



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire District Council

Name and date of Committee	Cabinet: Wednesday 13 January 2021
Report Number	Agenda Item No. 6
Subject	Designation of Ascott under Wychwood Neighbourhood Area
Ward affected	Ascott and Shipton
Accountable member	Councillor Jeff Haine, Cabinet Member for Strategic Planning; Email: Jeff.Haine@westoxon.gov.uk
Accountable officer	Giles Hughes, Chief Executive Tel: 01993 861613; Email: Giles.Hughes@westoxon.gov.uk
Summary/Purpose	To determine the proposed designation of the Ascott under Wychwood Neighbourhood Area by Ascott under Wychwood Parish Council which encompasses the entire Parish of Ascott under Wychwood and includes an area of land with five properties within the Parish of Shipton under Wychwood.
Annex	Annex A : Application for Neighbourhood Area Designation by Ascott under Wychwood Parish Council
Recommendation	That the application for Neighbourhood Area Designation by Ascott under Wychwood Parish Council be approved, as explained in this report and Annex A .
Corporate priorities	<p>The designation of the (proposed) Ascott under Wychwood neighbourhood area will enable the pursuit of the Ascott under Wychwood neighbourhood plan which may contribute to the achievement of the following corporate priorities:</p> <p>Climate action: leading the way in protecting and enhancing the environment by taking action locally on climate change and biodiversity</p> <p>Healthy towns and villages: facilitating healthy lifestyles and better wellbeing for everyone</p> <p>A vibrant district economy: securing future economic success through supporting existing local businesses and attracting new businesses to deliver the economic ambitions of the local industrial strategy</p> <p>Strong local communities: supporting and building prosperous and inclusive local communities</p>

	meeting the housing needs of our changing population: securing the provision of market and affordable housing of a high quality for a wide range of house holders making their home in West Oxfordshire
Key Decision	N/A
Exempt	No
Consultees/ Consultation	Internal consultation with Planning Policy officers, Portfolio Holder for Strategic Planning and Shipton under Wychwood Parish Council.

I. BACKGROUND

- 1.1. The Council received an application for the designation of a Neighbourhood Area for the (proposed) Ascott under Wychwood Neighbourhood Plan from Ascott under Wychwood Parish Council on 17 September 2020 (see [Annex A](#))
- 1.2. Cabinet agreed at its meeting on 12 December 2012 that where a Neighbourhood Area designation diverges from the Parish Boundary (if it followed the Parish Boundary the designation would be automatic) and in doing so the Neighbourhood Area would cover two Parishes, the Cabinet would determine the application.
- 1.3. The Neighbourhood Area applied for deviates from the Ascott under Wychwood Parish boundary to include five properties located within Shipton under Wychwood Parish. The part of the parish of Shipton under Wychwood proposed to be included is shown in the shaded area on the plan on [page 6](#).
- 1.4. The application for the designation of the Neighbourhood Area for the (proposed) Ascott under Wychwood Neighbourhood Plan was put to consultation for a six week period (ending 18 November 2020). No objections to the designation were received.
- 1.5. The Cabinet is now required to take a decision on this application for the designation of the Neighbourhood Area of the (proposed) Ascott under Wychwood Neighbourhood Plan.

2. MAIN POINTS

- 2.1. Ascott under Wychwood Parish Council is seeking to produce a Neighbourhood Plan for an area which includes Ascott under Wychwood and land which falls outside its parish boundary (see [Annex A](#)) to include five properties which sit within Shipton under Wychwood Parish.
- 2.2. In the application submitted for Neighbourhood Area designation, Ascott under Wychwood Parish Council note that the five properties located within Shipton under Wychwood Parish 'straddle, sit on or are very close to the border with Ascott under Wychwood but are up to two miles from the nearest Shipton properties. They have always been treated as part of Ascott Parish; homeowners have traditionally regarded themselves as Ascott residents and have participated in the life of Ascott community'.
- 2.3. This assertion has been supported by the submission of signed consent forms of the five relevant property owners that the whole of their properties curtilage be included within the (proposed) Ascott under Wychwood Neighbourhood Area.
- 2.4. Shipton under Wychwood Parish Council resolved at its meeting on 15 October 2020 to support the Ascott under Wychwood Neighbourhood Area as proposed to include the five properties within its Parish. This consent has been granted with the knowledge that should Shipton under Wychwood Parish Council in the future choose to pursue a Neighbourhood Plan for Shipton under Wychwood Parish these five properties would be excluded from this. Any future Shipton under Wychwood Neighbourhood Area would align with the (proposed) Ascott under Wychwood Neighbourhood Area.
- 2.5. This Council's Planning Policy section acknowledges that due to the proximity of the five properties within Shipton under Wychwood Parish to the built up area of Ascott under Wychwood Parish that the (proposed) Ascott under Wychwood Neighbourhood Area presents a logical geography for Ascott under Wychwood Neighbourhood Plan.
- 2.6. Oxfordshire County Council has confirmed that it has no objections to the (proposed) Ascott under Wychwood Neighbourhood Area.

