

AGENDA PACK
Meeting of Bladon Parish Council
13th February 2025

Agenda Item	Description
Item 4	Draft Minutes for the 9 th of January 2025
Item 4	Draft Minutes for the 16 th of January 2025
Item 6a,b & C	Finance Report
Item 8	ICCM Membership Details
Item 9	The Green – Plant Quote
Item 10	Draft Response to CDC Local Plan Review
Item 11	Draft Relevant Representation for Botley Solar Farm Examination Registration
Item 15	Work/Project Updates

BLADON PARISH COUNCIL

Minutes of the Extraordinary Meeting of Bladon Parish Council held on Thursday 9th January 2025 at The Church Room, Church Street, Bladon at 7.30 pm

Present:

Councillors Rev. C Fletcher (Chair), Mr F Assandri and Mrs A Tibble

Clerk Mrs K Howe **District & County Councillors** Not in attendance

Members of the Public None

114/24	1 - To receive apologies for absence Apologies were received from Cllrs Richmond & Vine
115/24	2 - To receive declarations of interest for items on the agenda No interests declared
116/24	3 - Public Participation/Forum There were no members of the public present
117/24	4 - Finance a) To discuss and approve the Budget for 2025/26 The budget (Appendix A) was circulated before the meeting and the Clerk explained the basis for the budgeted amounts. Decision It was agreed unanimously to set the budget for 2025/26 at £50,000 b) To approve the Precept for 2025/26 Decision It was agreed unanimously to set the precept for 2025/26 at £50,000
118/24	5 - Quotes a) To approve for item 6 of the agenda only the suspension of Financial Regulation 5.9 which requires that the Clerk tries to obtain 3 estimates for items between £500-£3,000 plus VAT. Decision It was agreed unanimously to suspend Financial Regulation 5.9 b) To approve the quote of £894 + VAT to install a base for the new shed at the recreation ground Decision It was agreed unanimously to accept the quote of £894+VAT from Acorn Fencing to install the shed base in the recreation ground c) To approve the quote of £894 + VAT to install a base for the new shed at the cemetery Decision It was agreed unanimously to accept the quote of £894+VAT from Acorn Fencing to install the shed base in the cemetery d) To approve the quote of £280+ VAT to install the wall bench that the council purchases into the bus shelter Decision

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	It was agreed unanimously to accept the quote of £280+VAT from Acorn Fencing to install the new bench in the bus shelter
119/24	The meeting closed at 19.52

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APPENDIX A

Proposed Budget for 2025/26

Proposed Budget 2025/26		2024/25 Budget	Difference between Budgets	2025/26 Budget Notes
Expenditure				
Staff Related Expenditure				
Staff Costs	-	-		
Basic Pay	16,499	16,466	33	See separate calculation allows for a 3% pay award
National Insurance	1,724	1,017	707	
Pension	3,580	3,573	7	
Total Staff Pay	21,803	21,056	747	
Mileage	100	100	-	
Home Working Allowance	312	312	-	Allowance based on HMRC £28pm x 12
Training	300	300	-	
Total Staff Other Costs	712	712	-	
Grand Total Staff Related	22,515	21,768	747	
General Expenditure				
Equipment	300	300	-	300 Phone & Sim at 25p/m
Accounting Software	380	381	- 1	Scribe for 24/25 (£346) +10%
Subscriptions & Software Other	230	373	- 143	Parish Online £70 & Microsoft £50 24/25 prices + 10% & McAfee £100
Website Domain & Hosting	340	319	21	Cloud Next Domain (£110 for 2 years) & Hosting (£100) 24/25 prices + 10% & Eyelid no 24/25 invoice so assuming £100 + 10%
Total ICT Costs	1,250	1,373	- 123	
Room Hire	475	520	- 45	Based on Methodist Hall charge of 3hrs £45 & Church Room £15p/h and holding 3 Parish Size Meetings & 9 2.5hr Council Meetings
Printing Costs	300	228	72	12 printer cartridges per year at £19 each + allowance for posters/signage
Memberships	500	171	329	Based on 24/25 membership to OALC, SLCC, ICO and OPFA plus 10%
Training	300	300	-	
Newsletter/Leaflets	150	150	-	3 leaflet drops a year at £50 per drop
Elections	-	-	-	
Admin General	125	-	125	
Donations	500	500	-	
Total Admin & Other Costs	2,350	1,869	481	

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Proposed Budget for 2025/26

Proposed Budget 2025/26		2024/25 Budget	Difference between Budgets	2025/26 Budget Notes
Audit	589	506	83	Internal Audit 24'25 (£250) + 10% & External Audit £315
Legal			-	
Payroll	170	158	12	PATA £37.35 per qrt + £21 for addition work if needed
Insurance	1,942	2,134	- 192	Gallagher's is a 3yr contract and should be £1,942 unless there are material changes to the insurance
Other	79	158	- 79	Unity Bank £8p/m 24'25 price + 10% for current account - no fees on instant access account
Total Legal & Professional Services Cost	2,780	2,956	- 176	
Grand Total General Expenditure Costs	6,380	6,198	182	
Maintenance Expenditure				
Green Waste Disposal	58	50	8	WODC Green Waste Bin (£50) 24'25 prices + 10%
Grass & Hedge Maintenance	1,962	1,397	565	See separate calculations (24'24 prices + 20% and extra cuts) 20% due to cover possible price increases caused by re-tendering
Weed & Pest Control	-	-	-	
Repairs	-	-	-	
Other Maintenance	500	-	500	
Total Cemetery Maintenance	2,520	1,447	1,073	
Grass & Hedge Maintenance	1,548	1,534	14	See separate calculations (24'24 prices + 20% and extra cuts) 20% due to cover possible price increases caused by re-tendering
Litter Bins Emptying & Collection	726	2,394	- 1,668	Based on monthly charge (£55) 24'25 prices +10%
Other Maintenance & Repairs	776	748	28	See separate calculation (24'25 prices + 10%) plus additional £500 for unknowns
Total Village Maintenance	3,050	4,676	- 1,626	
Grass & Hedge Maintenance	5,859	4,081	1,778	See separate calculations (24'24 prices + 20% and extra cuts) 20% due to cover possible price increases caused by re-tendering
Weed & Pest Control inc MUGA	1,138	1,043	95	See separate calculations (24'25 prices + 20%)
MUGA Maintenance & Repairs	1,000	1,000	-	Allowance for deep clean and repairs to MUGA
Rent	10	10	-	
Safety Inspections	348	349	- 1	ROSPA (£318) 24'25 price +10%
Repairs & Maintenance & New Equipment	2,000	2,000	-	Allowance for non-MUGA repairs and maintenance including raking woodchip
Total Recreation Ground Maintenance	10,355	8,483	1,872	
GrandTotal Maintenance Costs	15,925	14,606	1,319	
Project Related Expenditure				
Projects	5,180	7,428	- 2,248	Consideration should be given to funding specific projects for this year or towards a large future project
Total Village Projects	5,180	7,428	- 2,248	
TOTAL BUDGET	50,000	50,000	- 0	

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Overview of Reserves

Reserves

Based on current estimates the Parish may have approximately £97,800 in reserve at the end 24'25 financial year. This is made up of £21,191 estimated underspend (inc VAT repayment due) and £76,610 in currently held in the reserves. The £76,610 is currently allocated as follows: -

- £ 5,000 Notice Boards
- £ 29,080 Recreation Ground
- £ 500 Defibrillator - Replacement/Future Maintenance
- £ 5,000 Assets - Replacement/Future Maintenance
- £ 5,000 Future Transport/Highway Related Projects
- £ 2,000 Professional Fees
- £ 2,500 Staffing - Emergency Cover
- £ 27,530 General Reserve

The allocation of the reserves should be reviewed as part of the budgeting-setting process. As part of the allocations, the council should always identify a general reserve. The value for this should be 3 and 12 months of expenditure, and currently set at 50% of precept. A suggested reserve allocation has been provided separately

Note:- The Good Councillor's Guide to Finance and Transparency contains the following information regarding reserves.

~ A council should typically hold between 3 and 12 months expenditure as a general reserve

~ Local councils have no legal powers to hold revenue reserves other than for reasonable working capital or for specifically earmarked purposes, therefore the year-end general reserve should not be significantly higher than the annual precept.

~ The council may have Earmarked Reserves for specific projects, where money is allocated for a specific purpose but may not be spent in that financial year. The level of, and continued justification for, Earmarked Reserves should be reviewed by council on a regular basis, and not less than annually.

~ If the amount of reserves at the year-end are above a certain level in relation to the annual precept then the council must advise the external auditor of why this level of reserves is required.

Proposed Budget for 2025/26

Brief Overview of Maintenance Related Costs

Grass Cutting 14 times per year, mainly between March to Nov - For Cemetery, Green, Lambs Lane Junction, School Lane, Rec Ground Orchard, Rec Ground General Areas

Grass Cutting 20 times per year, every 2 weeks approx between March & November - For Football Pitch

Meadow Cutting once per year, full cut and collection in Autumn for Rec Ground and twice a year for Cemetery meadow

Hedge Cutting once per year, Autumn - For Cemetery, School Lane, Rec Ground

Shrub Trimming once a year - For Cemetery

Weed Control/Spot Spraying (inc treating MUGA) 3 times a year - For Cemetery, Village, Rec Ground

Weed and Feed 2 times a year - For Rec Ground

Bin Emptying - 5 bins across the village emptied weekly

All cost related to above have been mainly based on current contract prices + 20% due to the expected re-tender and where unknown the cost has been estimated

Not Included Maintenance/treatment of Woodwork Benches, Rails, Notice Boards once a year - For Cemetery, Village

BLADON PARISH COUNCIL

**Minutes of the Meeting of Bladon Parish Council held on Thursday 16th January 2025 at
The Church Room, Church Street, Bladon at 7.30 pm**

Chair of Meeting: Cllr Vine

Present:

Councillors Mrs A Vine (Chair), Mr F Assandri, Rev. C Fletcher and Mrs A Tibble

Clerk Mrs K Howe

District & County Councillors OCC Cllr A Graham and WODC Cllrs J Cooper and E Poskitt

Members of the Public 4

120/24	1-To receive apologies for absence Apologies were received from Cllr Richmond
121/24	2 - To receive declarations of interest for items on the agenda No interests declared. 19.32 Cllr Tibble arrived
122/24	3 -Public Participation/Forum Two members of the public spoke about the worsening flooding issue in Bladon. One of the members of the public provided a letter to the Council about the issue and read out the letter which covered the main issues and included a request for the flooding to be an item on the next agenda. The second member of the public explained about a land drain behind their property that had worked well for a long time but this was now not the case and water has recently reached their house. The Council was asked if they could arrange for a representative from Blenheim Estates to attend a meeting to explain the measure they are proposing so that residents could understand the measure and to see if there were any other works needed. There were also concerns raised about the trees that have been planted affecting the land drainage. Cllr Graham briefly explained the works that are being carried out, hopefully in January, by Blenheim Estates near Eagle Lodge. He also said that the area to the left of Eagle Lodge was looked at and that there are underground ditches in the area. Cllr Vine agreed that a meeting with Blenheim would be a good idea but maybe as a separate meeting and not in the Council meeting. The outcomes of any meeting could be reported at the Council meeting. Cllr Fletcher said there are 4 areas of concern including Eagle Lodge, the bottom of Lambs Lane, Park Street and the road into the village from Hanborough which might be an OCC Highway problem. He also said that he had recently met with a hydrologist from Blenheim to look at the Park Street flooding Cllr Graham said that the highway would be looked at and that there is an OCC meeting next week regarding a Flooding Review and that he would speak on behalf of Bladon. Cllr Fletcher also mentioned that the pumping station is not functioning properly and is inadequate and that Callum Miller MP has taken up the issue with Thames Water. Action – The Clerk to email Cllr Graham to ask for a site visit within the next few weeks.
123/24	4 - To approve the minutes for the Council meetings held on 14th November 2024

It was **agreed** unanimously that the minutes of the 14th of November 2024 be **approved** as a true and correct record of the Council and was duly signed by the Chair.

124/24

5 – To receive reports from members of West Oxfordshire District and Oxfordshire County Council

Both reports were circulated before the meeting. Cllr’s Cooper, Poskitt and Graham offered to take questions.

A question about the government restructuring was asked and Cllr Graham's response included: -

- The City Council may request to be a separate entity
- There might be an elected Mayor covering Berkshire & Oxfordshire region
- Under this region Oxfordshire might become a unitary and Berkshire might also become a unitary
- Town and Parish Council to continue
- Discussions are ongoing and it is hoped that the Councils will have one proposal by the Autumn for submission to the government.

Cllr Graham also said everyone should comment on the Cherwell Local Plan and specifically comment on the proposed development site on the edge of Woodstock.

