

Title	Planning
Author	Clerk
Meeting	Woodcote Parish Council Meeting – 15 th October 2025

4.5. To approve response to direct request from the Developer for comments on the later living development proposed for Bridle Path.

Cllr Booker has drafted the following comprehensive response to the Developer's representative along with Appendices A1 and A2. With one minor amendment which the Clerk has highlighted below. It is proposed that that this will also be sent to planning@southoxon.gov.uk and marked FAO Sarah Chesshyre.



FAO: Katherine Miles
Pro Vision
Via Email

Dear Katherine Miles

RE: Consultation on Later Living Community – Land at Bridle Path, Woodcote

We write following your direct correspondence to Woodcote Parish Council, inviting our views as part of a consultation prior to a pre-planning application for the development of a Later Living Community on land at Bridle Path, Woodcote.

Woodcote Parish Council (WPC) have reviewed this proposal and strongly object to this proposed development for a number of reasons.

This site has previously been subject to 3 applications to seek planning consent over the years.

1. **P22/0001/O** - Outline application for the erection of 40 homes, access, parking, landscaping, open space and associated infrastructure, including removal of existing paddock structures. *Refusal of Planning Permission on 6th October 2022*
2. **P18/S0004/O** - Outline planning application for the erection of up to 45 homes, access, parking, landscaping, open space, play area and associated infrastructure, including removal of existing paddock structures. All matters reserved except for means of access. *Refusal of Outline Planning Permission on 29th March 2018*
3. **P16/S3306/O** - Outline planning application for the erection of up to 65 homes, access, parking, landscaping, open space, play area and associated infrastructure, including removal of existing paddock structures. All matters reserved except for access. *Refusal of Planning Permission on 5th January 2017.*

These 2025 proposals are not dissimilar, in terms of indicative layout, to what has previously been proposed in 2018 and 2022. This is both in terms of area to be ‘developed’ and the number of homes. Although this proposal is exclusively housing for residents aged 55 or over.

Previous applications were refused because they would constitute major development in the Chilterns AONB with no exceptional circumstances that are in the public interest that would justify the major development in an AONB. The proposal would cause material harm to the character and intrinsic quality of this part of the AONB, which would outweigh the theoretical benefits of the development. Those circumstances have not changed, despite the case put forward, which we will address later.

In fact, the site has also failed the criteria to be allocated as a suitable development site within the Woodcote Neighbourhood Plan in 2014 and then again in 2022.

The site comprises a series of paddocks with some horse related structures and is most definitely rural in character and not considered or regarded in any way as previously developed land.

The site forms a transitional open space between the existing ‘soft’ edge to the built up area of Woodcote, which is defined along the north eastern boundary of the site by built form set amongst mature trees and garden vegetation, and the less developed parts of the AONB to the west.

Thorough site assessments, including landscape assessments, were carried out, which ruled out the suitability of this site for inclusion as an appropriate development site in Woodcote. This was reconfirmed by an independent Landscape & Visual Impact Assessment (LVIA) for the site and the fact that the Examiner confirmed that the plan should proceed to referendum, without any changes in reference to this particular site. The relevant section of the LVIA (7.6) is attached.

In fact, the Examiner did specifically consider the policy approach to the number of houses allocated for development very carefully. *“In doing so I looked carefully at the sites proposed to be included as allocations in the Plan and others which had been considered. I did so within the broader expectation that WPC would identify sites in the review of the neighbourhood plan to accommodate the 115 additional homes as required in the Local Plan for the neighbourhood area.”*

The Examiner was *“satisfied that the policy has taken an appropriate approach to this matter and in a way which is underpinned by comprehensive and robust evidence.”* They further go on to say that *“In particular, I am satisfied that it [the LIVA] has properly assessed the landscape impact of sites which have not been allocated in the Plan itself.”*

Furthermore, the proposed site is outside of the Settlement Boundary, established in the WNP. While the WNP does state that “A settlement boundary does not preclude all development outside of the boundary line but would be regulated by the stricter planning policies governing new development (particularly housing) in the open countryside of the AONB.”, policy E4 states:

Policy E4: Settlement Boundary

The Settlement Boundary is shown in Fig 9.i.

Proposals for residential development within the boundary will be supported, provided that they accord with the design and development management policies of the Local Plan and other policies of the Neighbourhood Plan.

Proposals for development outside the boundary will only be supported if they are appropriate to a countryside location and therefore conserve and enhance the special qualities of the Chilterns AONB.

WPC maintain that the proposals put forward are not appropriate to a countryside location, despite the design and farm building names, and therefore do not conserve and/or enhance the special qualities of the Chiltern AONB.

WPC stand firmly on the reasons noted above, that result in this site being inappropriate and unsuitable for development, and strongly object to any proposed development on this site.

With the arguing case for allowing this proposal in the AONB being that there is a “critical need for older persons housing”, relying on the Council’s Emerging Local Plan Policy HOU5 is not sound, given that

households would only have to contain “at least one person aged 55 or over”. This level of restriction could mean a good number of families with children, which is therefore not truly providing the reportedly critically needed older persons housing. The argument that the harm to the AONB is outweighed by the need for the older persons housing needed is not reliable, if that is not the only type of household residents that is being provided by the development. WPC fail to see any benefits the proposals would bring, that would outweigh the harm to the AONB.

However, with all that being said, if the site were an allocated site within the Neighbourhood Plan, WPC would have the following comments about the scheme proposals.

55 year or older age restriction on housing

WPC strongly object to the exclusively 55 year or older age restriction aspect of the scheme proposal.

While the cover letter for the Pre-application advice quotes from WNP, it does not reference other key and rather pertinent information relating to the population of Woodcote.

The WNP lays out a vision on page 7 and this includes that Woodcote:

“retains its vitality and vibrancy by providing a housing mix that is accessible to younger people and facilities, such as a well-supported and popular primary school, medical services and a social centre, that are attractive to younger families”;

Additionally, the goals for Housing are noted as being:

Table 3.ii
Housing

Goal	Aim/Objective
To provide existing and future residents with the opportunity to live in a decent home.	- To provide new housing to meet local community needs, including a greater range of affordable housing for Woodcote residents and to contribute to the district wide need. - To provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and new homes for families. - To limit new individual developments to no more than 30 homes. - To give preferential access to new homes for people with a strong local connection.