3. FINANCIAL IMPLICATIONS

- 3.1. None

4. LEGAL IMPLICATIONS

4.1. None at this stage.

5. RISK ASSESSMENT

5.1. Not applicable

6. CLIMATE CHANGE IMPLICATIONS

6.1. The Neighbourhood Plan may develop land use proposals and policies to be applied to land within the Neighbourhood Area which respond to the climate emergency.

7. ALTERNATIVE OPTIONS

7.1. The Council could choose not to support the Neighbourhood Area which includes land outside the Ascott under Wychwood parish boundary. Ascott under Wychwood Parish Council would, however, be able to produce a Neighbourhood Plan for a Neighbourhood Area which follows the Ascott under Wychwood Parish Boundary.

8. BACKGROUND PAPERS

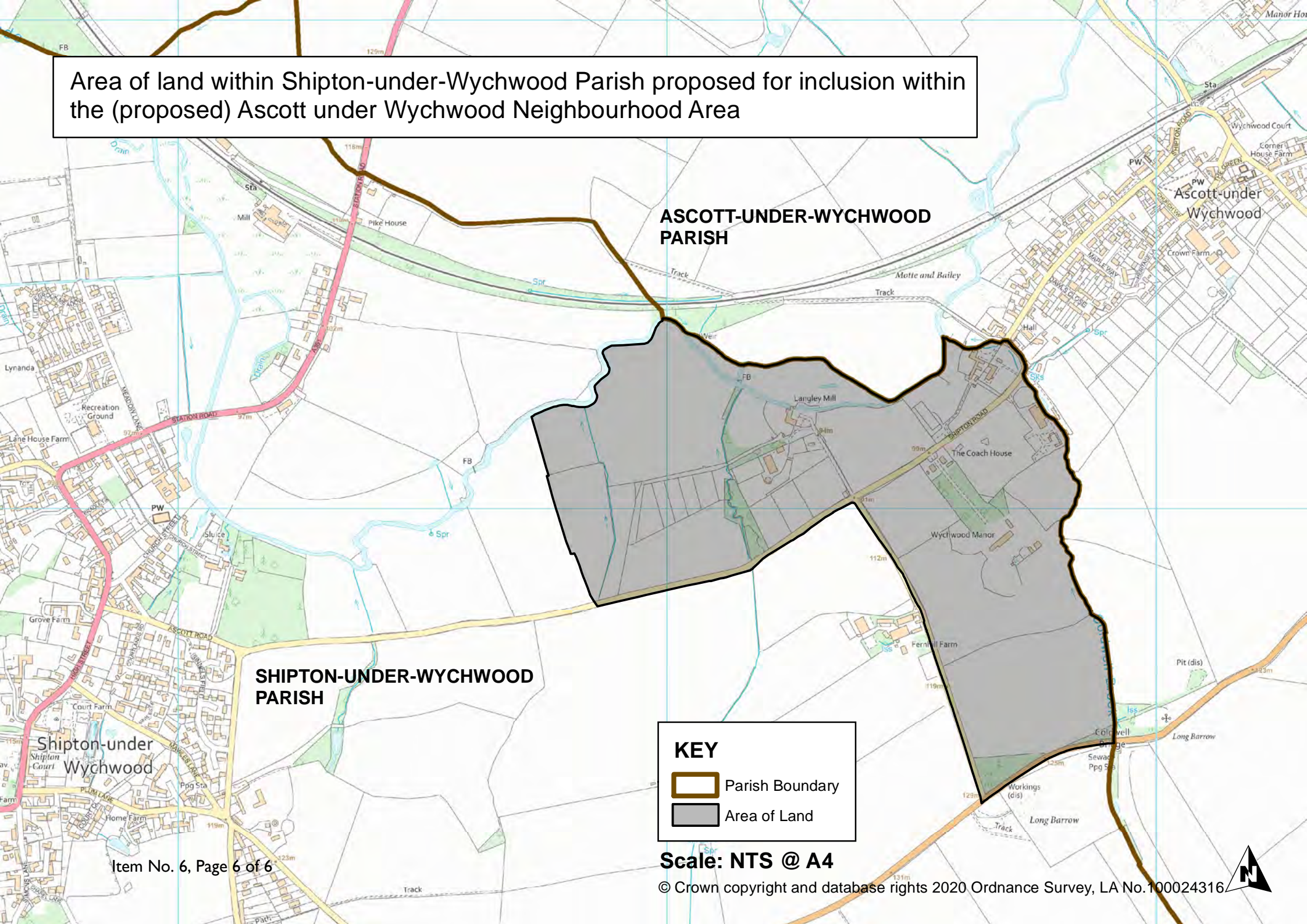
8.1. None.