125/24

6 - Finance

a) To approve payments due

Proposed Cllr Vine

Seconded Cllr Fletcher

Decision

It was **agreed** unanimously to **approve** the payments in the table below: -

Payee	Description	Amount to be Paid	Cost to Council	VAT to be reclaimed
Shield Maintenance	Inv 8382 Monthly litter bin emptying (Dec)	£64.99	£54.16	£10.83
Bladon PCC	Room Hire 9th Jan Meeting	£22.50	£22.50	n/a
K Howe	Reclaim Expenses for: - Cemetery signage - Vista Print £29.69 Print Ink - Argos £48.99	£78.68	£65.56	£13.12

b) To note the re-occurring payments and payments made under delegated powers between 1st November and 31st December 2024

The payments in the table below were noted: -

Re-Occurring Payments and *Payments Made Under Delegated Powers Between 1st November and 31st December 2024

Payee	Description	Amount to be Paid	Cost to Council	VAT to be reclaimed
K Howe	Salary Nov	£1,475.46	£1,475.46	n/a
Oxfordshire CC	LGPS Nov	£467.21	£467.21	n/a
K Howe	Salary Dec	£1,219.20	£1,219.20	n/a
Oxfordshire CC	LGPS Dec	£364.05	£364.05	n/a
HMRC	PAYE Q2	£310.76	£310.76	n/a
Unity Trust Bank	Service Charge Nov	£7.20	£7.20	n/a
Unity Trust Bank	Service Charge Dec	£8.10	£8.10	n/a

	*Private Individual	Remembrance Sunday Bugler	£35.00	£35.00	n/a
	*PATA	Inv 24/0447/PPS - Payroll Services Oct-Dec plus charge for salary arrears calculation	£46.05	£46.05	n/a
	*OALC	Inv W-3636 - Training on 11th Dec - AI for Action	£66.00	£55.00	£11.00
	*Shield Maintenance	Inv 8285 Monthly litter bin emptying (Nov)	£64.99	£54.16	£10.83
	*P Howe	Inv Nov 24 -Village Maintenance Contract Grass cutting:- Cemetery, The Green - 2 cuts each The Orchard, Rec Ground & Football Pitch – 1 cut each Hedge Cutting:- Rec Ground/Allotment Hedge Rec Ground/School Lane Hedge Other:- Raking Playground - Twice	£620.00	£620.00	n/a
	*Eyelid Productions	Inv 3783 - Website Support	£100.00	£100.00	n/a

c) To note the income received up to 31st December 2024

The income in the table below was noted

Income Received up to 31st December 2024

C S Boswell	Inv 2024'25 CEM-05	£265.00
Barclays Bank	Interest - This interest was accrued after the final balance was transferred. This amount has been moved to the Unity Instant Access Account	£0.26
Unity Trust Bank	Interest - Unity Instant Access account	£516.90

d) To approve the Bank Reconciliation as of 31st December 2024

The Bank Reconciliation was circulated before the meeting.

Proposed Cllr Vine

Seconded Cllr Fletcher

Decision

It was **agreed** unanimously to **approve** the bank reconciliation for 31.12.2024 with a balance of **£99,351.39**, of which £48,834.23 is held in the Unity Trust Current Account and £50,517.16 in the Unity Trust Instant Access Account, and for Cllr Fletcher to sign the reconciliation.

126/24

7 - To consider a grant request from the Bladon Community Benefit Society

The request form BCBS was circulated before the meeting.

The Chair of BCBS spoke to the meeting and explained about the recent electrical works that had to be carried out at the pub for safety reasons. The total cost to date for the works is approximately £5,500 which is higher than the figure provided in the request.

During the discussion, the Clerk was asked if a contribution of 50% of the cost would be possible. The Clerk was asked if there was a limit on the amount the Council could contribute. The Clerk explained that there is a limit to how much the Council can spend on items that are not covered under a specific power to spend but will be a benefit to the Parish. This is known as S137 expenditure and covers grants and donations and the limit is based on a specific calculation. The Clerk advised that the Council has not

	spent any S137 but the current grants/donation budget is only £500 and the suggested 50% contribution could be covered from reserves. Decision It was agreed unanimously to approve a grant of £2,750 to BCBS towards the electrical repairs and this would be funded from the existing grants/donation budget and the remainder from the General Reserves.
127/24	8 - To consider a response to Cherwell Local Plan Review 2042 consultation It was suggested that the Council may like to provide a response that specifically covers the proposed local plan site South of Woodstock. The Clerk reminded the Council that the Council had provided responses in 2023 to the initial Local Plan consultation and also for the planning application that was submitted and then withdrawn on the proposed site. The Clerk suggested that these responses could be combined to create a draft response for consideration at the next meeting. Decision It was agreed that the Clerk would produce a draft response for the next meeting.
128/24	9 - To consider a response to the East-West Rail Scoping Opinion The clerk explained that she was not sure why the Council had received the consultation as the works are for improvements from Oxford Station and Kidlington Station towards Cambridge. The Clerk explained that the Council can request not to be included in this consultation and future East-West Rail consultations. Decision It was agreed that the Clerk would ask the Planning Inspector to remove the Council as a consultee on the East-West Rail application.
129/24	10 - To consider a response to The Ministry for Housing, Communities and Local Government on 'Strengthening the Standards and Conduct Framework for Local Authorities in England' The clerk explained that after reading the consultation is not for the Council to respond to and is for individual councillors and officers to complete. Decision It was agreed that the Council would not be responding and that the Councillors and Clerk could respond individually if they wished to do so.
130/24	11 - To receive an update on Botley Solar Farm and agree on any actions Cllr Fletcher provided an update which included the following: - • The application has been accepted and is now at the next stage • Parishes have formed a group to look at community benefits. • The Steering Group will have Terms of Reference which are due to be approved at the next meeting of the group on the 20th of January • The group will look at the different methods for managing the funds such as a Community Interest Company and possible methods of distributing the funds. • The problem is how the contributions will be distributed – Is it shared based on parish population? Is it shared based on the number of panels in a parish? • The next step is a meeting with PDVP • There is no legal requirement to give any community benefit. • The amount in the planning application has dropped from £250,000 to £200,000 • The Parishes are not the only party looking for contributions, Low Carbon Oxford is also making suggestions about the community benefit A member of the steering group was present at the meeting and provided the following information: -

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	• The Steering Group is made up of 7 representatives from 6 parishes • The Steering Group feedback to a Reference Group which is made up of 17/18 parishes that are affected by the Solar Farm • Community benefit can be obtained by retrofitting panels to properties and other similar measures and this would be difficult to argue away the possible benefit Cllr Vine asked about the Council registering as an interested party for the examination. It was agreed that the Council would register. It was also suggested that BVHRC, the School and the Church should be contacted to suggest that they also register as an interested party. During the item, concerns were also raised about the effect of the panels on the drainage in the fields due to the disturbance of the land when being installed and also the run off from the panels.
131/24	12 - Exclusion of Press and Public Decision It was agreed unanimously to exclude the press and public from the meeting.
132/24	13 - To note the appraisal of the Clerk Cllr Fletcher updated the Council about the Clerk's recent appraisal which he had carried out on the 9 th of January.
133/24	14 - To review the Clerk's salary and approve any increases It was explained that the Clerk's salary was overdue for review. Decision It was agreed unanimously to:- a) approve a pay increase to SCP 22, to be backdated to April 24 b) approve a pay increase to SCP 23 from April 25
134/24	The meeting closed at 20.45

Financial Report for 13th February 2025 Meeting

Payments to be Approved at the Meeting to be held 13th February 2025

Payee	Description	Amount to be Paid	Cost to Council	Vat to be reclaimed
Shield Maintenance	Inv 8486 Monthly litter bin emptying (Jan)	£64.99	£54.16	£10.83
No Butts Bin Co. Ltd	Inv 4330301 - Bench for Bus Shelter	£180.00	£150.00	£30.00
Acorn Fencing	Inv 242542 - Shed Base Cemetery	£1,072.00	£894.00	£178.80

Payments to be Noted at Meeting

Re-Occurring Payments Made Between 1st January and 31st January 2025

Payee	Description	Amount to be Paid	Cost to Council	Vat to be reclaimed
K Howe	Salary Jan	£1,219.40	£1,219.40	n/a
Oxfordshire CC	LGPS Jan	£364.05	£364.05	n/a
HMRC	Qrt 3 PAYE	£509.28	£509.28	n/a
Unity Trust Bank	Service Charge	£7.20	£7.20	n/a

Income to be Noted at Meeting

Income Received upto 31st January 2025

OCC	OCC Priority Fund - Contribution to Green Improvements	£500.00
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ICCM Corporate Membership – Working in the best interests of Burial & Cremation Authorities and Companies

In January 2005 the membership of the Institute voted overwhelmingly for the introduction of a Corporate arm. Similarly, the membership of the Confederation of Burial Authorities (CBA) voted to merge into ICCM Corporate. The aim of the new structure of the Institute is to provide a single voice to represent the industry.

In more recent times the Association of Burial Authorities (ABA) also took the decision to merge with the Institute.

Manufacturers and suppliers may become members of ICCM Corporate as an Associate Corporate Member and **all those providing cemeteries and/or crematoria** should apply online [here](#).

The Institute has also formulated a **Code of Practice for Corporate Members**.

See the [benefits of Corporate Membership here](#).

Corporate Benefits:

A single fee per authority / company and not per crematorium / cemetery – Representing Best Value

Burial and/or Cremation Authority / Company – £465.00 (includes 2

RECENT POSTS

Vacancy – Recruitment Service –
Wellingborough Bereavement
Services Limited – General
Manager

London Cremation Company –
General Manager and Registrar-
closing date 20th January 2025

Vacancy – Recruitment Service –
Bereavement Services Team
Leader – Perth Crematorium -
closing date 19th January 2025

Vacancy – City of Lincoln Council
– closing date 20th January 2025
– Bereavement Services
Manager

Scottish Government Introduces
New Regulations Under the
Burial and Cremation (Scotland)
Act 2016

Law Commission – online

free Professional membership places)

Town or Parish Council – £100.00

Associate Member – £170.00 (Open to suppliers of goods and services to cemeteries and crematoria)

MEMBERSHIP BENEFITS

Representation at Government level providing a single united voice.

Democratically elected Board to serve your interest.

A right to stand for election to the Board.

Ballots of membership prior to change.

Access to support, help and advice from full-time officers (Diploma Qualified).

Reduced rates for the annual Learning Convention.

Best Practice Guidance and information on a vast range of subjects.

4 quarterly copies of The Journal.

Comprehensive website.

*Access to **accredited** training and educational initiatives for your staff.*

Reduced rates for short training events.

Access to branch meetings to discuss common problems with like-minded people. Board reports posted in the Member's area.

An editable entry for your service(s) on the Bereavement Services Portal.

E-Newsletters designed to keep you up to speed.

Recruitment Service.

Authorities and companies now have access to Institute membership benefits and can have a direct say in steering the industry forward. Applications forms for both Corporate members and Associate Corporate members are available as downloads, or by contacting the ICCM National Office.

Corporate members are those authorities and companies that provide burial and/or cremation facilities directly to the bereaved. Associate Corporate members are those companies and organisations that provide ancillary services such as manufacturers and suppliers. Associate Corporate members have no voting rights and cannot stand for election to the Board of Directors.

consultation events

ICCM -Farewell Flowers

Directory – Flower survey

Press Statement from the Institute of Cemetery and Crematorium Management

Scottish Government – cross border repatriation to Scotland – 2024 Amendment Regulations

Scottish Government – HSE Survey on Use of Chemicals When Handling the Deceased

Revised Human Tissue Authority Guidance on the Sensitive Handling of Pregnancy Remains

New training course dates

Death Certification and the Medical Examiner System – ICCM Guidance Note updated 5th September 2024

Cremation Paperwork Flowchart

Death Certification England and Wales – MoJ Updates

Protecting Groundwater from Human Burials

BRAMM – guide for burial authorities on using the website

Research Publication – British Crematorium Managers and Covid-19

Essential Law for Cemetery and Crematorium Managers – an ICCM Publication

New BRAMM Short Film – Why Join BRAMM?

