Milton-under-Wychwood Parish Council Planning Checklist

Approved at PC December 2023

Planning Application_____ **Number**_____ **Date**_____

Neighbourhood Plan Policy	Conforms Yes/No/ NA	Comments
CH1 **The design and location of any new buildings, alterations or extensions should take into account the potential impact of such development on the distinctive character of the particular area in which it is located within the Parish of MuW, as described in the MuW Character Assessment (Appendix 1).** **In particular, applications for planning permission will only be supported if they contribute positively to the character of the Parish by conforming to the following guidelines:** **• Any new development, alteration or extension should conserve and enhance local character by way of their scale, massing, density, height, landscape design, layout and materials, following the guidelines contained in the MuW Character Assessment (Appendix 1) for the particular built area of the Parish in which they are located, and in conformity with the guidelines provided by the West Oxfordshire Design Guide Supplementary Planning Document.**		
• New buildings should be set back from the building line, in keeping with this common feature throughout the Parish, with adequate provision of front gardens to contribute to the continued "greening" of the street scene, and to minimise urbanisation of the village.		

• **Existing front garden space should be conserved where possible and its conversion or partial conversion to parking space is discouraged. Development which resists the loss of front garden space will be supported.**		
• **Any new development should retain natural features, mature trees, existing hedges, watercourses, and characteristic Cotswold stone boundaries to properties, leave buffers for planting and have edges that are visually "soft" as well as being permeable to wildlife to ensure biodiversity net gain.**		
• **Any new development should ensure that settings are conserved in every sense - i.e. approach, frontage, proximity and orientation of adjoining properties, where settings are integral to the identity and architectural integrity of buildings potentially affected.**		
• **Any new development should make a positive contribution to protecting and where possible enhancing the key views into and out of the built area of the Parish, as described in detail under MuWNP Policy CH2.**		
• **The design and nature of any new developments should also be consistent with the policies of the Cotswolds AONB Management Plan and the Cotswolds AONB Landscape Strategy.**		
• **In line with the respective CCB Position Statement on Dark Skies and Artificial Light adopted in March 2019, street lighting should be minimised and low height where possible, to avoid disturbance to residents, disorientation of nocturnal wildlife and urbanisation of the village character.**		
• **The design and nature of development proposals should not unacceptably detract either from the preservation of the Village Green as an open and public green space within the heart of the village or its seamless visual connection to the wider Wychwood landscape.**		

CH2 **Development proposals should protect and where practicable enhance the key views identified at Figure 11. In particular, the design of new development should respond positively to the landscape and architecture along the sight lines and ensure that the key historic features within the area's landscape character and heritage are safeguarded.**		
CH3 **Development proposals should respect the existing gap between the village of Milton-under-Wychwood and the hamlet of Upper Milton.** **Development proposals which would unacceptably reduce the existing gap between the two settlements or result in their coalescence will not be supported.**		
CH4 **Development proposals that would result in an unacceptable erosion of the distinct and separate historic character, landscape character, and identity of the settlements of Milton-under-Wychwood and Shipton-under-Wychwood will not be supported. In particular, development proposals on the land identified by the Environment Agency as having a high risk of flooding or on the land identified as a Blue-Green Corridor between the two settlements will not be supported.**		

<u>E1</u> **The Plan identifies the following Blue-Green Corridors (BGCs):** • **BGC1: in the North of the parish along the River Evenlode and abutting Bruern Wood;** • **BGC2: along the Simmonds Brook and its tributaries;** • **BGC3: along the Littlestock Brook and its tributaries; and** • **BGC4: in the West of the parish along the Coombe Brook and part of Taynton Bushes.** **Development proposals within the Blue-Green Corridors (including changes in the use of land) which would have an unacceptable impact on aquatic buffer margins, conservation of biodiversity and free movement of wildlife that cannot be satisfactorily mitigated will not be supported.**		
<u>E2</u> **The following green spaces are designated as Local Green Spaces (LGS)** • **LGS1: Manor Farm Wetland Open Space and Nature Reserve – 2.14 ha** • **LGS2: Mactaggart and Mickel/Manor Farm Supplementary Ecological Wetland Space (to be managed with LGS1) – 1.31 ha** • **LGS4: St Jude's Meadow Green Space and Footpath (to be managed by Mainstay Group Ltd) – 1.19 ha** **Development proposals within the designated local green spaces will only be supported in very special circumstances.**		
<u>F1</u> **Development proposals for shared workspaces will be supported.**		

Proposals to adapt under-utilised existing farm buildings into premises suitable for small businesses, shared workspaces, or other community shared spaces in a manner consistent with their heritage and the surrounding buildings will be particularly supported.		
Where planning permission is required, the change of use or loss of buildings and areas currently occupied by small businesses and/or shared workspaces, including the village's central area (Groves Business Park) will not be supported.		
<u>F2</u> Development proposals which would help to retain and where possible enhance existing retail and other local service provision (including the longer-term viability of such services) will be supported.		
<u>F3</u> Insofar as planning permission is required, proposals for the maintenance and improvement of existing clubs and facilities including changes designed to facilitate use by people with a disability will be supported.		
Proposals to create additional and new recreational facilities that are compatible with the existing village character and form, and support a more inclusive community, will be supported. Development proposals for additional or new recreational facilities which would involve the re-use of suitable, existing buildings will be particularly supported.		
Changes of use or loss of buildings and areas currently designated for recreation and play will not be supported unless the change of use is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.		

<u>TM1</u> **As appropriate to their scale, nature and location development proposals should preserve, and where practicable improve and extend the circular interconnection, accessibility and appeal of public rights of way and unadopted and/or permissive paths and respond positively to the needs of all groups in the community including wheelchair users and others with disabilities, and parents/carers with child buggies.**		