

Steeple Aston Parish Council

# 47 more houses for Steeple Aston?

Public Meeting

16<sup>th</sup> February 2023



# Welcome

## **Purpose of meeting:**

The parish council wants to inform you about, and discuss proposals in Cherwell DC's draft Local Plan, in preparation for its response.

## **Agenda:**

- Presentation
- Discussion
- Conclusions

# Cherwell Local Plan 2040

- Commenced in 2021
- Start of consultation on detailed policies – was Feb 23; now delayed till May 23 – after local elections!; public, PCs and NP Forum can object.
- Further consultation likely early 2024 – 2<sup>nd</sup> opportunity to object.
- Examination in public probably late 2024; “interested parties” can make representations.
- Adoption early 2025?
  
- “Spring 2023” changes to National Planning Policy Framework – includes “boosting status of neighbourhood plans” and revising method for calculating housing need.

# CDC's draft Area Strategies to 2040

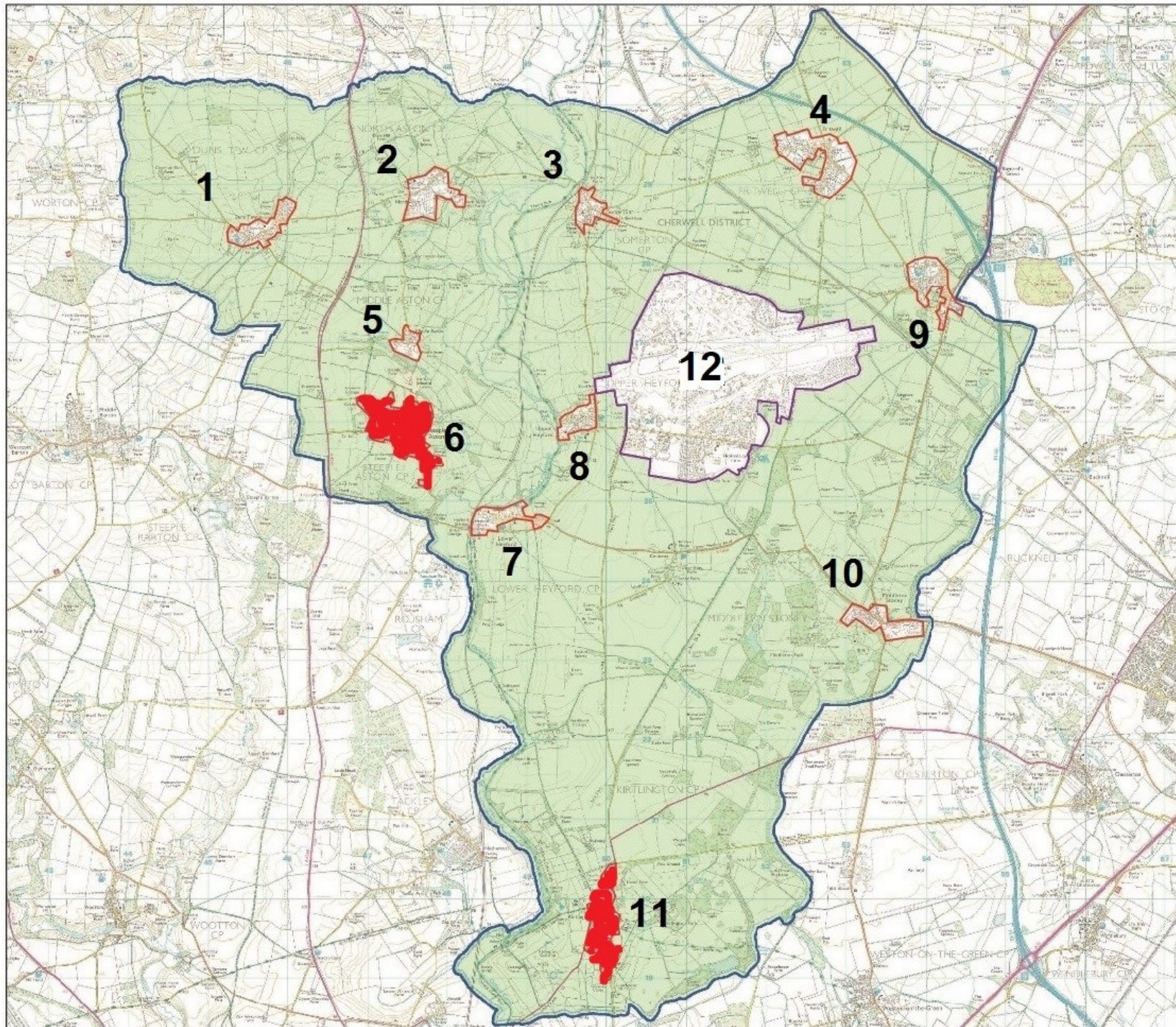
- Heyford Park - additional 1,235 houses to south of existing boundary
- Policy 31: Rural areas strategy – additional 500 houses across the “larger” villages – includes Steeple Aston and Kirtlington. Excludes “windfalls”.
- Steeple Aston: 47
- Kirtlington: 46
- Parishes with neighbourhood plans can take forward, instead of CDC.