Plant Quote - Bunkers Hill

Cost taken from email dated 25/1/25 - does not include cost for bulbs or 3 Trillium Grandiflora

	Quantity		£ Each	Total
	Plants	Bulbs		
DRYOPTERIS (Wood Fern) Ht. 90cm - 1L pot	5		5.00	25.00
MUSCARI ALBUM (Grape hyacinth) white Ht.20cm - Bulbs		25		-
CROCUS AL-BUS (autumn crocus) Ht 10cm - Bulbs		25		-
ERYTHONIUM (fawn lily) Ht 30cm - Bulbs		10		-
DICENTRA (eastern bleeding heart) Ht.120cm - 2l pot	1		7.50	7.50
WOODLAND ANEMONE Ht 15cm rhizomes - bulbs		50		-
CYCLAMEN HEDERIFOLIUM 9cm pots	10		5.50	55.00
TRILLIUM GRANDIFLORA 3 plants	3			-
ASPLENIUM (maidenhair spleenwort) - 1l pot	5		5.00	25.00
GALANTHUS (snowdrops) - 9cm pot	6		1.75	10.50
EPIMEDIUM RUBRUM - 9cm pot	10		4.00	40.00
GERANIUM SANGUINEUM (bloody cranes bill) - 2l pot	4		6.00	24.00
GERANIUM PHAEUM (mourning widow) - 3l pot	3		9.50	28.50
POLYPODIUM (fern) 1l pot	6		5.00	30.00
VIOLA ODORATA - 10.5cm pot	6			-
LEUCOJUM (summer snowflake) - bulbs	1	5		-
ENGLISH BLUEBELLS - bulbs	1	10		-
Tree List				-
CERCIS CANADENSIS "Forest Pansy" - 100-125cm	1		55.00	55.00
HAWTHORN CRATAGEUS PERSIMILLIS - 6-8cm RB	1		70.00	70.00
TOTAL PLANT COST				370.50

Response to Cherwell District Council Local Plan Review 2042

Summary

Bladon Parish Council (BPC) reiterates its significant objections to the inclusion of site LPR2: South East of Woodstock/Upper Campsfield Road, with a proposed capacity of 450 homes, within the Kidlington Area Strategy of the Cherwell Local Plan Review 2042.

BPC believes that the proposed development is unsuitable and unsustainable for this location. It would lead to the creation of an isolated community lacking adequate infrastructure and exerting excessive pressure on local services.

This development would eliminate the remaining green buffer between Woodstock, Bladon, and Kidlington, contributing to detrimental urban sprawl along the A44 corridor and negatively affecting the setting of a World Heritage Site.

Detailed Comments

Previous Responses Relating to LPR2 have not been Considered

BPC has previously submitted objections to the proposed development on this site. In November 2023, BPC responded to the Local Plan Partial Review, outlining its objections to the inclusion of the site in the Local Plan. Additionally, in August 2022 and February 2023, BPC provided detailed objections to the withdrawn planning application for the site (22/01715/OUT Land South of Perdiswell Farm, Shipton Road, Shipton-on-Cherwell).

BPC believes that the detailed comments in the previous responses are pertinent to this consultation. Instead of reiterating all the comments within this response, BPC has attached copies for reference (Annex A, Annex B and Annex C).

BPC does not feel that Cherwell District Council (CDC) has considered BPC's previous comments or those of other interested parties who responded to the 2023 Partial Review by continuing to include site LPR2. These comments include: -

- West Oxfordshire District Council (WODC) – Have identified three main issues: Potential adverse impact on the setting of important heritage assets; Potential adverse impact on the local landscape and setting of Woodstock; Cumulative impact of proposal in combination with existing housing allocations in the adopted West Oxfordshire Local Plan 2031. They also raised concerns over the distance of LPR2 from the centre of Woodstock, from Kidlington and from main local services and facilities and that the proposal could result in a separate, relatively isolated housing estate, where travel by car will be the main means of transport
- Thames Water – They confirmed that both the water network and the waste water/sewage network are both likely to require upgrading and if not planned for then conditions controlling the phasing of the development build will be needed.
- BBOT – Have concerns about the allocation of the site due to both the value of some on-site habitats and also the site close proximity to a SSSI.
- Historic England – Acknowledges that site LPR2 is sensitive due to its proximity to Blenheim Palace World Heritage Site and RPG (grade 1) and that it also intersects with Blenheim villa Schedule Monument. They requested more detailed policy to clarify that residential development on the Scheduled Monument, or in a location which might harm its

significance through the impact on its setting would be inappropriate and that a suitable buffer is needed between the Scheduled Monument and proposed new development.

In addition to the above comments CDC also does not appear to have taken into consideration the following from previous consultations: -

- The site was removed from previous Local Plan review by Planning Inspector due to poor integration with existing settlement and impact on heritage assets
- The site is outside the 600 dwellings deemed sustainable for Woodstock by WODC Local Plan Inspector
- The site was previously deemed "too far away from Oxford to make travelling into the city by means other than the private car sufficiently attractive" by Local Plan Inspector
- The site was rejected in 2015 by both CDC and WODC when proposed as part of a larger 1,500-home development
- The site was subject to ICOMOS objections regarding World Heritage Site impact and cumulative adverse effects

Comments on the Soundness Test

It is not clear how the inclusion of site LPR2 meets the requirements of the Soundness Test as set out in paragraph 35 of the National Planning Policy Framework (NPPF). Plans are sound if they are:

- 1) Positively prepared – providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- 2) Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- 3) Effective - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- 4) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in the NPPF

It is clear that the site does not completely meet the Soundness Test due to the following: -

Positively Prepared and Justified

The placement of LPR2 will significantly affect Woodstock and its infrastructure, as well as services since residents are more inclined to use the amenities in Woodstock over Kidlington. Any impact on Woodstock's services will consequently affect Bladon, which relies on Woodstock for essential services.

Woodstock is situated in West Oxfordshire, meaning WODC and Woodstock will face most of the impact. Despite some potential infrastructure improvements, Woodstock and WODC will not receive additional funding, such as the precept, to support the services and facilities used by LPR2 residents, nor will they benefit from the affordable housing provisions.

It is essential for the Local Plan process to collaborate with neighbouring authorities to inform decisions. The ongoing inclusion of the site, despite WODC's objections, demonstrates a lack of full agreement between CDC and WODC.

Given its location, LPR2 does not adequately address the assessed needs of the Kidlington area nor the unmet needs of Oxford City Council.

Originally, LPR2 was identified to help meet the unmet needs of Oxford City Council. However, a previous inspector acknowledged that the site's considerable distance from Oxford City makes travel by means other than a car impractical, thus failing to be a sustainable option.

Although paragraph 6.11 of Policy KID1 attempts to justify the site's inclusion in the Plan the location of the site goes against Policy KID 1 Kidlington Area paragraph 6.10 which states the: -

Policy COM 1 sets out Cherwell's proposed housing distribution. For Kidlington it proposes the delivery of an additional 622 homes to 2042. This approach is taken along with our aim to support efficient use of land within Kidlington's built-up area, avoid further release of green belt and protect green infrastructure.

The site is not located within Kidlington's developed area and, although it is not technically within the green belt, it is only a few metres away from the boundary. This proximity will still negatively impact both the Green Belt and the surrounding green infrastructure.

The site's remoteness from both the Kidlington growth area and central Kidlington further underscores its unsuitability, as it cannot meet the area's needs sustainably. Despite the justification attempts in Policy KID1, paragraph 6.11, its location contradicts the objectives outlined in Policy KID 1, Kidlington Area, paragraph 6.10, which focus on efficient land use within Kidlington, avoiding green belt release, and protecting green infrastructure.

To justify the allocation CDC have provided under policy KID 1 paragraph 6.11 various benefits of the site. These have been listed below and where needed BPC has provided comments (blue italics) on each point: -

- 1) avoids unnecessary release of the Oxford Green Belt land following its very recent review in 2020

While the site indeed avoids the direct release of Oxford Green Belt land, its proximity—mere metres from the boundary—means it will still visually impact the Green Belt and the area's openness.

- 2) provides for Cherwell's housing and affordable housing needs in one of the most important transport corridors in the County connecting Cherwell and West Oxfordshire communities

While the site technically contributes to the housing and affordable housing needs of Cherwell District Council (CDC), its considerable distance, approximately 4.5 kilometres from the centre of Kidlington, means it does not adequately address the housing needs of Kidlington itself.

Moreover, even though the development may count toward CDC's affordable housing requirements, its position at the boundary between West Oxfordshire District Council (WODC) and CDC, as well as its proximity to Woodstock and Bladon, raises concerns about fairness. Residents connected to Woodstock and Bladon might find it unjust that they cannot access these affordable housing units. For this to be addressed, CDC would need to amend their affordable housing policy, as Woodstock and Bladon fall outside the Cherwell District area.

- 3) can deliver development without harm to the outstanding universal qualities of Blenheim Palace WHS and its Grade I Registered Park

This contradicts the ICOMOS objections concerning the impact on the World Heritage Site and the cumulative negative effects.

In an effort to mitigate any damage to the WHS and the Scheduled Monument, the built components of the LPR2 have been positioned away from Woodstock, rather than being constructed as an extension to the Park View development. Consequently, this will result in the creation of a new car-dependent, isolated settlement of 450 homes in an unsustainable location, distant from local services.

- 4) can mitigate any potential impact and address positively the setting of Blenheim WHS and its Park

This contradicts the ICOMOS objections concerning the impact on the World Heritage Site and the cumulative negative effects.

As mentioned above efforts to mitigate the impact on the WHS will result in creating an isolated development.

- 5) can help secure the future of Blenheim Roman Villa Scheduled Monument

As mentioned earlier, by repositioning the development to protect the Scheduled Monument, an isolated settlement is being created.

The preservation of the Scheduled Monument can be assured by avoiding any development in the area.

- 6) can deliver development without detriment to the setting of the historic market town of Woodstock and Woodstock and Bladon's Conservation areas

- 7) can secure a permanent, publicly accessible and well-defined high-quality landscape and heritage appropriate edge of town for Woodstock

The proposed development site is not adjacent to the town's boundary or contiguous with the Park View development. Instead, it will be a standalone settlement, physically separated from Woodstock by a significant distance.

- 8) enables effective cross boundary joint working and cooperation to plan for Cherwell's identified housing need, support the delivery of local infrastructure priorities in Woodstock and help secure strategic transport improvements in the North Oxfordshire Corridor including a new public transport hub at London Oxford Airport in the vicinity of the Site and future improvements to Hanborough Train Station (within c.2 miles of the site and edge of Woodstock)

The Local Plan's support for delivering local infrastructure priorities in Woodstock remains ambiguous. The development's anticipated infrastructure needs are addressed in policy KID H1: South-East of Woodstock. However, KID H1 falls short in highlighting all necessary infrastructure priorities. For instance, the specific requirement for significant enhancements to the water and sewage network, as identified by Thames Water, is not explicitly mentioned. Thames Water has indicated that improvements are necessary and that development may need to be phased until these enhancements are completed. Current approved developments in Woodstock already have conditions limiting the number of occupations until these network improvements are implemented.

Moreover, KID H1 mentions "contributions towards community facilities in a location to be agreed with the Council and Oxfordshire County Councils." The specific facilities intended are not clarified, and considering the possibility of these facilities being located in Woodstock, it is crucial for WODC to be included in any planning discussions.

- 9) can address positively the cumulative effect of development by delivering strategic housing growth where there is existing and planned infrastructure and support its funding and delivery on site and the locality

LPR2 is situated in an area that lacks sufficient existing and planned infrastructure to support the development.

The current infrastructure in Woodstock is inadequate for further expansion. The local GP surgery is already operating beyond its capacity, and although there are discussions about increasing this capacity, it may take several years before any improvements are realized.

The water and sewage systems are also overburdened and cannot handle additional growth without upgrades. Existing developments in Woodstock are already subject to

conditions that limit occupancy until these network improvements are made, which could take years.

Moreover, the need for additional primary and secondary school places is pressing. Woodstock Primary School is already at full capacity and cannot be expanded further, raising questions about how and when new school places will be provided.

Similarly, Marlborough Secondary School has limited capacity, and there is no clear plan for accommodating the additional students. One suggestion has been to include these students in the catchment area for the new secondary school planned as part of the strategic development in Yarnton. However, there is no certainty about when this new school will be operational. If LPR2 proceeds, there is a high likelihood that school places may not be available in time, potentially displacing students on the fringes of the existing catchment area, such as those in Bladon, who might lose their places to students from the new development.

- 10) facilitate easier public and active travel access to employment opportunities and facilities in the Langford Lane/Begbroke area and Kidlington village centre.

Effective

BPC is sceptical about the feasibility of delivering LPR2 within the plan period, which may span approximately 15-16 years by the time the Plan is approved. The extensive timeline required for various planning approvals, the average construction rate for such a sizable development, and the necessity of implementing essential infrastructure pose significant challenges.

For instance, the Park View Development in Woodstock, consisting of 300 houses, received permission in 2017, with the first house sold in early 2020. It took over 8 years to near completion, and as of February 2025, 10% of the properties were still available. Given that LPR2 is 50% larger than Park View, it could plausibly extend to 11-12 years or more to complete, especially considering potential delays in upgrading the water and sewage networks and other critical infrastructure such as GP services and school places.

Consistent with National Policy

The National Planning Policy Framework (NPPF) emphasizes that plans should promote a sustainable development pattern that meets local development needs, aligns growth with infrastructure, enhances the environment, mitigates climate change, and efficiently uses urban land.