**Application to West Oxfordshire District Council for the designation of the
Ascott -under-Wychwood Parish Boundary
Plus 5 additional properties within adjacent Shipton-under-Wychwood
Parish
as the Designated Neighbourhood Area for the purposes of producing
the Ascott-under-Wychwood Neighbourhood Plan
Pursuant to the Neighbourhood Planning (General) Regulations 2012,s5.1.**

1. Ascott-under-Wychwood Parish Council resolved at its Parish Council Meeting of 11 May 2020 to proceed with the production of a Neighbourhood Plan and this Application is the preliminary stage in that process.
2. Ascott-under-Wychwood Parish is predominately rural with 5 outlying farms to the north of the settlement, 1 in the centre of the village and further agricultural land to the south of the settlement.
3. The settlement is built mostly along the flat land which follows the line of the river Evenlode and the Cotswold railway line. There are approximately 260 dwellings.
4. The western Parish boundary is marked by the Coldwell Brook and a Public Bridleway leading to the A361 close to Shipton-under-Wychwood railway station. It then follows the A361 North East as far as a small woodland named 5 Shilling Corner having crossed the road briefly to include land at Glebe Farm. From 5 Shilling Corner the Boundary meanders south-east through farmland crossing the Oxfordshire Way, the river Evenlode and the Cotswold Railway Line. Close to Smallstones Farm it crosses the B447 and reaches the boundary at Kingstanding before returning north of Fairspear Farm to the B4437 at Coldwell Bridge.
5. Neighbouring Parishes are Shipton-under-Wychwood, Lynham, Chilson, Wychwood and Leafield.
6. Ascott-under-Wychwood Parish Council agreed that the whole of the Parish should be submitted as the Designated Neighbourhood Area plus an area to include 5 properties in Shipton-under-Wychwood Parish.
7. These properties straddle, sit on or are very close to the border with Ascott-under-Wychwood Parish but are up to 2 miles from the nearest Shipton properties.
8. Wychwood Manor has held many fundraising events for the village. Melplash Farm, Wychwood Manor, Coldstone House and Coldwell Brook House have the Coldwell Brook (Ascott Parish Boundary) running along their curtilage. Land belonging to Langley Mill which includes a large field and woodland is actually within Ascott Parish.
9. Ascott-under-Wychwood Parish Council is a relevant (qualifying) body for the submission of this Application.

<http://ascottpc.org.uk>



Area of land within Shipton-under-Wychwood Parish proposed for inclusion within the (proposed) Ascott under Wychwood Neighbourhood Area



ASCOTT-UNDER-WYCHWOOD PARISH

SHIPTON-UNDER-WYCHWOOD PARISH

KEY

-  Parish Boundary
-  Area of Land

Scale: NTS @ A4

© Crown copyright and database rights 2020 Ordnance Survey, LA No.100024316