A development of homes exclusively with a 55 year or older age restriction would not help meet the goal for a **mix of housing** and would only include smaller homes for elderly. There would be nothing provided for younger people and young families.

Even if the development accords with the Council’s Emerging Local Plan Policy HOU5, where “a legal agreement would restrict the occupation of units to households containing at least one person aged 55 or over.”, is aged 55 and older considered elderly?

The development would also be over the limit of 30 homes for each new individual development.

Of particular note in the table below is the objective to provide homes for younger people and young families, to counter the noted growing demographic imbalance .

Additionally, in order to maintain the character and **vitality** of the village a number of community goals are

Table 3.vi
Community

Goal	Aims/Objectives
To maintain the character and vitality of the village	- To integrate new housing into Woodcote such that today’s rural look and feel and open character of the developed area is maintained. - To provide homes for younger people and young families and so counter the growing demographic imbalance. - To preserve important village assets.

set.

The proposed scheme, as well as putting at risk important village assets, would not provide homes for younger people and young families, to counter the **growing demographic imbalance**. Section 4.5 on Housing

outlines that the population is aging with the share of residents above 60 years of age moving from 13% in 2002, to 22% in 2017. This poses a significant threat to the vitality of the community.

The proposed 55 and over age restriction on the development would put pressure on existing services, like the Dr's surgery. During the Neighbourhood Plan process, meetings were held with community groups, including Goring & Woodcote medical practice. It is stated within 6.2 of the WNP that "*The aging of the village will seriously strain the local medical practice.*" These proposals would exacerbate this existing strain. There is no guarantee that older residents of Woodcote will choose to move from their existing family homes in the village, into any of these smaller properties, or if they do, how many will. How many new residents, will come from outside of Woodcote and therefore not free up family housing within Woodcote?

There is no specific policy in regard for the provision of older persons housing due to concern that developments entirely dedicated to this type of housing, would only be exacerbating the demographic imbalance of an aging population.

If this were an allocated site, that would not see development causing adverse harm to the AONB, WPC would not wish to see the 55 and over restriction on all of the homes proposed.

Proposed Community Hub

WPC has significant concerns about the proposed "Community Hub" within the proposal. Woodcote already has the community assets of a Village Hall and Community Centre, both of which are not used to capacity. Both are funded by the village and are key facilities to the community. The introduction of a further building available for use of existing (Woodcote) residents is not only unnecessary, but it would also jeopardise the viability of the existing community assets of the village hall and community centre. There is the claim of providing a 'wider benefit' in the statement with the request for pre-application advice, as well as identifying the community hub as a place to "socialise, attend a class or activity or to hire for a special occasion". In fact, this would be contrary to Policy C1 of the WNP, as the existing community facilities do all of those things:

Policy C1: Assets of Community Value (Retained Policy)

Proposals that will result in either the loss of an Asset of Community Value or in significant harm to an Asset of Community Value will not be supported unless it meets the requirements of relevant policies in the development plan.

WPC do however, have a suggestion for the use of such a building on site, that would be an asset to the village, which is detailed further on.

Bus shelter Improvements

The leaflet that was circulated about the development, makes to statement that a key element of the proposed scheme includes "Safe access via Bridle Path, with potential improvements to nearby bus stops, including seating / shelters".

Perhaps further explanation could be given exactly how and where these improvements could happen? This is given the direction the bus runs (up) Bridle Path and does not come down it. There is a narrow pavement on the side where the bus stops are, meaning there is no space for bus shelters or seating. Additionally, on the other side of the road, where there is additional green space, said space is owned by OCC. This key element of the proposals seems to be a false promise and lacks research before making such a statement to the public.

Design

Parking areas – it is noted that the parking areas shown to the north east of the site, will back on to residential gardens. That could be intrusive to the garden environment of the existing housing on Bridle Path that will back onto the development.

Anything else? Visuals fail to accurately show the existing development of Woodcote to the north of the development.

Landscaping

WPC have an ongoing project called Project Cool, which involves increased planting of trees around the village. This has included planting of some community orchards. In addition, as a result of having to fell a number of trees due to unhealthy condition, and the Council policy to replace any tree take down, WPC are also going to plant a Miyawaki/Tiny Forest in two areas of the village.

It would be encouraging to see a community orchard or a Miyawaki/Tiny Forest on the landscaping plans for the development.

Playground

Given the distance from the existing play facilities in Woodcote, this site lacks any form of area of play. Even if the scheme subject to a 55 years or over age restriction for at least one person in the household, it would be very reasonable to expect that children would be living and visiting residents, therefore a play space is warranted. Given the distance from the existing play facilities in Woodcote, and the possibility that residents may not be able to walk that far, WPC would strongly propose that a LEAP (Local Equipped Area for Play) would be required on site, rather than anything smaller.

Traffic hotspots

As outlined in 7.1 if the WNP, “Woodcote is also used as a short cut by drivers moving between the M4 and the A4074 to the Midlands. Many, as evidenced by Parish Council sponsored speed checks conducted by Oxfordshire County Council, exceed the speed limit particularly along the Goring Road and Greenmore. Traffic congestion, road safety, speeding and parking are all major concerns to residents.” One of the areas of particular note is:

The junction of **Beech Lane, Bridle Path and the Goring Road where** buses, customers’ cars, delivery vehicles using the Co-operative store all meet speeding traffic and cause serious congestion on a corner where poor visibility creates a danger to motorist and pedestrian alike.

WPC fear that the proposals would make this ‘hotspot’ worse, without measures to prevent the existing problem being exacerbated and WNP Policy T1 addresses this.

Policy T1: Traffic Congestion (Retained Policy)

Proposals which generate significant amounts of movement should provide a travel plan, and the application should be supported by a transport statement or transport assessment. Proposals which have an unacceptable impact on highway safety or where the residual cumulative impact on the road network would be severe will not be supported, particularly in the following areas:

- a. that section of Reading Road between the War Memorial crossroads and its junction with Greenmore;
- b. the War Memorial crossroads where Reading Road meets Oxford Road, South Stoke Road and Goring Road; and
- c. within a circumference of 200 metres of the crossroads where Beech Lane and Bridle Path meet Goring Road.