However, LPR2 fails to support sustainable development that addresses the area's needs. Though portrayed as fulfilling Kidlington's housing requirements, the site is almost 4.5km from Kidlington's centre, making it inadequate for the area's needs. Moreover, Woodstock hasn't identified any additional housing needs beyond the developments already allocated in the West Oxfordshire District Council (WODC) Local Plan.

The site's location is also unsustainable, as it is over 1.6km from Woodstock's centre and local schools. This exceeds the 20-minute neighbourhood concept advocated by the Royal Town Planning Institute (RTPI) and the Town and Country Planning Association (TCPA), likely leading to high car dependency. This dependency will escalate further with the need to visit other areas for higher-level services and employment.

LPR2 contradicts the NPPF's aims, resulting in a separate, relatively isolated housing estate with a high dependency on car travel.

Annex A

BPC Response to Cherwell Local Plan Partial Review - November 2023

Bladon Parish Council (BPC) welcomes the chance to comment on Cherwell Local Plan Review 2040.

Overview of Bladon Parish

Bladon Parish is located in West Oxfordshire and is situated just off the A44 and is bisected by the A4095. The A4095 is the main route from the A44 at Woodstock roundabout to Long Hanborough Railway Station and also to Witney. The A4095 also provides another route to access the A40 at Eynsham.

Although Bladon Parish is not within the boundaries of Cherwell District, it does abut the parishes of Shipton-on-Cherwell, Kidlington and Begbroke. These parishes along with Yarnton are currently proposed within the Plan as areas of growth.

Comments on the Local Plan Review

Although there are many elements to the Local Plan, BPC would like to provide comments on the Kidlington Area Strategy as this policy will have a direct effect on Bladon Parish.

The comments below follow the questions provided in the Representation Form for the Kidlington Area Strategy.

Q.42 What are your views on our aspirations for the Kidlington area?

BPC has concerns regarding several of the aspirations for the area and how they relate to the proposed site LPR2: South East of Woodstock/Upper Campsfield Road, which has an indicative capacity of 450 dwellings.

The aspirations for the area state that any development will be located close to Kidlington village centre, at the employment areas in the Langford Lane and Begbroke area and in new neighbourhoods at Yarnton and Begbroke.

There is also an aspiration to protect and enhance the townscape and landscape that form the setting of Kidlington, Shipton-on-Cherwell and Thrupp, Begbroke and Yarnton and to maintain their local distinctiveness.

The inclusion of site LPR2 goes against these aspirations as it is not located close to Kidlington village centre, it is approximately 3 miles away, and it does not form part of the new planned neighbours at Yarnton and Begbroke. There is a risk that the development will be an isolated settlement the size of a small village rather than a development that is “well-integrated with the Woodstock and Kidlington communities” which is one of the Key Opportunities of the site as identified in Appendix 2.

The location of LPR2 does not protect the local distinctiveness of the setting Shipton-on-Cherwell and Thrupp as it will create a coalescence with Bladon by removing one of the remaining areas of greenfield between Bladon and Woodstock.

Q.43 Do you think these sites in the Kidlington area should be explored further for potential allocation for housing?

It is acknowledged in the Housing section of the strategy that although CDC has a very significant level of housing already committed in the adopted Local Plan that no land had been identified to address the local needs of Kidlington for market and affordable housing.

This section also suggests that there is scope to explore the allocation of housing on the edge of Kidlington.

To accommodate these needs sites LPR8A: North of The Moors and LPR2: South East of Woodstock/Upper Campsfield Road are being proposed in this review.

If the rationale for including site LPR2 is to meet the needs of Kidlington, then BPC cannot see how site LPR2 can achieve this and BPC would like CDC to consider the removal of site LPR2 from the plan.

LPR2 is not located on the edge of Kidlington and is separated from Kidlington by Oxford-London Airport and the employment area of Langford Lane. The location could be seen as an addition to Woodstock rather than to Kidlington.

Due to its location, there is a chance that the development will not integrate with Kidlington and this chance is increased further as children from the development will not be attending school in Kidlington but will more than likely have to attend a new school in Begbroke/Yarnton. There is a suggestion that they may be able to attend Woodstock Primary School but this would only help with integration with Woodstock and not Kidlington.

As mentioned earlier there is a chance that the development will be isolated and not be integrated with either Kidlington or Woodstock and that it will also create a coalescence with Bladon.

Q.44 Are there any alternative housing sites for the Kidlington area you wish to suggest?

No comment to make.

Q.45 Do you agree with the employment sites we have selected at Kidlington to accommodate new employment development?

No comment to make.

Q.46 Are there any alternative sites to accommodate housing and employment needs that you think are more suitable?

No comment to make.

Q.47 Should this Plan adjust Green Belt boundaries in the Langford Lane area in response to recently developed land?

No comment to make.

Q.48 Should land for employment use be identified at London Oxford Airport?

No comment to make.

Q.49 Do you have any comments on the transport schemes proposed for the Kidlington area?

BPC has no comment any specific scheme but would like to make the following comments.

Although many of the major roads in the area are referred to, it appears that there is no acknowledgement of those major roads once they cross the district boundary.

BPC is concerned that the proposed developments within the Kidlington Area Strategy, including the proposed Transport Hub/Park & Ride, are not acknowledging the traffic impacts on the neighbouring villages, such as Bladon, that sit outside Cherwell District's boundary.

The proposed developments along the A44 and site LPR2 and the proposed Transport Hub/Park & Ride will all increase traffic along the A4095 through Bladon. BPC is concerned that the Plan only refers to schemes which provided improvements along the A44/A4144 and A4260/A4165 corridors and the delivery of the Kidlington LCWIP.

There is no acknowledgement of the impact these developments will have on the A4095 in Bladon and as such this may mean that Bladon does not receive any mitigation for this increase in traffic should it not be identified in the Local Plan.

Q.50 Are there any other areas of land that you think should be safeguarded for transport schemes in the Kidlington area?

No

Q.51 Do you have any comments on the green and blue infrastructure proposed for the Kidlington area?

No comment to make.

Q.52 Do you have any views on the proposed changes to the village centre?

No comment to make.

Q.53 Do you have any views on the areas of change identified?

No comment to make.

Q.54 Are there any other opportunity areas or sites that we should be including?

No comment to make.

Do you have any additional comments on the Kidlington Area Strategy chapter?

No

Annex B

Response Date: - 08/08/2022

Application Number: - 22/01715/OUT

Location: Land South of Perdiswell Farm Shipton Road Shipton on Cherwell

Proposal: Erection of up to 500 dwellings and infrastructure

Bladon Parish Council (BPC) **objects** to the above proposal for reasons outlined below. BPC would like to highlight the final part of this response should the Council choose to disregard our objection and be minded to grant permission for the application.

Summary of Objections

1) Location of the Development Will Have Adverse Effect on the Area

- The proposal is contrary to many policies within Cherwell's adopted Local Plan 2011-2031 (Part 1)
- The location of the development will result in the harmful loss of openness of the area between the two currently distinct settlements of the town of Woodstock and the village of Bladon. It will make a significant incursion into the open countryside
- The development will contribute to the coalescence of these settlements
- The development is not within the build limits of an existing village and will create a separate community rather than integrating with an existing community

2) Unmitigated Increased in Traffic Through Bladon

- There will be an increase in traffic flowing through Bladon Village with no mitigation offered

3) Unacceptable Impact on Local Infrastructure Including Lack of Affordable Housing

- There will be increased pressure on infrastructure and services (used by Bladon residents) in the town of Woodstock which will put many components of infrastructure over capacity
- Marlborough School is currently at capacity and current plans show that is being expanded to accommodate organic growth (150 students) from within the Town. There is no capacity to expand further to accommodate the additional children generated from the Land East of Park View development. There is a high risk that children from Bladon will not be able to attend their catchment school
- Unless Cherwell changes their Housing Allocation Scheme, the Affordable Housing Provision will not be available to Bladon's residents

Bladon Parish Council's objections are covered in more detail in the next section.

1) Location of the Development Will Have an Adverse Effect on the Area

1.1 Bladon Parish Council **objects on the following grounds:**

- a. The proposal is contrary to many policies within Cherwell's adopted Local Plan 2011-2031 (Part 1)
- b. The location of the development will result in the harmful loss of openness of the area between the two currently distinct settlements of the town of Woodstock and the village of Bladon. It will make a significant incursion into the open countryside
- c. The development will contribute to the coalescence of these settlements
- d. The development is not within the build limits of an existing village and will create a separate community rather than integrating with an existing community, contravening Cherwell's Local Plan.

1.2 Regarding mitigation, BPC does not feel that there is any mitigation that can assuage the adverse effects of the development on the proposed location in the open countryside.

Our objections are supported by the following points:

1.3 The development is in the open countryside between Woodstock and Bladon and is not situated within the built-up limits of either village. It is not within the boundaries of any of the larger and or more sustainable villages in Cherwell district and is not in the main area of planned growth in Cherwell.

This makes the location contrary to the Local Plan which states:

Section A – Strategy for Development in Cherwell

A.11 Our spatial strategy for Cherwell District is as follows:

- *Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the District which offer a wider range of services and are well connected to major urban areas, particularly by public transport.*
- *Development in the open countryside will be strictly controlled. In the south of the District, the Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs at Kidlington.*

Section B – Policies for Development in Cherwell

B.2 Theme Two: Policies for Building Sustainable Communities

ANNEX B – BPC Response to 22/01715/OUT Land South of Perdiswell Farm – August 2022

B.88 By focusing development in and around the towns of Bicester and Banbury we aim to ensure that the housing growth which the District needs

only takes place in the locations that are most sustainable and most capable of absorbing this new growth.

- 1.4** The location of the development will result in the harmful loss of openness of the area between the two settlements of Woodstock and Bladon and is a significant incursion into the open countryside. The proposal threatens the distinctive characters of historic villages of Bladon and Woodstock and will promote the coalescence of the settlements. It will erode the sense of leaving one community and entering another. This coalescence will be further exacerbated due to the planned developments around Kidlington Airport including a Park & Ride, and expansion in both Begbroke and Yarnton. Overall, this will have the effect of developing a suburb of Oxford and destroy the smaller individual communities that make this part of Oxfordshire so attractive.

This again is contrary to the Local Plan which states:

B.2 Theme Two: Policies for Building Sustainable Communities

B.89 *We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements.*

B.174 *The Local Plan will help to ensure that growth and development does not take place at the expense of the very features which make Cherwell unique. For example, coalescence between the areas for strategic development and neighbouring villages.*

B.87 *Cherwell's countryside, landscape and green spaces are important natural resources. They form the setting of our towns and villages, contribute to their identity and the well-being of Cherwell's communities, and provide recreation opportunities.*

- 1.5** The proposal will create an isolated development of 500 dwellings with little connection to either Woodstock or Bladon and instead of a development that fully integrates with existing settlements it will have the feeling of a separate community.

This again is contrary to the Local Plan which states:

B.2 Theme Two: Policies for Building Sustainable Communities

B.86 *We wish to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities (see 'Policy ESD 15: The Character of the Built and Historic Environment').*

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- 1.6** The site is not an allocated site within the Local Plan and but was reviewed in the Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need. Due to the inspectors' concerns, the site was removed from the Local Plan.

The inspector commented that building in this location:

“would appear incongruous and damage the character and appearance of the area. While not on its own a significant issue, this incongruity would cause some harm to the setting, and thereby the significance of the Blenheim Palace World Heritage Site that lies to the west of the proposed allocation. The challenges of developing the site in an acceptable way are evident in the rather contorted way in which housing on the site would be arranged in relation to green space and the need for screening woodland as shown on the Policy PR10 Policies Map.”

In the Post-Hearing Advice note the inspector commented:

“notwithstanding the potential for screen planting, it is my view that the development of the site for housing would represent an incongruous extension into the countryside that would cause significant harm to the setting of Woodstock, and the character and appearance of the area.”

- 1.7** Due to its size, scale, and location, this development will have a negative impact on Blenheim Palace, which is a UNESCO World Heritage Site. It will affect the important visual links of the surrounding villages and landscape to the Palace itself.

UNESCO justifies the status of Blenheim by its setting:

The integrity of the property is well protected by its enclosing wall but important visual links do exist between the gates, the parkland buildings, buildings in the surrounding villages and landscape, and care needs to be taken to ensure these key visual links are protected.

This negative impact was also identified in the inspector's report in the Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review – Oxford's Unmet Housing Need. See section 4 above.

- 1.8** Although not within the Green Belt, the full length of the site's eastern boundary along the A4095 is separated only by the width of this road from the adjacent Oxford Green Belt. The planned development is concentrated to eastern quarter of the site and as such will be very close to the edge of the Green Belt boundary. It will be visible from the boundary and affect the characteristic and openness of the Green Belt.