Settlement Hierarchy Tier	Parish	2020-40 Housing Requirement Figure	Residual requirement to be allocated through non-strategic allocations (at 1 <sup>st</sup> April 2022)
Larger Villages	Adderbury	110	63
Larger Villages	Ambrosden	204	87
Larger Villages	Bletchington	50	23
Larger Villages	Bloxham	129	106
Larger Villages	Bodicote	0	0
Larger Villages	Deddington	96	43
Larger Villages	Hook Norton	122	42
Larger Villages	Islip	0	0
Larger Villages	Kirtlington	46	46
Larger Villages	Launton	112	43
Larger Villages	Steeple Aston	59	47
Larger Villages	Yarnton	0	0
Smaller Villages	Fritwell	0	0
Smaller Villages	Lower Heyford	0	0
Smaller Villages	Middle Aston	0	0
Smaller Villages	Upper Heyford	0	0
Smaller Villages	Weston on the Green	0	0
Open Countryside	Hampton Gay & Poyle	0	0

## CDC's policy 31

“figures take into account:

- the relative size of the population
- population growth trends since 2011
- development completed since the beginning of the plan period
- development already committed”



## The Mid-Cherwell Neighbourhood Plan area

- 1 . Duns Tew
- 2 . North Aston
- 3 . Somerton
- 4 . Fritwell
- 5 . Middle Aston
- 6 . Steeple Aston
- 7 . Lower Heyford
- 8 . Upper Heyford
- 9 . Ardley with Fewcott
- 1 0 . Middleton Stoney
- 1 1 . Kirtlington
- 1 2 . Heyford Park

# Mid-Cherwell Neighbourhood Plan

- Owned by 12 local parishes – originally adopted 2019
- Review commenced September 2022
- Monthly meetings of task groups, with consultant support
- Existing NP policies restrict housing growth to 20 (SA) and 17 (Kirt)
- Review can allocate sites for housing in larger villages, or argue that Heyford Park is more suitable.
- New or revised policies on green gaps, local green spaces, biodiversity net gain, settlement areas, and others
- Consultation likely Summer 2023
- Aim to submit for examination Winter 2023

# Housing in Steeple Aston 1923 - 2023



Location	Houses built	Year completed
Heyford Hill	4	1923
The Crescent	24	1938
Nizewell Head	32	1950s
Jubilee Close	24	1964
Heyford Road	8	1965
Bradshaw Close	21	1969
Water Lane	5	1969
Grange Park	38	1970
Lawrence Fields	14	1998
Shepherds Hill	8	2003
Coneygar Fields	12	2014
Townend	10	2023
<b>TOTAL</b>	<b>200</b>	<b>In 100 years</b>

\* Excludes single houses (approx. 40) and conversions (approx. 18)



# Steeple Aston housing growth

- Dwellings increased by 147% in last 100 years
- 397 dwellings in 2011 (947 people)
- Estimated 420 dwellings currently
- NP proposal was: limited increase of 5% to 2031 – 20 additional homes
- CDC proposal increases by 11% to 2040

For comparison:

- Kirtlington has about 450 dwellings currently
- CDC proposal increases by 10% to 2040



# Do we want more dwellings?

- How many is enough?; construction disruption; increased traffic; worse parking problems; more unsuitable and unaffordable housing (if left to developers)?
- BUT....sustainability of local facilities; if community-led: increased availability of suitable housing for younger and older people
- Window of opportunity to control what happens next – site assessment and allocation; Community Land Trust
- Parish councils can object anyway (but not yet)

# Criteria for site assessment

Include:

- Shape and capacity
- Topography
- Flooding status, surface water disposal
- Proximity to statutory designations (Conservation Area, protected habitat, etc.)
- Impact on village character, landscape, views etc.
- Presence of trees, hedgerows, habitats
- Proximity to local services – shop, school, bus, pub, church, recreation spaces, etc.
- Vehicular access, walking, cycling routes
- Parking arrangements
- Impact on statutory services – power, drainage, etc.
- Biodiversity net gain, green infrastructure potential

# Questions and Discussion