Community Facilities

While the existing site is not open to the public, residents of Woodcote are not short on “access to practical outdoor amenity space”, open green spaces or footpaths to enjoy the countryside. Therefore, the proposed open space proposals are hardly a noteworthy addition. What the village does lack though are facilities for other activities for residents (new or existing). This could be facilities such as a bowling green, tennis courts or padel tennis courts*. Facilities such as these could help provide healthy lifestyle activities for residents and encourage social interaction – especially for new residents and between new and existing residents. Changing areas and club storage facilities (and club events), could be held in the proposed Community Hub. Thus, making good use of a building that could otherwise cause irreparable harm and the potential demise of existing village community assets.

* Tennis and proposed Padel court facilities at The Oratory School are extremely limited, with Woodcote residents being given last priority. There is no community use agreement in place for any facilities at The Oratory School.

Sustainability

Policy DES10 (SOLP) advises that planning permission for new residential development will only be permitted where it can be demonstrated that the build would achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. Any planning application for new residential development should be accompanied with an Energy Statement to demonstrate compliance with this policy. The Energy Statement will include details as to how the policy will be complied with and monitored. Additionally, WNP Policy D4 echoes this.

Policy D4: Renewable Energy

As appropriate to their scale, nature and location, development proposals should incorporate the carbon reduction requirements set out in Local Plan Policy DES10. The use of a range of techniques and technologies, from energy use reduction to renewable energy generation will be supported.

Electric vehicle charging - WPC would also seek to ensure that the development would be designed to enable charging of plug-in and other low emission vehicles in safe, accessible and convenient locations, as required by the Policy TRANS5 (SOLP) criterion (ix) and WNP Policy D6.

Policy D6: Sustainable Transport

New residential development should:

- be designed to enable charging of plug-in and other ultra-low emission vehicles (including both cars and cycles) in safe, accessible and convenient locations; and
- provide bicycle storage facilities in accordance with Oxfordshire County Council cycle parking standards.

WPC would like to ensure that any proposal would comply with all of these sustainability policies, including Policy D5.

Policy D5: Sustainable Homes

Proposals for residential development should:

- a. Align dwellings to take maximum advantage of passive solar heating;
- b. Be insulated to a high level; and
- c. Incorporate sustainable water and drainage systems and storage.

Light Pollution

WPC have concerns that this development would undoubtedly lead to further light pollution and erosion of dark skies, not just with any external lighting, but also light pollution from homes. WPC would seek to ensure that Policy D2 of the WNP is complied with.

Policy D2: Light Pollution (Retained Policy)

Proposals for any necessary street and external lighting should comply with the current guidelines established for the Chilterns AONB and for rural areas by the Institution of Lighting Engineers⁴⁵

Queries

Affordable Housing

WPC would like to question the affordable housing provision on this site, as it is proposed as a 55 and over development. Would the affordable housing be also age restricted? What would the affordable housing mix be? If only affordable housing for those aged 55 and over, again this goes against the need to help provide homes for younger generations.

Education Contribution

WPC would like to question whether such a proposal would be required to make education contributions? WPC would strongly argue that education contributions would be required, due to the trend of people becoming parents later in life and the requirement for only at least one of the residents in the household to be 55 & over. For example, a Councillor of Woodcote Parish Council recently had a child at 43. At 55, their child would be 12 and in secondary education – not to mention also benefiting from a LEAP.

People numbers

WPC would also like to question the table on the site layout, where the indicative housing schedule is noted. It notes that in 2 bed homes, that there would be 4 persons and in 3 bed homes, there would be 5 persons. Perhaps further explanation could be given on that, but those numbers on a 55 and over development would lead to further queries on transport, parking and implications to the existing health centre.

While WPC will firmly object to any proposed development on this site, we hope you will take our feedback on the development proposal itself on board.

Yours sincerely

Woodcote Parish Council

Encs –

- 1) Copy of section 7.6 WNP2-4 Rear of 16 Bridle Path of the Landscape and Visual Impact Assessment supporting document for Woodcote Neighbourhood Plan 2; and
- 2) Appendix A (Review of LVIA by Landarb Solutions) of the Landscape and Visual Impact Assessment supporting document for Woodcote Neighbourhood Plan 2.

CC: South Oxfordshire District Council Planning Development

Appendix A Review of LVIA by Landarb Solutions

LANDARB SOLUTIONS



Review of Draft 2 Woodcote Neighbourhood Plan 2013-2035

Landscape and Visual Impact Assessment Review

May 2021

The purpose of this report is to review the Draft 2 Woodcote Neighbourhood Plan 2013-2035 Landscape and Visual Impact Assessment – Consultation Version October 2020. The review has been undertaken by LandArb Solutions Limited, an Oxfordshire based Landscape and Arboricultural consultancy who regularly undertake the preparation of Landscape and Visual Impact Assessments (LVIA) as part of the development and planning process. This report has prepared by a Chartered Member of the Landscape Institute.

The review is intended to be a constructive critique of the consultation document LVIA prepared by members of the Woodcote Neighbourhood Plan Advisory Group as part of the evidence base in support of the new Woodcote Neighbourhood Plan. The stated purpose of the LVIA document is to analyse the capacity of sites within the Neighbourhood Plan area, in landscape terms, to accommodate, with mitigation, potential development.

This report includes a review of the document text and a selective review of some of the site assessments undertaken as part of the LVIA. As part of the review process a site visit was undertaken.

For ease of understanding, the review of the LVIA is set in a tabulated format that addresses the LVIA sequentially and as matters arise.

LVIA reference	item	Review Comment	Recommendation
Introduction	Reference is made to the report being a Landscape Capacity Study.	A Landscape Capacity Study and a Landscape and Visual Impact Assessment are two different things and should not be confused. Though there is inevitably some overlap the types of assessment are not synonymous and do follow a different process. Landscape Capacity can be defined as the 'relative ability of the landscape to accommodate different amounts of development without unacceptable adverse	The first paragraph would be better combined with section 1.2 'Study Purpose' and capacity, if referred to at all, used in lower case. When referring to 'development' it should be stated that type of development in the context of the LVIA is residential development.

LVIA reference	item	Review Comment	Recommendation
		impacts, taking account of appropriate mitigation measures’. As defined by GLIVA3, an LVIA, ‘is a tool used to identify and assess the significance of the effects if change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.’ Capacity also infers quantum of development.	
1.3 Report Structure	Sections 2 to 4 inclusive	These sections are essentially providing the base line context for your assessment and are, or should be, factual with no interpretation.	Section 1.1 is transferred to section 2 of the report and would logically follow 2.1.1. Location. No mention is made of current National or Local Plan Policy. Reference and acknowledgement of policy relating to landscape is normally included in an LVIA. This gives and acknowledgement of the context by which any development with the Neighbourhood Plan area would have its planning application determined (along with the NP’s own policies). South Oxfordshire has policy in place to help protect and conserve the AONB and the character of the landscape in general.