The Oxford Green Belt boundaries are protected in the local plan under:

Policy ESD 14: Oxford Green Belt

ANNEX B – BPC Response to 22/01715/OUT Land South of Perdiswell Farm – August 2022

The Oxford Green Belt boundaries within Cherwell District will be maintained in order to:

- *Preserve the special character and landscape setting of Oxford*
- *Check the growth of Oxford and prevent ribbon development and urban sprawl*

- *Prevent the coalescence of settlements*
- *Assist in safeguarding the countryside from encroachment*
- *Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

2) Unmitigated Increase in Traffic Through Bladon

2.1 Bladon Parish Council **objects on the following grounds:**

- a. There will be a significant increase in the traffic flow through Bladon Village with no mitigation being offered

2.2 Regarding mitigation, BPC requests that, should the Council disregard its objections and be minded to grant permission for this development, that it request relevant mitigation from the developer be it through works or S106 contributions to ensure that residents of Bladon are not unduly affected by the increase in traffic. This mitigation could include items such as pedestrian crossings and other traffic calming features like speed VAS.

Our objection is supported by the following points:

- 2.3 Bladon Village is bisected by the A4095, already a busy A-road with approximately 10,463 vehicle movements a day. The village has a mixture of housing and community facilities on both sides of the road, with Bladon Primary School on the south side. There is no secondary school in the village and the local children travel to Marlborough Secondary School in Woodstock. Woodstock is the nearest town to Bladon for local amenities such as GP surgery or Library. The nearest bus stop to Oxford is on the A44 near the roundabout.**
- 2.4 None of the application documents cover the impact of traffic through Bladon. In general, it is suggested there will be less impact on congestion than we would expect because the proposal envisages a [distant] future of non-car use but any increase in car use will affect Bladon village and the safety of the villagers.**

There are no cycle paths through Bladon and the footpaths are narrow, with only one pedestrian crossing in the village, by the Community Pub, situated towards west of the village. There is no scope for widening the road, nor the footpaths. It is not easy nor safe to cross the road away from this crossing especially towards the east of the village. This issue will be further exacerbated by any increase in traffic.

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Children travel on foot and by bicycle to Marlborough School. The nearest bus stop to/from Oxford is on the A44. Although some villagers currently cycle and walk to these locations, the increased traffic and decreased pedestrian and cyclist safety will no doubt change people's travel habits, deterring people from traveling sustainably through and within the village and increase the use of travel by car, unless the impact of the increase in traffic can be mitigated by developer to make cycling, walking and public transport a safe option for travel.

2.5 The estimated increase in traffic suggested in the application is as follows:

- There will be 2,388 movements from the site in a 12 hour period (7am-7pm) (Table 7 Transport Assessment Part 1) with 268 during the AM Peak and 273 during the PM Peak.
- It has been estimated that 17% of the peak traffic will route through A4095 Grove Road.
- It is estimated that in 2027 the development will have increased traffic movements along the A4085 Grove Road by 8.7% or **938** additional movements a day, from 10,722 to 11,660 (Tables 8.7 & 8.8 Environmental Statement Chapter 8).
- This increased traffic is in addition to the estimated increase of **553** movements a day from the existing 2022 baseline 24-hour AADT of 10,463 to the 2031 Future Baseline traffic flow of 11,016 (Tables 8.6 & 8.7 Environmental Statement Chapter 8).
- The total increase in traffic, although not all created by the development, will be an additional **1,491** movements a day, from 10,463 to 11,954.
- The traffic will increase along Grove Road in the AM Peak by **46** movements from 1080 to 1126 movements in an hour and by **47** movements in the PM Peak going from 1,188 to 1,235 (Tables 8.10 Environmental Statement Chapter 8).

2.6 Although the additional traffic generated during the AM and PM Peak hours may appear minimal it does mean that on average 1 car every 3 seconds travels along Grove Road. This shows that it makes crossing the road difficult and not particularly safe.

2.7 It should be noted that the Transport Assessment appears to be inadequate. It does not cover the impact of the development on the A4095 Grove Road, Bladon, or the junction of the A4095 and Station Road, Long Hanborough.

For example, in the Transport Assessment, under Section 3.2 Local and Wider Road Network, all that is mentioned is that the A4095 routes through the village of Long Hanborough and does not acknowledge that it is a major route to the West of the County which avoids the A40, A44 and A34 congestion. Vehicles travel through Bladon so that they can join the A40 at Cassington or Eynsham. It is also the only route to Hanborough Station, which is the closest station to the development and being promoted as a sustainable travel option by the developer.

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This lack of inclusion in the Local and Wider Road Network assessment ignores the fact that it has been acknowledged that at least 17% of the peak traffic from the development will travel via the A4095 Grove Road (Table 9 Transport Assessment Part 1). This is more than the 14% expected to travel via A44 Oxford Road, yet the impact on A44 Oxford Road and its junction with Hensington Road/High Steet in Woodstock has been addressed even though the estimated increase in traffic flow is lower than the increase of traffic through Bladon.

- 2.8** Due to the site location and the current planned entrance being on to A4095 Upper Campsfield Road there are only 5 available traffic routes, one of which is the A4095 through Bladon. BPC questions if the estimation that 17% off traffic will go via Bladon is an underestimate.
- 2.9** It is difficult to identify within the Transport Assessment if any of the approved current and upcoming developments have been included in the future baseline traffic flows (Tables 8.6 & 8.7 Environmental Statement Chapter 8).

Although 3 sites (North of Hill Rise, North Banbury Road in Woodstock, and North of Witney Road, Long Hanborough) are mentioned in the Transport Assessment, it is not clear if projections for these developments have been included in the traffic flow or if they have just been used for the junction assessments.

Bladon will be expecting increased traffic flows from several proposed developments in Woodstock, Long Hanborough, Witney and Salt Cross Garden Village in Eynsham, as well as from the potential P&R by Bladon Roundabout and the expansion of Long Hanborough Station. It is not clear if these have all been taken into consideration when calculating future traffic flows and the additional impact of the Land East of Park View development on the capacity of the highway network.

3) Unacceptable Impact on Local Infrastructure including Lack of Affordable Housing

3.1 Bladon Parish Council objects on the following grounds:

- a. There will be increased pressure on infrastructure and services in the town of Woodstock (used by Bladon residents) which will put many components of infrastructure over capacity, with minimal mitigation being offered
- b. Marlborough School is currently at capacity and current plans show that is being expanded to accommodate organic growth (150 students) from within the Town. There is no capacity to expand further to accommodate the additional children generated from the Land East of Park View development. There is a high risk that children from Bladon will not be able to attend their catchment school
- c. Unless Cherwell changes their Housing Allocation Scheme, the Affordable Housing Provision will not be available to Bladon's residents

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- 3.2** Regarding mitigation, Bladon Parish Council requests that should Cherwell Council disregard the objections and be minded to grant permission, the developer contributes, as they have indicated that they will, to mitigating the impact on the services and infrastructure Bladon residents use in Woodstock, be it through the direct provision of infrastructure or financial contributions.

BPC requests that the development remains unoccupied unless capacity at the secondary school has been organised to ensure that Bladon's children can attend their catchment school, and that their education is not unfairly affected by this development.

BPC would also request that Cherwell District Council alter the criteria for registering on their housing register so that residents of Bladon will be eligible to apply for the affordable housing on the development.

Our objection is supported by the following points:

- 3.3** The figures provided in the application are based on the assumption that the development could be incorporated into Woodstock Parish. It is only an estimate as the final housing mix may change at reserve matters stage.

The figures show:

- The population will increase by 1,200 from 3369 (as at 2020) to 4,569 an increase of 35.5% (Para 4.36 Environmental Statement Chapter 4)
- This will include an extra 143 secondary school children and 4 SEN children (Para 4.44 Environmental Statement Chapter 4)

- 3.4** The developer has acknowledged the impact of this increase in population on several of the local services that are used by the villagers of Bladon Parish including:

- Marlborough Secondary School in Woodstock
- Springfield School in Witney
- GP Surgery in Woodstock
- Woodstock Library

They have confirmed within both the Environmental Statement Chapter 4 and in Table 9.2 Secondary Mitigation Measure in the Environmental Statement Chapter 9 that they will make a financial contribution towards a range of services including the items listed above.

- 3.5** The value and timing of the contributions are not stated in the application documents. It is assumed that Oxfordshire County Council and Cherwell District Council will identify and request the relevant level of contributions to mitigate the development's impact.
- 3.6** There are concerns around the timing of the contributions and when the improvements will be delivered. The main concern is with the timing of additional spaces for secondary school children.

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Any delay in providing additional places at Marlborough School will have a negative impact on Bladon students as they will technically be further away from the school than pupils from the new development. This is an important point as should the demand for places be higher than the yearly intake, pupils from Bladon will have a lower priority than pupils living in the new development when allocating spaces and may not be offered a place at their catchment school. This will mean that they will have to travel to a school further away and maybe not be with other children from Bladon and this will have a detrimental effect on the children of Bladon in their informative years. Based on current admission numbers this issue could affect 14 children each year.

- 3.7** This scenario is very likely to happen. Although there are plans to extend the Marlborough School by 150 places, which will increase the annual intake from

180 to 210, this is to cater for the current demand with the increase in demand created by new housing already being built in the area, excluding the Land East of Park View site amongst others.

In Oxfordshire County Council's draft Pupil Place Plan 2021-2025 on p134 the Council states that:

"this expansion is related to the housing growth in the town, as set out in the West Oxfordshire Local Plan"

The Land East of Park View site is not in the town of Woodstock and not in the West Oxfordshire Local Plan.

3.8 The additional spaces required for this development would need to be provided through a second expansion of the school, which may not be feasible. Should any expansion happen at another school to mitigate the impact, the children of Bladon would still be affected, as they are further away from The Marlborough School then this development and would be forced out of catchment.

3.9 If children can't attend Marlborough School, Oxfordshire County Council will also incur additional cost as they have a responsibility to transport children to the nearest available school if the shortest designated route is more than the statutory walking distance of three miles for children aged 8 and over. The two nearest schools to Bladon are more than 3 miles walking distance (based on Google Maps), these are:

- Gosford Hill School, Kidlington 3.5 miles from 1st house nearest Bladon Roundabout and 4.5 miles from the last house near Manor Road
- Bartholomew School, Eynsham 4.2 miles from the last house near Manor Road and 5.2 miles from the 1st house nearest Bladon Roundabout

3.10 There are also concerns regarding the availability of the Affordable Housing Provision covered in the development to people living in Bladon. As the site is located in Cherwell District, the allocation of the affordable housing will be managed by Cherwell District Council.

Due to Cherwell's Housing Allocation Scheme, it is very unlikely that Bladon residents, being in West Oxfordshire District, will meet the criteria to join
ANNEX B – BPC Response to 22/01715/OUT Land South of Perdiswell Farm – August 2022

Cherwell's housing register, and will therefore not be eligible to apply for affordable housing on the site, unless Cherwell adapts their housing allocation policy for the Land East of Park View site and the application process is made easily accessible for people living in Bladon and Woodstock.

3.11 The criteria as per Cherwell's Housing Allocation Scheme (Dec 2021) is:

3.6 Who cannot be accepted onto the Housing Register

CDC will refuse an application to join the housing register in the following circumstances:

3.6.2.3 No local / district connection to Cherwell

Applicants without a local connection to Cherwell will not qualify to join CDC's housing register. In order to be considered to have a local connection to Cherwell applicants will need to either:

- 2. have resided in Cherwell for a period of at least 6 out of the last 12 months continuously prior to an application to join the housing register*
- 3. have previously resided in Cherwell for 3 out of the past 5 years*
- 4. have a contract of employment to work within Cherwell for a minimum of 16 hours per week excluding short-term, marginal, temporary and voluntary work. Employees on 'zero hour' contracts must demonstrate a consistent previous record of, or clear expectation to work for a minimum of 16 hours per week.*
- 5. have a contract of employment as a Category 1, 2, 3 or 4 key worker (as defined by section 7.4 of this scheme) to work in Oxfordshire for a minimum of 16 hours per week excluding short-term, marginal, temporary and voluntary work. Employees on 'zero hour' contracts must demonstrate a consistent previous record of, or clear expectation to work for a minimum of 16 hours per week*
- 6. have immediate family members who have lived in Cherwell for at least 5 years, where there has been frequent contact, and there is a clear commitment to, and / or dependency on, those family members immediately prior to the date of application*
- 7. be a household with a Right to Move*
- 8. be leaving the care of Oxfordshire Children's Services; or*
- 9. have a special reason for needing to live in the area*

Exceptions to the above local connection requirements are:

- Those who are currently serving in the Regular Armed Forces or who were serving in the Regular Forces at any time in the 5 years preceding their application to join the housing register.*
- Bereaved spouses or civil partners of those serving in the Regular Forces where (i) the bereaved spouse or civil partner has recently*

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ceased, or will cease, to be entitled to reside in Ministry of Defence accommodation following the death of their Service spouse or civil partner, and (ii) the death was wholly or partly attributable to their service.

