

Methodology

All sites were visited and assessed by the Parish Council Planning Committee. An Extraordinary Meeting of the Parish Council was convened. This report includes points made by the general public at that meeting and agreed comments from the Parish Council.

Statement of position

Milton under Wychwood is a village albeit a large one. For it to merge with Shipton under Wychwood or the hamlet of Upper Milton is undesirable. It should not evolve into a town, it does not have the facilities to support a large population. Therefore growth should be limited.

Development objectives

Since 2011 Milton under Wychwood has accepted 56 new dwellings¹; there should be proportionality in burden sharing in our sub-area. We are happy to accept new development. It should be small scale and appropriate to our village environment. We endorse the position of the previous Local Plan. New development should be restricted to infill and rounding off.

Comments

Site ref.	Site address	MuW Parish Council Comments
141	Land at Church Rd. ²	We are content with the existing proposals for housing on this plot which comprises 4 houses. Development plans were rejected seven years ago with 250 registered objections from villagers. There should be no further development on this land. Qualified support
222	Heath Farm	A very large care home has already been built which is not in keeping with a small rural attractive village in the AONB”.
329	Land south of High St. ²	This is an inappropriate site for large scale development. Large scale development would be extremely detrimental to the AONB, the character of the village, and the available facilities. Planning approval for less than 25% of this site has been refused twice. The PC supports those decisions. Do not support.
352	Land at Cottage Farm	This site has no access by road. Do not support.
249	Land off Lyneham Rd. ²	A wholly inappropriate site. It is effectively isolated in the middle of the countryside, well removed from the rest of the village. The elevation of the site means it would be highly visible and damaging to the AONB. A flagship public footpath, The Oxfordshire Way, runs along the Northern edge of the site and would have its character changed by development here. The site is served by a narrow, poorly maintained road which is further constrained by a limited access railway bridge at one end. Do not support.
438	Land at Green Lane ²	When site 222 (under the ownership of Oxfordshire County Council) was developed, villagers were lead to believe this site would be left as a green field amenity. It is adjacent to the Village Green and is crossed by a foot path giving access to the Green. Development here would damage the open, rural environment of the Village Green. This site is at the edge of the built environment of the village. The road ceases at this point and becomes a track. The character of Green Lane comprises mostly well established older dwellings with some paddocks and farm buildings. Large scale development would irreparably damage the tranquil nature of this area. Do not support.

Our comments on sites In Shipton under Wychwood

Site ref.	Site address	MuW Parish Council Comments
183	North of Ascott Rd	This is a central village location and we support Shipton under Wychwood Parish Council's [SPC]comments.
248	Land South of Milton Rd	We agree with SPC that this is an appropriate site for development. It should be limited to 25 housing units and 40 parking spaces should be provided for the adjacent School.
348	Land North of Milton rd.	Agree with SPC that this site is inappropriate for development as it would effectively merge the villages of Milton and Shipton under Wychwood.
405	Land to rear of Lane House Farm	Without major development of adjacent site 348 there is no access to this field.

¹ The Paddocks, Shipton Road - 44 apartments
Church Road - 4 houses
Frog Lane - 3 houses
Green Lane - 1 house
Shipton Road - 1 house
High Street - 3 Houses

² Recent site assessment by WODC officers (from the WODC website):

"Land rises to the east making the site more prominent in the landscape with potential significant detrimental impact on the AONB."

The site sits within the semi enclosed clay wolds landscape which is characterised by large scale rolling farmland with moderate intervisibility. The weak landscape structure in this area makes the land particularly sensitive to new development"