L VIA reference	item	Review Comment	Recommendation
			Another omission possible is reference to the special qualities of the AONB as outlined in AONB Management Plan and landscape elements and features which contribute to the area's natural beauty. The AONB also has its own policies and the AONB's own Landscape Character Assessment.
2.3	Natural Environment	3 Local Wildlife Sites are referred to. Reference is made to the Neighbourhood Plan area having no watercourses. There are however several fairly prominent waterbodies shown on the Ordnance Survey (OS)	It would be helpful to show the Local Wildlife sites be shown on a plan. Include reference to water bodies as these would be a constraint to potential future development around the settlement and are an important feature of the landscape.
2.4.1	Heritage	Reference is made to listed buildings and archaeological monuments	The source of this information should be stated and ideally a plan included showing the locations of these features so as to help clarify their importance or otherwise to the character and value of the landscape. Reference could also be made to the Oxfordshire Historic Landscape Characterisation project
2.4.2	Developed Area	Shown on figures 2-6 and 2-7	Is there a source for figure 2-6, if so, this should be referenced? Figure 2-7 is weak as it appears arbitrary and to contradict 2-6 which shows a tighter developed area.
Section 3	Public rights of way		Important to note that also that the presence of a relatively extensive network of public

LVIA reference	item	Review Comment	Recommendation
			rights of way shows the value of the landscape surrounding the settlement as a recreational resource.
Pages 9 through to 18		Changes in font and size between paragraphs and pages	Re-format
Section 4	Landscape character	Own/report character assessment	Having identified the published landscape character assessments, it is good practice to add your own assessment of the local character. Again this should be essentially factual but it provides an opportunity to highlight any nuances that the South Oxfordshire might have missed, where changes might have occurred since the previous assessment was made, experiential factors such as tranquillity (an absence of noise and movement) etc. It does not need to be extensive.
5.1	GLIVA 3	'source of legal basis and good practice in the UK and EU' Plus last sentence of the third paragraph from the section end references objectivity.	Really only good practice in the UK. Whilst there is scope for quantitative measurement of some interrelating elements (e.g. the loss of trees), much of the landscape assessment will rely on qualitative judgements that involve a degree of subjective opinion. To mention this fact is not necessarily a flaw because the subjectivity is coming from members of the community living in Woodcote and as such is a valid factor in giving credence to the sensitivity of the area.

LVIA reference	item	Review Comment	Recommendation
5.2	Landscape baseline: components and character		Should reference back to preceding sections of the report which are fundamental to understanding the baseline context of the landscape character of the Neighbourhood Plan area.
5.2.2.	Defining landscape sensitivity	GLIVA 3 is very clear that 'sensitivity' of the landscape character, element of feature or view is a product of susceptibility and value attributed to the landscape character, element of feature or view.	Add the definition of sensitivity from the glossary given in GLIVA 3. A suggested extension to the definition of susceptibility would be: <i>Susceptibility to change means the ability of the landscape receptor (whether it be the overall character or quality/ condition of a particular area, or individual element and/ or feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of the landscape planning policies and strategies.</i> Susceptibility is particularly important when considering landscape features such as trees or topography etc. For example to build residential properties in a wood or on a steep slope is highly likely to make the trees in the wood or the profile of the land on the sloping site susceptible to change.
5.2.6	Combined landscape sensitivity	Need to reference susceptibility	Within the table: Under High criteria add High susceptibility Under Medium criteria add Medium susceptibility and under Low criteria add Low susceptibility

LVIA reference	item	Review Comment	Recommendation
5.2.7	Determining the magnitude of change - landscape	The table given on pages 25 to 31 is not correct. This combines the magnitude of change with the nature of the effect. The two need to be given separately.	The table needs to be amended and a second table created which needs to be inserted at the end of section 5.2.8. In the original table the nature of the effect needs to be removed e.g. adverse, beneficial etc, so too do the bullet points that are indicated by circles at the bottom of each of the criteria columns. The latter need to be transferred to the new table and matched back to the classification column which will say High adverse, medium adverse etc. Such an amendment should not undermine the assessment already undertaken but will make the methodology more compliant with GLIVA 3.
5.2.11	Evaluation of change to visual amenity	Mention of 'density appropriate to the location'.	If referred to, then mention of density should be expanded and clarified. Ideally reference the appropriate South Oxfordshire planning policy on acceptable development density. The LVIA is an assessment of the principle of residential development on a particular site but any ambiguity on the appropriate scale of development being assessed may be exploited. For example, in assessing a site is unsuitable for 30 units may lead to a presumption that 15 would be appropriate. Similarly, where there is no mention of appropriate scale of development a prospective developer may seek to fill the site.
Page 35	Magnitude of change and overall visual effect	Section 5.2.12 correctly separates magnitude of change from the overall nature	

LVIA reference	item	Review Comment	Recommendation
		of effect in contrast to the preceding landscape section.	
Plan on page 43	Sites under consideration	Numbering of sites confusing especially in relation to the remainder of section 6 which prefixes the plan numbers with WNP2 but then speaks about site 1, 2, etc.	Rationalisation of site numbering

As part of the review of the Draft 2 Woodcote Neighbourhood Plan 2013-2035 Landscape and Visual Impact Assessment – Consultation Version October 2020 a selection of sites were visited and re-examined to appraise the robustness of the original assessment. The site's chosen were 1, 4, 6, 29, 30 and 34. These sites were randomly selected. The notes and observations on each site is outlined below.

WNP2-1 Hilltop Field Grid ref: 463943 182181

The description of the site is accurate. Though there is no mention of the views out of the site to the west.