- Serving or former members of the Reserve Armed Forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service.*
- Divorced or separated spouses or civil partners of Service personnel who need to move out of accommodation provided by the Ministry of Defence.*
- Existing social housing tenants, who need to move into CDC's district, either from another local authority area in England, or from one location to another within Cherwell, for work related reasons to avoid hardship (Right to Move Applicants).*

S106 Mitigation - Should the Council Decide to Grant Permission

Although Bladon Parish Council strongly objects to the proposed development, we would like to ensure that, should the Council disregard these objections and decide to grant permission, Bladon Parish is not unduly affected by the development. We request that the developer provides or contributes to the required infrastructure needed to mitigate the impact of their development on the local infrastructure/services and that Cherwell District Council prohibits the development's occupation until certain infrastructure requirements are met.

To this effect, BPC would request that the developer contributes to traffic calming and safety measures within Bladon to help mitigate the increase in traffic that will affect the village.

This may include, for example, pedestrian crossings, other traffic calming/safety improvements such as a VAS signage, and measures which improve cycling, walking and public transport access, such as direct bus route from Bladon into Oxford. We would hope to liaise with Oxfordshire County Council regarding the most appropriate mitigation for the village, the estimated cost and justification as required under the CIL/S106 legislation.

BPC would also request that the developer contributes, as they have indicated that they will, to mitigating the impact on the services and infrastructure that Bladon residents use in Woodstock. Oxfordshire County Council (OCC) and Cherwell District Council would be expected to identify the impact and what the value of the contributions should be for Secondary and SEN provision, Library provision and increase GP provision.

BPC requests that the development remains unoccupied unless capacity at Marlborough School has been provided to ensure that Bladon's children can attend their catchment school.

BPC would also request that Cherwell District Council alter the eligibility criteria for registering on their housing register to enable residents of Bladon to apply for the affordable housing on the Land East of Park View development.

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Bibliography

Application Documents

1. Environmental Statement Chapter 4
2. Environmental Statement Chapter 8
3. Environmental Statement Chapter 9
4. Transport Assessment Part 1

Other Documents

1. Cherwell's adopted Local Plan 2011-2031 (Part 1)
2. Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review Oxford's Unmet Housing Need - Inspectors Report
3. Examination of the Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review Oxford's Unmet Housing Need - Post-Hearing Advice Note

4. UNESCO Website - Blenheim Palace Integrity
5. Pupil Place Plan 2021-2025
6. Cherwell's Housing Allocation Scheme (Dec 2021)

Annex C

BPC Response to 22/01715/OUT Land South of Perdiswell Farm, Shipton Road, Shipton-on-Cherwell – February 2023

Response Date: 09/02/2023

Application Number: 22/01715/OUT

Location: Land South of Perdiswell Farm, Shipton Road, Shipton-on-Cherwell

Proposal: Erection of up to 500 dwellings and infrastructure

Bladon Parish Council's (BPC's) previous **objection** and comments on the above proposal still stands. BPC feels that the developer has not addressed all the objections originally raised by BPC and has remained silent on certain objections raised.

BPC feels that the application should be **refused** as it will create increased pressure on the local area without providing adequate mitigation and will remove the last green buffer between Bladon and Woodstock and Kidlington.

The developer is required to provide the infrastructure to mitigate the impact of their development and the application should be refused if the impact cannot be mitigated. A financial contribution does not mitigate the impact of the development if there is no feasible scheme for it to be spent on.

The offer of S106 contributions is only acceptable as mitigation if the developer is able to provide a viable and sustainable solution to offset the impacts the contributions are being offered towards. This means that the developer should provide a solution rather than just suggesting that paying a financial contribution is acceptable mitigation. If the developer is only required to make a financial contribution, the problem of providing a solution passes to the local authority. As no solution has been provided alongside an offer of S106 contribution, this is what will happen if this development is approved.

BPC requests that its original response still be considered. Should Cherwell District Council be minded to grant permission for the application, BPC requests that the mitigation detailed in the final part of BPC's original response, still be considered.

Summary

BPC has reviewed the new supporting documents provided as part of the re-consultation and feels that the additional information provided does not adequately deal with the concerns raised by the parish.

The main objections raised by BPC were:

- 1) Location of the development having an adverse effect on the openness of the area, incursion into the open countryside and the coalescence of the two currently distinct settlements of Woodstock and Bladon.
- 2) Increased traffic through Bladon with no mitigation
- 3) Unacceptable impact on local infrastructure and services (used by Bladon residents) in Woodstock.
- 4) The ineligibility of local residents to apply for affordable housing on the development due to living in West Oxfordshire.

It should be noted that within the “Planning Response Note” the developer has decided to only acknowledge one of the objections that BPC has raised. Under para 1.52 they stated that the principal basis for the objection is the perceived traffic impact on Bladon village. They have not acknowledged BPC’s concerns regarding the effect on the open countryside, including coalescence, or the concerns regarding infrastructure and affordable housing.

BPC does acknowledge that in the developer’s response to other consultees’ comments, contained in the additional information provided, they do touch on some of the concerns raised by BPC, such as impact of the development on the landscape and some of the infrastructure concerns. BPC has grave concerns about the developer’s silence on the issue of coalescence and affordable housing.

Although the response from the developer – Blenheim – regarding the “perceived traffic impact on Bladon village” states “the change of flows cannot be material” and “In the context of the NPPF this cannot be considered as ‘severe’,” BPC would like to bring to the attention of Cherwell District Council the accumulative traffic impact from this proposal and the 5 other recent developments that Blenheim has either built (2 developments) or is proposing to build (3 developments) in Woodstock and Long Hanborough. This single developer – Blenheim – is building or proposing to build more than 1,500 extra houses within 2.5 miles of Bladon in a very short period of time.

For reference the first of these developments to be occupied was Hanborough Gate in the Winter of 2018 and the site was not completed until the middle of 2021. Park View is the second development which was first occupied early in 2020 and is still being marketed and not expected to be completed until 2025, so the full impact for this site is not yet being felt.

Based on the information provided, the forecasted increase in traffic movements from all of these developments at peak time along Grove Road is 23% from the 2019 baseline. This figure does not include any non-Blenheim developments that would also affect Grove Road.

Due to this accumulative impact not being considered, the 23% increase in peak traffic, from a single developer, is not being mitigated. It cannot be correct that a single developer can submit multiple applications in a small geographic area over a short period of time and not be liable to provide mitigation.

BPC requests that this accumulative impact be considered and the impact be mitigated.

Bladon Parish Council's detailed comments on the additional information are covered in the next section.

Detailed Comments on Additional Information

1 Location of the Development Having an Adverse Effect on the Surrounding Area

- 1.1 Additional information has been provided regarding the effect of the development on the World Heritage Site, the proposed landscaping and the scale and density of the development. This information also included responses from various statutory consultees.
- 1.2 Although BPC notes that both the Historic England and Cherwell's Landscape Officer do not have any objections to the revised proposal, it still feels that the development will have a detrimental impact on the surrounding area.
- 1.3 It should be noted that there are plans along A44 corridor for more housing, and also a Park & Ride and Solar Farm, which will remove many of the adjacent green spaces along the A44. See Annex A for a map showing the developments along this corridor.
- 1.4 The proposed locations of the Park & Ride and the Solar Farm will create further urbanisation of the area and will remove the final open spaces along the A44 nearest Woodstock Roundabout.
- 1.5 Once the proposed developments along the A44 take place, the site would be the final green space before entering Woodstock.
- 1.6 The original green buffer zone was larger until the development known as Park View was built by the same landowner. This proposal is a further intrusion and will remove most of the remaining buffer.
- 1.7 Building upon this green space will remove the individual identity of the surrounding settlements and will create a coalescence of these settlements.
- 1.8 It is therefore important that this green buffer is protected and not built upon.
- 1.9 To protect Bladon from losing its unique identity and to maintain the green buffer between Woodstock and Kidlington, BPC asks that the application be **refused**.

2 Increased Traffic Through Bladon

- 2.1 Due to the traffic generation from the Park View development not being included in the original transport assessment calculations, a set of replacement data tables have been provided.
- 2.2 From the figures provided, it appears that Park View will generate 296 movements along Grove Road (Comparison of the changes in Tables 8.6 & 8.7) and 33 AM and 38 PM movements (Comparison of change of baseline data in Table 8.10)
- 2.3 Firstly, there appears to be an error replacement table 8.10.
- 2.4 The original data in Tables 7 and 9 of the Transport Assessment Part 1 confirm that 17% of the traffic will travel along Grove Road and that the peak increase in movements from the site is 268 AM and 273 PM. This equates to an additional **46** AM movements and **47** PM movements along Grove Road. This data has not been updated as part of the resubmission.
- 2.5 The figures in the revised table 8.10 only show an additional **37** AM and **38** PM movements. A reduction of 9 movements on both peaks. This error only occurs against this line of the table, all other lines compared to the previous table are correct. For example, A44 Manor Road has an AM increase of 10 (1112-1102) in the original table and still has an increase of 10 (1137-1127) in the revised table.
- 2.6 There is no reason that movements should have gone down as it was only the base that was adjusted and increased.
- 2.7 This error means the percentage quoted in para 1.56 of the Planning Response Note are understated by just under 1%.
- 2.8 In paras 1.55 & 1.56 of the Planning Response Note, the developer states that the change in flows cannot be material and falls below the threshold set out in the NPPF for requiring mitigation and that no further assessment is warranted. In context of the NPPF this cannot be considered as 'severe'.
- 2.9 It is not clear what threshold in the NPPF is being referred to as there are no figures contained within the NPPF.
- 2.10 It might be that the traffic generated from the development is not classed as 'severe' in its own right, however when taken into account with other developments that Blenheim alone has gained permission for or is attempting to gain permission for since 2017 then the impact is greatly increased.
- 2.11 BPC believes this accumulative impact from a single developer should be considered and the impact mitigated.

- 2.12 The table below shows the additional traffic generation from either Blenheim's proposed developments or recently built developments and the effect on Bladon.

Site	Application No.	Developed or Proposed	Number of Dwellings	% Traveling Along A4095 Bladon	AM Peak		PM Peak	
					Total Movements AM	Additional Movements Through Bladon	Total Movements AM	Additional Movements Through Bladon
A - Land South of Witney Road, Long Hanborough	14/1234/P/OP	Developed	169	53	64	34	78	42
B - Land East of Woodstock Oxford Road Woodstock	16/01364/OUT	Developed	300	19	158	33	177	38
C - Land North of Witney Road Long Hanborough	22/01330/OUT	Proposed - Approved	150	73	79	58	73	53
D - Land North of Banbury Road Woodstock	21/00217/OUT	Proposed	235	18	134	24	137	38
E - Land East of Hill Rise Woodstock	21/00189/FUL	Proposed - At Appeal	180	18	96	16	98	16
Total			1034		531	165	563	187

- 2.13 The increase in the table above combined with the increase from this proposal means that the total increase for AM peak will be 211 (165 + 46) and for PM peak will be 234 (187 + 47).
- 2.14 To show the accumulative percentage increase these developments are liable to create, the 2027 baseline needs to be re-calculated back to the 2019 baseline.
- 2.15 It is confirmed in the Environmental Statement Technical Appendix F: Transport Assessment that sites C, D and E have been included in the 2027 baseline data. It was also confirmed in the update to the TA that site B has been added to the revised baseline for 2027. It is assumed that site A has also been included in the 2019 baseline that has been adjusted to 2027.
- 2.16 The table below shows that the accumulative impact from these Blenheim developments is a 22.3% increase in the AM peak and a 22.5% increase in the PM peak.

	AM Peak	PM Peak
2027 Baseline Movements as per TA	1113	1226
Less Additional Movements from Table	165	187
Revised Baseline	948	1039
Addition Movements Caused by the Proposal	46	47
Addition Movements Caused by the Sites on the Table	165	187
Total Additional Movement Unmitigated	211	234
% Increase Caused by the Sites on Table	17.4	18.0
% Increase Caused by this Proposal	4.9	4.5
Total % Increase	22.3	22.5

- 2.17 It should be noted that the two developed sites (A and B) occupied their first house in 2019 and 2020 respectively, so the full impact of all of these developments will be fully felt in a very short time-period by Bladon residents.
- 2.18 BPC believes that this impact should not be ignored, and mitigation should be provided to ensure the safety of the residents of Bladon while walking and cycling in the village. This could be achieved through the provision of a crossing and other traffic calming measures in the village.
- 2.19 This overall increase in traffic is not being acknowledged by the developer and as such is not being mitigated. Due to this lack of mitigation, BPC asks that the application be **refused**.

