supported.'</p>	
Policy F3 – Recreation and Play			
PM16	Page 22	<p><i>Replace the policy with:</i></p>	

		<p>'Insofar as planning permission is required, proposals for the maintenance and improvement of existing clubs and facilities including changes designed to facilitate use by people with a disability will be supported.</p> <p>Proposals to create additional and new recreational facilities that are compatible with the existing village character and form, and support a more inclusive community, will be supported. Development proposals for additional or new recreational facilities which would involve the re-use of suitable, existing buildings will be particularly supported.</p> <p>Changes of use or loss of buildings and areas currently designated for recreation and play will not be supported unless the change of use is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.'</p>	
Policy TM1 – Public Rights of Way and Wellbeing			
PM17	Page 23	<p><i>Replace the policy with:</i></p> <p>'As appropriate to their scale, nature and location development proposals should preserve, and where practicable improve and extend the circular interconnection, accessibility and appeal of public rights of way and unadopted and/or permissive paths and respond positively to the needs of all groups in the community</p>	

		including wheelchair users and others with disabilities, and parents/carers with child buggies.'	