Any variation from the original assessment (given below) are highlighted in red. Overall, in agreement with assessment and conclusions drawn.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/without mitigation	Neutral
				After mitigation	Neutral
Land use	The land use is currently arable agriculture.	Good condition High value High susceptibility for change	High adverse Impact will result in the loss of a greenfield site and therefore cause a significant change in the land use.	Before/without mitigation	Major
				After	Major

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
		Combined sensitivity = High		mitigation	
Built form	There are no buildings on this site. This is a greenfield site. There is built form on the opposite side of South Stoke Road and Behoes Lane adjacent the site and the rear of properties in Wayside Green to the east. Poor quality edge to site formed by rear garden boundary treatments to properties fronting Wayside Green.	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Topography	The ground is reasonably flat with a slight fall towards the north west.	Ordinary condition Medium value Medium susceptibility for change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Vegetation	The field that comprises this site is in arable cultivation. There are hedges surrounding the site on all sides.	Good condition Medium value Low capacity for change Combined sensitivity = Medium	Low adverse There will be some loss of boundary hedge to provide access to the site.	Before/ Without mitigation	Low
				After mitigation	Neutral
Public access	A public footpath (411/8) runs through the site along the eastern edge. South Stoke Road runs along the northern side of the site and Behoes Lane runs along the south side of the site.	Good condition Medium value Medium susceptibility for change Combined sensitivity = Medium	High adverse The footpath will change from a rural path through the field to an urbanised path through housing.	Before/ Without mitigation	High
				After mitigation	High
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-1 lies within landscape character 8 of the Chilterns AONB – the Chilterns Escarpment. The landscape character of the site is considered to be typical of this part of the AONB. The SODC Landscape Character Assessment for the Chilterns AONB management recommendation for this character area is Conserve.	Good condition High value Low capacity for change Combined sensitivity = High	High adverse Impact will result in the loss of this greenfield site. The proposals are damaging to the landscape in that they create a landscape whose character: - Is at considerable variance with the layout, mix, scale and appearance of the landscape - Will introduce elements considered to be totally uncharacteristic of the attributes of the receiving landscape - Will be substantially damaging to a high quality or highly vulnerable landscape, causing it to change and be considerably diminished in quality - Destroy an existing sense of peace - Cannot be adequately mitigated	Before/ Without mitigation	Major
				After Mitigation	Major
Landscape condition	Attractive landscape. Some features worthy of conservation. Sense of peace.	High			
Landscape value	AONB Very attractive scenic quality Good landscape quality Limited potential for substitution	High			
Landscape susceptibly for change	A landscape or townscape particularly sensitive to the proposed change, which would result in significant effects on landscape character, value, features or elements	Low			
Combined Landscape Sensitivity	Landscape of a particularly distinctive and highly valued character. Value typically recognised by national designation. A landscape sensitive to change. Limited potential for replacement or substitution.	High			

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect
Overall landscape effect				Combined Sensitivity x Magnitude High x High = Major

WNP4 – Rear of 16 Bridle Path

A 1.8 metre high metal palisade security fence now defines the site's southern boundary. In respect of the visual envelope, the visibility of the site is quite restricted and there is little intervisibility with the wider landscape beyond the site boundary.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/ without mitigation	Neutral
				After mitigation	Neutral
Land use	The land use is currently used for grazing of horses and equestrian use.	Good condition High value High susceptibility for change Combined sensitivity = High	High adverse Impact will result in the permanent loss of a greenfield site and therefore cause a significant change in the land use.	Before/ without mitigation	Major
				After mitigation	Major
Built form	This is a greenfield site containing several small wooden shed or stable buildings.	Condition: ordinary medium value, medium susceptibility for change, combined sensitivity = Medium.	High adverse Development would cause a change to the existing built form which destroys its integrity.	Before/ Without mitigation	High
				After mitigation	High
Topography	The ground is relatively flat sloping from 168 metres at the south eastern boundary to 165 metres at the north western boundary	Ordinary condition Medium value Medium susceptibility to change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Vegetation	Unimproved grassland	Ordinary condition Medium value Low susceptibility to change Combined sensitivity = Low	Low adverse	Before/ Without mitigation	Negligible
				After mitigation	Negligible
	There is no public access	Neutral	Neutral	Before/ Without mitigation	Neutral

Public access				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-4 lies within landscape character 10 of the Chilterns AONB – the Chilterns Plateau.	Good condition High value High susceptibility for change Combined sensitivity = High	High adverse	Before/ Without mitigation	Major
	After Mitigation			Major	
Landscape condition	The site contributes a characteristically typical Chilterns paddock and long valued views	Good			
Landscape value	AONB Limited potential for substitution	High			
Landscape capacity for change	The site is characteristic of the AONB and development would result in significant changes to the landscape character, value and elements.	Low			
Combined Landscape Sensitivity	The site is a characteristic element of the Chilterns AONB designated in recognition of the area’s particularly distinctive and highly valued character. Limited potential for replacement or substitution.	High			
Overall landscape effect	Combined Sensitivity x Magnitude High x High = Major				

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 25 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	There is no public access to the site.	High	High adverse	Before/ Without mitigation	Major

	There are limited views from the bungalows and 1.5 storey homes on Bridle Path albeit across extensive rear gardens.			After Mitigation	Major
	There are views into the site from footpath 411/9 and long views (Greater than 15 km) across the AONB toward Didcot.	High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major
Overall visual effect	Combined Sensitivity x Magnitude High x High = Major				

Agree with the findings and conclusions of the assessment. The site comprises a series of paddocks with some horse related structures and can be said to be rural in character. Importantly, the site also forms a transitional open space between the existing 'soft' edge to the built up area of Woodcote, which is defined along the north-eastern boundary of the site by built form set amongst mature trees and garden vegetation, and the less developed parts of the AONB to the west. Though the site forms a discrete parcel of land in plan, the site is experienced by the public, as there are views from public right of way 411/9 to the east of the site, towards and across most of the site.