3 The Lack of Infrastructure Provision

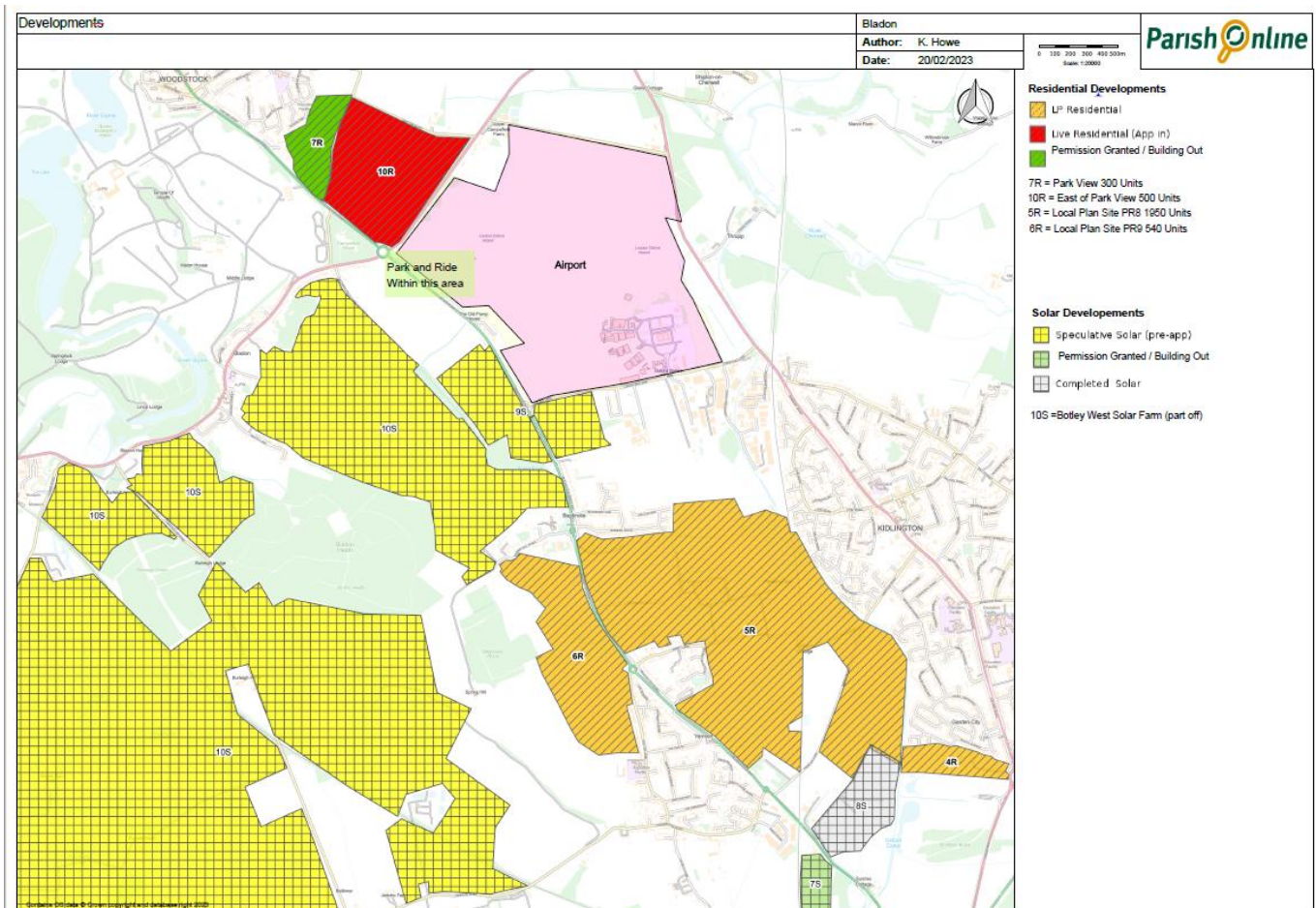
- 3.1 Woodstock Surgery is over capacity and although the developer has offered to provide an S106 contribution towards increasing capacity, this will only mitigate the impact if there is a viable scheme for the expansion.
- 3.2 If re-locating the GP surgery becomes unfeasible and a replacement solution is not available, then the impact of the development will not have been mitigated and the situation with over-capacity will become worse.
- 3.3 To prevent a further increase in the over-capacity at Woodstock GP surgery, the application should be **refused** unless a feasible project is in place to mitigate the increase in patients.
- 3.4 It should be noted the Long Hanborough GP surgery is already over capacity and is having to split up consultation rooms to be able to see more patients. They do not accept new patients from out of catchment, so the developer's "hope" that existing Woodstock GP patients will move to Long Hanborough GP surgery seems unfeasible.

4 The Ineligibility of Local Residents to Apply for Affordable Housing

- 4.1 As covered in BPC's original response, the location of the site in Cherwell District means that neighbouring residents of Woodstock and Bladon as well as other local villages are likely to be ineligible to apply for affordable housing on the site. This is highlighted in BPC's original response.
- 4.2 The developer has not addressed this issue in any of the documentation provided.
- 4.3 There will be 175 affordable houses on the development, and none will be available to neighbouring residents outside of Cherwell District.

- 4.4 BPC would like to request that a process is put in place to enable residents of those neighbouring parishes to the site not within Cherwell District, to be eligible to apply for affordable housing on the site.

Annex A - Map of Developments



Bladon Parish Council

clerk@bladon-pc.gov.uk

Bladon Parish Councils Relevant Representation – Botley West Solar Farm

Bladon Parish Council (BPC) welcomes the opportunity to register as an interested party for the Botley West Solar Farm development examination.

BPC would like to provide the following comments on the application

BPC is concerned about the impact that such a large solar farm will have on Bladon Parish and its residents, as well as on the many other parishes affected by the proposal.

Based on the information provided, it is evident that there will be a detrimental impact on the landscape character of the area and the local biodiversity. Additionally, there will be a loss of amenity for the public, a reduction in good-quality agricultural land, and a negative effect on the Green Belt.

The maps provided as part of the application show that approx. 53% of Bladon Parish (176 hectares) has been earmarked for the development and all of those 176 hectares falls within the Green Belt. Development on the Green Belt around Bladon is in contradiction to the National Policy Planning Framework (NPPF) unless exceptional circumstances can be proved.

No acceptable exceptional circumstances have been presented in any of the available documents. BPC believes that, given the significant impact on a large area of Green Belt, exceptional circumstances must be thoroughly justified. The loss of Green Belt is a critical planning consideration and should be afforded substantial weight when reviewing the proposal.

BPC feels that the loss of all the Green Belt around Bladon is unacceptable, especially when considering the other developments proposed in the area. These other developments will be removing large areas of open countryside just outside the boundaries of the designated Green Belt and if the BWSF development is approved, it will result in near-continuous development between Oxford and Woodstock. (refer to Annex B Map)

The predominant land use around Bladon village is for arable farming and a significant amount of this land is classed as Best and Most Versatile Agricultural Land. The use of such land goes against the NPPF principles of protecting high quality agricultural land from development. BPC is also concerned with the loss of arable production at a time when food security is an issue.

Bladon village is surrounded by rolling farmland and much of the landscape is open and visually sensitive. The views southwards out of the village and towards the development have been identified as being important in The Bladon Conservation Area - Conservation Area Character Appraisal. With the information provided, it is clear that the area around Bladon will be physically and visibly changed.

Part of the permanent changes to the landscape includes the enclosing of hundreds of kilometres of Public Rights of Way (PRoW) with 2.1m high fencing. For the residents of Bladon, the proposal will enclose all of the rights of way in the south of Bladon, which is approximately 5.8km of PRoW (refer to Annex C Map). It should be noted that these are the only public PRoWs available to Bladon residents as the village borders Blenheim Place land to the North and although there are permissive paths, which can be revoked at any time, there are no PRoWs. This enclosing will affect the amenity of the PRoWs by creating unattractive corridors that will deter not only local users but also those who would have visited the area to enjoy the countryside.

The enclosing of the PRoWs will also prevent the free roaming of the wildlife in the area and may cause conflict between users, including those with dogs, and the larger wild animals in the area.

BPC believes that the development will have a significant impact on the surrounding communities and, should the development be granted permission, the current suggested community benefits are far from adequate to compensate for such impacts and should be significantly increased.

Originally the community fund of £50,000 per annum (£59 per MW based on 840MW's) was suggested, this has since been increased to £200,000. Neither of these figures is comparable to the community funds that other renewable energy projects have provided.

For example, Tower Hill Solar Farm agreed with Tytherington Parish Council a community fund of £875 index linked per MW per annum for their considerably smaller 6.46MW development. For reference £875 uplifted to Dec 23 price base is approximately £1,189.

Research has shown that the average £'000 per MW for solar developments is £3,000 and it should be noted that £3,000 is an average and there are developments that have agreed £5,000 per MW per annum.

Also, due to the extreme size of this development, it will affect significantly more communities than just one or two villages affected by the Tower Hill Solar Farm, and to expect £200,000 to be shared between approximately 10 other parishes makes the usefulness of the fund redundant.

From the information available, it is not clear how any benefits provided by the creation of solar power under this proposal can outweigh the detrimental impact on the Green Belt and biodiversity, the permanent physical and visible changes to the landscape, the loss of amenities for the public and the loss of BMV agricultural land from arable production.

Further points and more detailed comments are provided in the attached in Annex A, and although the greatest impact felt by Bladon Parish residents will be from the middle section of the proposal, some of the comments below may also be relevant to the whole of the proposal.

ANNEX A

Additional Points and Detailed Comments

1. Buffer Zones & CCTV and PCS

- 1.1 BPC does not consider the buffers zones suggested as acceptable due to the impact the proposal will have on the Bladon Conservation area, the recreational facilities in Bladon and also the residential properties..
- 1.2 BPC is also concerned with the possible locations of the 81 CCTV that are proposed to be located at the gates and the 4-6 substations proposed within Bladon Parish. It is not clear from the information provided where the proposed gates are to be located and thus where the CCTV is to be located.
- 1.3 The location of the CCTV could have an impacting the users of the PRow's and of Bladon Recreation Ground.
- 1.4 BPC is also concerned with the location of the PCS and the noise that will be generated from their operation. The PEIR indicates that the noise level will be 67db at 10 metres.
- 1.5 There are several PCS located in Bladon Parish including near the residential areas of Heath Lane and Church Street, in the field adjacent to Bladon Recreation Ground and in close vicinity to many footpaths that run through the development.
- 1.6 BPC is concerned that the topography of the Parish has not been taken into account when assessing the noise impact from these PCS and other noise making pieces of infrastructure. There are many locations around Bladon Village where the topography means that sound bounces around and is magnified.
- 1.7 It is likely that due to this effect that the sound from the PCS will be heard at St Martin's Churchyard and the burial site of Winston Churchill, and by the users of the PRow's.
- 1.8 The locations of the PCS's could affect residential and recreational areas and also the PRow's.

2. Rights of Ways and Fencing

- 2.1 It is proposed that fencing will be erected adjacent to all existing and proposed PRow's within the development. This fencing will create a corridor effect along the PRow's.
- 2.2 It is not possible from the information provided to see how wide the PRow's will be and thus the width of the corridors. BPC is concerned that due to Oxfordshire County Council's on-line definitive map not having a record of the widths of many of the PRow's that are identified in the proposal that only the minimal legal requirement for PRow's will be used. These are currently: -
 - Footpaths Cross-field/other 1m
 - Footpaths Field-edge 1.5m
 - Bridleways Cross-field/other 2m
 - Bridleways Field-edge 3m
- 2.3 The creation of narrow corridors with 2.1m fencing either side will impact both the users of the network and the wildlife in the area.
- 2.4 There are concerns about personal safety when walking along the corridors that will be created by the high and continuous fencing.
- 2.5 There are hundreds of kilometres of PRow's throughout the development. There is over 5.8km of PRow's in the development area behind Bladon Village between Bladon Heath and the A44.
- 2.6 This 5.8km represents all of the PRow's available and easily accessible by Bladon residents.
- 2.7 Of the 5.8km of PRow, all but approximately 840m will be surrounded on both sides by solar panels and 2.1m fencing. The remaining 840m will have solar panels and fencing one side. This means that users of the PRow's around Bladon will have not any PRow's available to them that are not surrounded by a continuous view of solar panels and fencing. The only other option for recreational walking is within the grounds of Blenheim Palace.
- 2.8 The amenity of the PRow's network will be impacted and the creation of corridors will make the footpaths no longer attractive to users of the network for recreational purposes. This loss of amenity will have a negative impact on health and wellbeing.
- 2.9 BPC request that development in the proximity of the PRow's is avoided and that if this is not possible then the width of the PRow's should include a considerable sized buffer so that amenity of the PRow's can be preserved.
- 2.10 Larger wildlife such as Badgers, Foxes and Deer will no longer be able to freely roam across most of the proposal, which includes 176 hectares within Bladon Parish. This inability to free roam will affect their

natural pathways and their behaviour and may force many of the larger wildlife out of the area. The loss of larger wildlife will have a negative impact on the biodiversity in the area.

- 2.11 BPC also request the negative impact on the larger wildlife be considered in the relevant Environmental Statement (ES) and that mitigation be provided to prevent the loss of this wildlife from the area.

3. Cumulative Effect of other Developments

- 3.1 In response to the EIA Scoping Opinion, BPC asked that the developer produce a map to show all of the proposed developments in the surrounding area of the development.
- 3.2 These maps have been provided but it appears that Figure 19.1 Cumulative Developments – Overview does not include the sites shown on Figures 19.2 and 19.3, which show the Cumulative Developments for Cherwell and Vale of the White Horse and Oxford.
- 3.3 This omission means that the full impact of the developments is not illustrated, for example, it does not show the ribbon of development starting at Wolvercote Roundabout and going along most of the A44 into Woodstock. Refer to the map in Annex B which illustrates the ribbon of development.
- 3.4 Table 19.7 in Chapter 19 of the PEIR states that there has been no cumulative effect identified for most of the categories in the table including Landscape and Visual Resources, Ecology and Nature Conservation and Agricultural Land Use and Public Rights of Way.
- 3.5 BPC would like to understand how once built, the developments in Eynsham, Begbroke and Yarnton, which will be surrounding the proposal and will remove huge areas of land that are currently shown on the plans as open countryside, does not create a cumulative effect on the landscape, ecology, agricultural land or PRoWs.

4. Ecology and Biodiversity

- 4.1 Due to the lack of information, such as to when the baseline assessment took place, it is not possible to understand how the development will be able to create 70% biodiversity net gain (BNG), especially as, at the moment, the only suggestions are bat and bird boxes, bee hives and log piles.
- 4.2 At various points in Chapter 9 - Ecology and Nature Conservation, the land within the proposal is referred to as 'intensive managed agricultural fields'. It is not clear how the land has been assessed as intensively managed as the farmland around Bladon has not been managed intensively and has been managed in such a way that the ecosystem is flourishing in the area. The farmer who farmed the area around Bladon had won awards for the way the land was managed.
- 4.3 Although the PEIR covers the possible impact on certain wildlife it only concentrates on the species that have been identified as important and does not consider the impact on other wildlife in the area such as deer and foxes.
- 4.4 BPC believes that the negative impact on the larger wildlife should also be considered when determining the application. Due to the extreme size of the area being affected, there is a high chance that these animals will be displaced and forced out of the area.

5. Heritage & Conservation Area

- 5.1 The Conservation Area Character Appraisal for Bladon's Conservation Area, identifies important views out of the village towards the south and should be taken into account when assessing the impact of the development on the area
- 5.2 St Martin's Church in Bladon is of historical significance as St Martin's is the resting place of Sir Winston Churchill and is visited by a large number of tourists annually and plays host to several memorial events every year.
- 5.3 BPC asks that the impact of the proposal on St Martin's and its visitors is assessed as part of the application.
- 5.4 BPC is also concerned that proposal will have detrimental impact on Blenheim World Heritage Site and other historic and heritage sites in the area due to the visibility of the proposal by all visitors approaching the area along the A44.

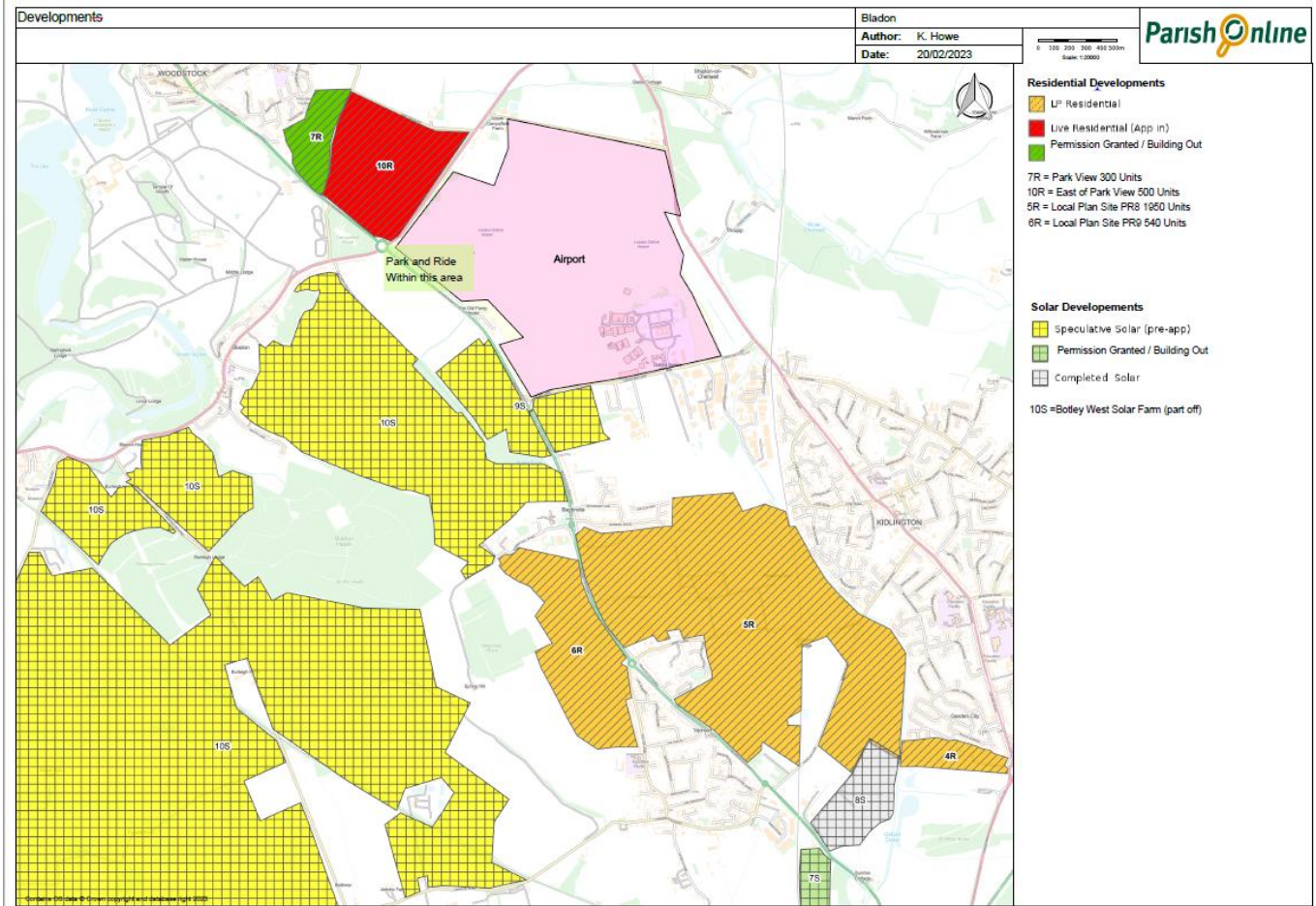
6. Community Benefits including Improvements to Rights of Ways

- 6.1 The suggested value of the community fund is considerably lower than funds created from other renewable energy developments. Also, to expect such a low sum to be shared with so many parishes makes the fund redundant and worthless.
- 6.2 It is not clear which groups have been approached for input into possible community projects or the outcomes of those discussions. For example, have local allotment groups or parish councils been contacted to see if there is a demand for more allotments in their areas?

- 6.3 It is not clear why Cherwell Collective and Cutteslowe Community Larder have been approached and not similar charities in West Oxfordshire. The Cherwell Collective and the Cutteslowe Community Larder do not currently serve residents in West Oxfordshire.
- 6.4 The suggested change of footpaths 132/2/10, 265/26/10 and 124/12/10 to create a cycle path will require a legal order to allow cycling along the route which is not acknowledged in the application.
- 6.5 BPC is concerned that the change of the footpath into a cycle route will cause conflict between cyclists and both the existing vulnerable users of the path and the regular vehicles which use the road to access the properties along the lane. It should be noted that the start of the proposed cycle route is continuously used by children and parents accessing the school and that the remainder of the path is used extensively for recreation.
- 6.6 It may be appropriate to improve the bridleway that runs from Heath Lane directly to Begbroke to make it more accessible to cyclists, which are allowed to cycle on a bridleway.

ANNEX B

Map of Developments Along the A44



ANNEX C

Public Rights of Way



Workload/Project Updates

Last updated 6th February 2025

Actions	Status
(Audit) Review of Internal Controls - Devise an Internal Controls policy or review new financial regulations together with a checklist.	To be actioned 6/2 - Drafting started - hope to be submitted for approval at March's meeting
(Audit) Review of Risk Assessment – When reviewing the policy ensure that as many potential financial risks are included.	To be actioned
(Audit) Asset Controls – Add a 'date of purchase' section to the Asset Register together with a column for insurance cost.	Work commenced – Dates for 23'24 and onwards are available
(Audit) Asset Controls – Deeds and Titles are not currently available on the Asset Register. Establish the reference details for the land owned/managed by the Parish Council and add them to the register.	Work commenced - Locations have been identified several deeds have been requested
(Audit) Cemetery – Recommend that the Council join the Institute of Cemetery and Crematorium Management (ICCM)	Work commenced – 6/2 - Approval to join has been included on the Feb agenda
(Audit) Reserves – Recommend that the Council adopt a Reserves Policy	To be actioned – Need to source examples to work from
(Audit) Governance – Full revision of the Standing Orders as they are out of date	To be actioned – 6/2 - Should be able to provide NALC's version for approval at March's meeting
(Audit) Finance – Apply for a Council Debit Card	Work commenced – The council has approved applying for the card and the cost involved. The forms have been downloaded and need signing
(Audit) Equipment – Purchase mobile phone for the Clerk	Work commenced – 6/2 - A request for approval has been included in February's agenda to purchase a phone outright for approx. £170 inc VAT and to agree to a £5 a month inc VAT sim that can be cancelled at any time. Due to not yet having a corporate card approval to repay the clerk will also be included.
(Audit) Governance - Ensure Councillors and Clerk are aware of GDPR requirements	To be actioned – Plan to send GDPR checklist to councillors
(Other) Training Clerk to enroll for CILCA	To be actioned - Need to confirm costs and timetable for enrollment
(Other) Noticeboards – Arrange for a new noticeboard in the East of the village	Work commenced – Budget has been agreed. It has been confirmed that if the board is under a specific size it does not require permission.

	Need to confirm the preferred location and seek approval of the landowner. Need to request quote for installation
(Other) Noticeboards – Arrange the replacement of the Pump noticeboard	Work commenced – Budget has been approved. Need landowner approval to install the board beside the pub wall. Due to size may need planning permission for which council have already approved the cost of.
(Other) SIDS – Arrange for new poles for the SIDS to enable solar panels to be installed	To be actioned – 6/2 - Emailed OCC Highways (6th Feb) via their contact form to ask if they could carry the works and asked for a quote
(Other) SIDS – Replace batteries with solar	Work commenced – Costs have already been requested but may need to be requested again.
(Other) Green Improvements – Check the status of the grant request Arrange quotes for clearing and planting the borders Source costs for the required plants	Work commenced – 6/2 - £500 payment now received 6/2 - Quotes being sought for clearing and planting border 6/2 - A quote from Bunkers Hill has been received for plants - a request for approval included at Feb meeting
(Other) Shed Rec Ground – Arrange for emptying and removal of Rec Ground shed Arrange for a new base in Rec Ground (if needed) Purchase and install new Rec Ground shed	Work commenced – 6/2 - The school has confirmed they have taken their equipment away. Shed has been emptied. 6/2 - Shed to be removed on the 7th or 8th Feb Once shed removed order will be placed but quotes to install the shed will be needed.
(Other) Shed Cemetery – Arrange for a new base in Cemetery Purchase and install a new Cemetery shed	Work commenced – 6/2 - A new base has been laid Next - Need to place an order for a new shed and get quotes for installing the shed
(Other) Cemetery Fees - Provide a comparison of BPC fees and St Martin's fees	Work commenced – St Martin's have provided their fees
(Other) Meetings – Create/maintain and regularly circulate a table of actions from council meetings	Ongoing
(Other) Damaged Stonewall besides Memorial Confirm owner (believe it is Blenheim 's) Arrange repair if BPC	Work commenced - Emailed Blenheim Estate - Blenheim said it is most likely theirs but will check and are also arranging for someone to look at the issue.
(Other) Damaged Stonewall Park Lane	Work commenced -

Cllr Assandri emailed Blenheim Estate 27/1 - Blenheim responded 28/1 and will pass on the issue to estates management

6/2 - Blenhiem have said that it is not their wall - Further investigation needed