WNP2 – 6 Wood Lane

Agree with the description of the site.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/ without mitigation	Neutral
				After mitigation	Neutral
Land use	The land use is currently use for horse grazing	Good condition High value High susceptibility change Combined sensitivity = High	High adverse Impact will result in the loss of a greenfield site and therefore cause a significant change in the land use.	Before/ without mitigation	Major
				After mitigation	Major
Built form	The north-east corner of the site contains a	Condition: OrdinaryMedium	High adverse	Before/ Without mitigation	High

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
	small, well-presented, wooden stable appropriate to the site's current use as a paddock.	value Medium susceptibility to change Combined sensitivity = Medium .	Development would cause a change to the existing built form which destroys its integrity.	After mitigation	High
Topography	The site slopes steeply upwards from the footpath on the eastern boundary ((147-149m) to the western boundary (151- 155m). Viewed from the midpoint of the eastern boundary the increase in land slope exceeds 1 in 6	Good condition High value High susceptibility to change Combined sensitivity = High	High Adverse The site is one half of a steep dry valley. Development would have a significant effect on the valley landform with little potential for mitigation.	Before/ Without mitigation	Major
				After mitigation	Major
Vegetation	Pasture and semi-improved grassland.	Ordinary condition Medium value High susceptibility to change Combined sensitivity = Medium	Low adverse	Before/ Without mitigation	Low
				After mitigation	Low
Public access	Footpath 411/2 runs along the bottom of the dry valley and forms the eastern boundary of the site. Development would require road access which could result in the urbanisation of the footpath	Good condition Medium value Medium susceptibility to change Combined sensitivity = Medium	High adverse The footpath will change from a rural path through the valley to an urbanised path tightly bounded by housing and, at the northern end, high beech hedges.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-6 lies within landscape character 8 of the Chilterns AONB – the Chilterns Escarpment. The topography and landform on the site is a distinctive feature of the Chilterns AONB. The dry valley and deciduous woodland are typical of the special qualities of the AONB. The SODC Landscape Character Assessment for the Chilterns AONB management recommendation for this character area is Conserve .	Good condition High value High susceptibility to change Combined sensitivity = High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect
Landscape condition	The site is an strong element of a very attractive local landscape whose distinct features are worthyof conserving. The use as a paddock for horses is typical of the AONB.	Good		
Landscape value	AONB Limited potential for substitution	High		
Landscape capacityfor change	The site is characteristic of the AONB and development would result in significant changes tothe landscape character, value and elements.	Low		
CombinedLandscape Sensitivity	The site is within the Chilterns AONB, an area designated because of its particularly distinctive and highly valued character.	High		
Overall landscape effect	Combined Sensitivity x Magnitude High x High = Major			

Agree with the findings and conclusions of the assessment. However, the allocation of the adjoining site as part of the first NDP does provide a context for saying that development of site 6 would not extend development any further into the AONB than the allocation of site 63 allows for.

WNP2- 29 Land at Greenmore

Agree with the description of the site and its context.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/ without mitigation	Neutral
				After mitigation	Neutral
	The land has been used for arable agriculture	Ordinary condition	High adverse	Before/ without mitigation	Major

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Land use	but appears to have little use now.	High value High susceptibility to change Combined sensitivity = High	Impact will result in the loss of a greenfield site and therefore cause a significant change in the land use.	After mitigation	Major
Built form	There are some buildings on this site although most of the site is greenfield.	Ordinary condition Medium value Medium susceptibility to change Combined sensitivity = Medium	High adverse	Before/ Without mitigation	High
				After mitigation	High
Topography	The ground is reasonably flat.	Ordinary condition Medium value Low susceptibility to change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Vegetation	The site comprises mostly unimproved grassland although there are signs of previous cultivation.	Ordinary condition Medium value Low susceptibility to change Combined sensitivity = Medium	Low adverse	Before/ Without mitigation	Low
				After mitigation	Low beneficial
Public access	There is no public access to the site.	Neutral	Negligible	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-29 lies within landscape character 10 of the Chilterns AONB – the Chilterns Plateau. The landscape character of the site is considered to be typical of this part of the AONB. The SODC Landscape Character Assessment for the Chilterns AONB management recommendation for this character area is Conserve .	Ordinary condition High value High susceptibility to change Combined sensitivity = High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect
Landscape condition	Attractive landscape. Some features worthy of conservation.Sense of peace.	Ordinary		
Landscape value	AONB Attractive scenic quality. Limited potential for substitution	High		
Landscape capacity for change	A landscape or townscape particularly sensitive to the proposed change, which would result in significant effects on landscape character, value, features or elements	Low		
Combined Landscape Sensitivity	Landscape of a particularly distinctive and highly valued character. Value typically recognised by national designation.A landscape sensitive to change. Limited potential for replacement or substitution.	High		
Overall landscape effect				Combined Sensitivity x Magnitude High x High = Major

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 30 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	There is limited visibility of the site from residential properties on the opposite side of Greenmore.	Medium	High adverse	Before/ Without mitigation	High
				After Mitigation	High
	The site has some limited visibility for walkers, cyclists and riders using Greenmore. The development could result in some loss of the hedge increasing the visibility.	Medium	High adverse	Before/ Without mitigation	High
				After Mitigation	High
	There are distant views from land to the south east as the site is elevated relative to the land to the south east and prominent in views.	Low	Low adverse	Before/ Without mitigation	Negligible
				After Mitigation	Negligible

Overall visual effect	Combined Sensitivity x Magnitude Medium x High = High
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Agree with the findings and conclusions of the assessment. Though not particularly visually evident, the site nevertheless forms a perceptible break in development when travelling along Greenmore. Development on the site would cause development to encroach into the wider AONB and would extend the urban edge of Woodcote eastwards.

WNP2 – 30 Land west of garden centre (Church Farm)

Agree with the description of the site.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site. To the west, beyond a 2 m high hedge, are three grade II listed buildings: Church Farmhouse (80m), Church Farmhouse Barn (100m), and Church Farm Granary (105m).	Medium condition Medium value High susceptibility to change Combined sensitivity = Low	Low adverse	Before/ without mitigation	Low adverse
				After mitigation	Low beneficial
Land use	The land use is currently unused, semi-improved, grassland.	Ordinary condition Medium value High susceptibility to change Combined sensitivity = Medium	High adverse Impact will result in the loss of a greenfield site and therefore cause a significant change in the land use.	Before/ without mitigation	High
				After mitigation	Medium
Built form	This is a greenfield site containing no built structures.	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Topography	The ground is flat.	Ordinary condition Medium value Low capacity Low susceptibility to change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Vegetation	The site is semi-improved grassland with a hedge running east-west across the centre of the site. There is a mixed hedge bordering the site on the Reading Road which contains a variety of species including hawthorn, maple, holly and dog rose and is a notable feature when travelling along Reading Road. .	Good condition Medium value Medium susceptibility to change Combined sensitivity = Medium	Medium adverse The landowner has indicated that the hedge across the middle of the site will be relocated along the northern boundary.	Before/ Without mitigation	Medium
				After mitigation	Neutral
Public access	There is no public access	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-30 lies within landscape character 8 of the Chilterns AONB – the Chilterns Escarpment. The landscape character of the site is considered to be typical of this part of the AONB. The SODC Landscape Character Assessment for the Chilterns AONB management recommendation for this character area is Conserve .	Good condition High value High susceptibility to change Combined sensitivity = Medium High	Medium adverse	Before/ Without mitigation	High
				After Mitigation	Medium
Landscape condition	Attractive landscape. Some features worthy of conservation. Tranquillity reduced by presence of schools, community centre, playground and high number of traffic movements.	Good-High			
Landscape value	AONB but offering no public views. High potential for substitution	High			

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect
Landscape capacity for change	The site is located within the AONB and, as such, sensitive to the replacement of a greenfield with housing.	Low		
Combined Landscape Sensitivity	The site is typical of the AONB but contains no particularly distinctive landscape features.	Medium		
Overall landscape effect	Combined Sensitivity x Magnitude Medium x Medium = Medium			

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 30 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	There are no views from residential properties. Views for pedestrians, cyclist and motorists using the Reading Road are very limited by a strong 2- 3m hedge running along the southern boundary of the site.	Medium	Low adverse Due to the current lack of views any development will not be a major change to the visual amenity of the area despite being a significant change to the land use.	Before/ Without mitigation	Low
				After Mitigation	Negligible
	There are limited views from Tidmore Lane, depending on the state of tree/hedge line edging the lane, to the northern boundary of the site some 135 m distant.	Medium	Low adverse Relocation of the hedge to the rear of the site will block views from Tidmore Lane.	Before/ Without mitigation	Low
				After Mitigation	Negligible
Overall visual effect	Combined Sensitivity x Magnitude Medium x Low = Low				

The assessment does lead to the conclusion that the site is suitable for development. However, the site does provide a green edge to the settlement along Reading Road and the hedgerow along the highway boundary is important to the character of the street giving it a more rural feel. Any loss of the hedgerow to provide sight lines for access into the site would be detrimental and would be a loss in character terms. Development on the site would extend the settlement edge northwards and this would be seen from Tidmore Lane. Consideration would need to be taken of the setting of the nearby listed buildings and whether there is any association with the site.

WNP2- - Site 34 Land south of Red Lane (Hildred Fields)

Agree with the description of the site.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/ without mitigation	Neutral
				After mitigation	Neutral
Land use	The land use is currently arable agriculture.	Good condition High value High susceptibility to change Combined sensitivity = High	High adverse Impact will result in the loss of a greenfield site and therefore cause a significant change in the land use.	Before/ without mitigation	Major
				After mitigation	Major
Built form	There are no buildings on this site. This is a greenfield site.	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Topography	The ground is reasonably flat.	Ordinary condition Medium value Low susceptibility to change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Vegetation	The western field that forms part of this site is in arable cultivation. The western field is being set up as an equestrian centre. Both fields are surrounded by hedges which contain specimen trees.	Good condition Medium value High susceptibility to change Combined sensitivity = Medium	Low adverse There will be some loss of boundary hedge to provide access to the site	Before/ Without mitigation	Low
				After mitigation	Low
Public access	There is no public access to the site, but there are public footpaths adjacent to the site.	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-34 lies within landscape character 8 of the Chilterns AONB – the Chilterns Escarpment.	Good condition High value High susceptibility to change Combined sensitivity = High	High adverse	Before/ Without mitigation	Major
	After Mitigation			Major	
Landscape condition	Attractive landscape. Some features worthy of conservation.Sense of peace.	Good			
	Landscape value	AONB Limited potential for substitution			
Landscape capacity for change	A landscape or townscape particularly sensitive to the proposed change, which would result in significant effects on landscape character, value, features or elements	Low			
Combined Landscape Sensitivity	Landscape of a particularly distinctive and highly valued character. Value typically recognised by national designation.A landscape sensitive to change. Limited potential for replacement or substitution.	High			
Overall landscape effect	Combined Sensitivity x Magnitude High x High = Major				

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 30 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	There are significant views from residential properties between the two fields (Massey's Pigtle and Field Cottage).	High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major
	Frequently used footpaths (part of the Chiltern Way	High	High adverse	Before/ Without mitigation	Major

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 30 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	Extension) run along the borders of the fields. There are views through the gated entrances to the fields and through gaps in the hedgerow from Tidmore Lane (restricted byway 411/27). There are views from the footpath 411/1.			After Mitigation	Major
Overall visual effect	Combined Sensitivity x Magnitude High x High = Major				

Completely agree with the assessment of the site and the conclusions drawn.

Summary and Conclusions

Overall, it is considered that the draft document is a reasonably robust document. There are a number of recommendations arising from this review and some are regarded as essential to rectify errors or to strengthen compliance with the report in respect of GLIVA 3 compliance.

The LVIA process is not completely objective and there is an element of subjectivity and judgement. It is possible for two different assessors to reach different conclusions. However, having undertaken a checking appraisal of 6 of the sites assessed as part of the report, there are no substantive matters of disagreement and the findings of the LVIA as reviewed are supported.

7.6 WNP2-4 Rear of 16 Bridle Path

Grid Reference 464237 181440 Assessed by GP Botting 2/11/20

Description

The 3.4 ha site is located to the south of the village, on land between Bridle Path and Goring Road. The site is predominantly an area of grassland consisting of small horse paddocks sub-divided by fencing and containing several small shed or stable buildings and a floodlit ménage. The site borders the rear gardens of the properties in Bridle Path to the north, and Goring Road to the west. The south of the site is enclosed by a mix of native hedgerow and trees, with an ancient woodland close to the southern boundary. The south western edge is formed by a tree belt, beyond which are further paddocks and part of Upper Covert woodland. A post and rail fence forms the eastern boundary of the site. The site is within the Chilterns Area of Outstanding Natural Beauty (AONB).

The site is characteristic of LCA 10.

Visual Envelope

The site is clearly visible, and forms an important part of the view, from footpath 411/9 which runs along the higher ground at the east of the site.

The site will be visible to residents of Bridle Path and, to a limited effect, residents of Goring Road.

Previous Planning History

There have been two previous outline planning applications in the past five years: P18S0004/O and P16/S3306/O. Both were refused because of their impact on the landscape.



View 1



View 2

Landscape and Visual Effects

The table below considers the various elements which comprise the landscape character and visual qualities; assigns sensitivity and expected magnitude of change and summarises any effect arising from the impact of development. Potential for mitigation is taken into account. The various elements are considered in combination, to give a judgement on the overall landscape and visual effect of development impact.

Landscape receptor	Description of receptor	Sensitivity of landscape receptor	Magnitude of change Based on max. two storey development of entire site @ average density of 30 dwellings per ha	Landscape Effect Adverse unless stated as beneficial	
Cultural heritage assets	There are no heritage assets on the site.	Neutral	Negligible	Before/ without mitigation	Neutral
				After mitigation	Neutral
Land use	The land use is currently used for grazing of horses and equestrian use.	Good condition High value High susceptibility to change Combined sensitivity = High	High adverse Impact will result in the permanent loss of a greenfield site and therefore cause a significant change in the land use.	Before/ without mitigation	Major
				After mitigation	Major
Built form	This is a greenfield site containing several small wooden shed or stable buildings.	Condition: ordinary medium value, Medium susceptibility to change, combined sensitivity = Medium .	High adverse Development would cause a change to the existing built form which destroys its integrity.	Before/ Without mitigation	High
				After mitigation	High
Topography	The ground is relatively flat sloping from 168 metres at the south eastern boundary to 165 metres at the north western boundary	Ordinary condition Medium value High susceptibility to change Combined sensitivity = Medium	Negligible There is unlikely to be any change to the topography.	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Vegetation	Unimproved grassland	Ordinary condition Medium value High susceptibility to change Combined sensitivity = Low	Low adverse	Before/ Without mitigation	Negligible
				After mitigation	Negligible
Public access	There is no public access	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral
Water courses	There are no water courses on site	Neutral	Neutral	Before/ Without mitigation	Neutral
				After mitigation	Neutral

Landscape effect summary	Description	Sensitivity	Magnitude of change	Landscape effect	
Landscape character	WNP2-4 lies within landscape character 10 of the Chilterns AONB – the Chilterns Plateau.	Good condition High value High susceptibility to change Combined sensitivity = High	High adverse	Before/ Without mitigation	Major
	After Mitigation			Major	
Landscape condition	The site contributes a characteristically typical Chilterns paddock and long valued views	Good			
Landscape value	AONB Limited potential for substitution	High			
Landscape susceptibility to change	The site is characteristic of the AONB and development would result in significant changes to the landscape character, value and elements.	Low			
Combined Landscape Sensitivity	The site is a characteristic element of the Chilterns AONB designated in recognition of the area’s particularly distinctive and highly valued character. Limited potential for replacement or substitution.	High			
Overall landscape effect	Combined Sensitivity x Magnitude High x High = Major				

Visual amenity	Description of receptor	Sensitivity of visual receptor	Magnitude of change Based on max. two storey development of entire site @ average 25 dwellings / ha	Visual Effect Adverse unless stated as beneficial	
	There is no public access to the site. There are limited views from the bungalows and 1.5 storey homes on Bridle Path albeit across extensive rear gardens.	High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major
	There are views into the site from footpath 411/9 and long views (Greater than 15 km) across the AONB toward Didcot.	High	High adverse	Before/ Without mitigation	Major
				After Mitigation	Major
Overall visual effect	Combined Sensitivity x Magnitude <				

Effect on the Landscape

The landscape character of this site is assessed as typical of the character of this part of the AONB. Any construction would result in the irreversible loss of a series of small characteristic open fields and have an adverse effect on the landscape of the AONB locally. The development of this site would result in a large extension of built development into the countryside around Woodcote.

The valued impact of the site's contribution to the landscape for walkers emerging from the woodlands on the public footpath would be irretrievably lost.

The overall effect on the landscape is identified as **major adverse**.

Visual Effect

Any development on this site would be visible from Woodcote Footpath 411/9 and degrade the visual amenity for walkers using the footpath because development would significantly degrade the local view from this footpath and intrude upon, and block, the long views towards the north west.

A number of residents would also be affected, mainly those occupying the houses in Bridle Path to the north east of the site, who experience direct views from the rear of their properties.

The overall effect on visual amenity is identified as **major adverse**.

Recommendations

Mitigation of visual effects, in the form of landscape buffer planting along the north western site boundary could mitigate the impact of the development on Bridle Path residents' views. Buffer planting along the south eastern boundary would provide limited screening of the development but also restrict the longer views, compromise the important visual connections with the wider landscape and significantly alter the openness that make this part of the Chilterns AONB special.

Planting to mitigate visual impact would therefore exacerbate the landscape impacts by causing additional adverse changes to the prevailing landscape character. It is therefore not recommended.



The major adverse landscape and visual effects, which cannot satisfactorily be mitigated, means that **landscape constraints make this site unsuitable for development**.

Title	Village Green & Folly Field Matters	
Author	Clerk	
Meeting	Woodcote Parish Council Meeting – 15 th October 2025	

5.1. To note the retirement of the current litter pickers in March 2026 and considering recruiting for replacement, including hours, routes and rate.

Proposed Job Description.

JOB DESCRIPTION

Job Title:	Litter Picker
Job Purpose:	To keep the Parish clean, tidy and free from litter.
Salary:	National Living Wage
Working Hours:	30 hours per month
Responsible to:	The Clerk to the Council

Principal Duties and Responsibilities:

To remove and collect litter from those areas in Woodcote Village as agreed by the Council and/or from further areas as identified from time to time.

To dispose of litter collected in accordance with Council policy and health and safety regulations.

To check and replenish dog waste bag dispensers.

To identify and report any fly tipping, graffiti, damage or vandalism either to the Parish Clerk or the relevant authority. Any urgent issues to be reported without delay.

To communicate with the public, councillors and work colleagues in a courteous, respectful and appropriate manner.

To complete all scheduled tasks within a reasonable timeframe and in an efficient and professional manner.

Health and Safety:

To comply with the relevant health & safety regulations and responsibilities as set out in the Health and Safety at Work Act 1974.

To operate within the Council's adopted Health & Safety Policy.

To correctly use equipment for all tasks undertaken in a safe manner wearing any necessary personal protective equipment, including Hi-Vis clothing.

To report all breaches of health & safety, accidents and incidents to the Parish Clerk.

Other Duties and Responsibilities:

To assist with any other tasks or duties that may be required, which are commensurate with the level of responsibility of the post.

At all times to operate within the Council's policies & procedures.

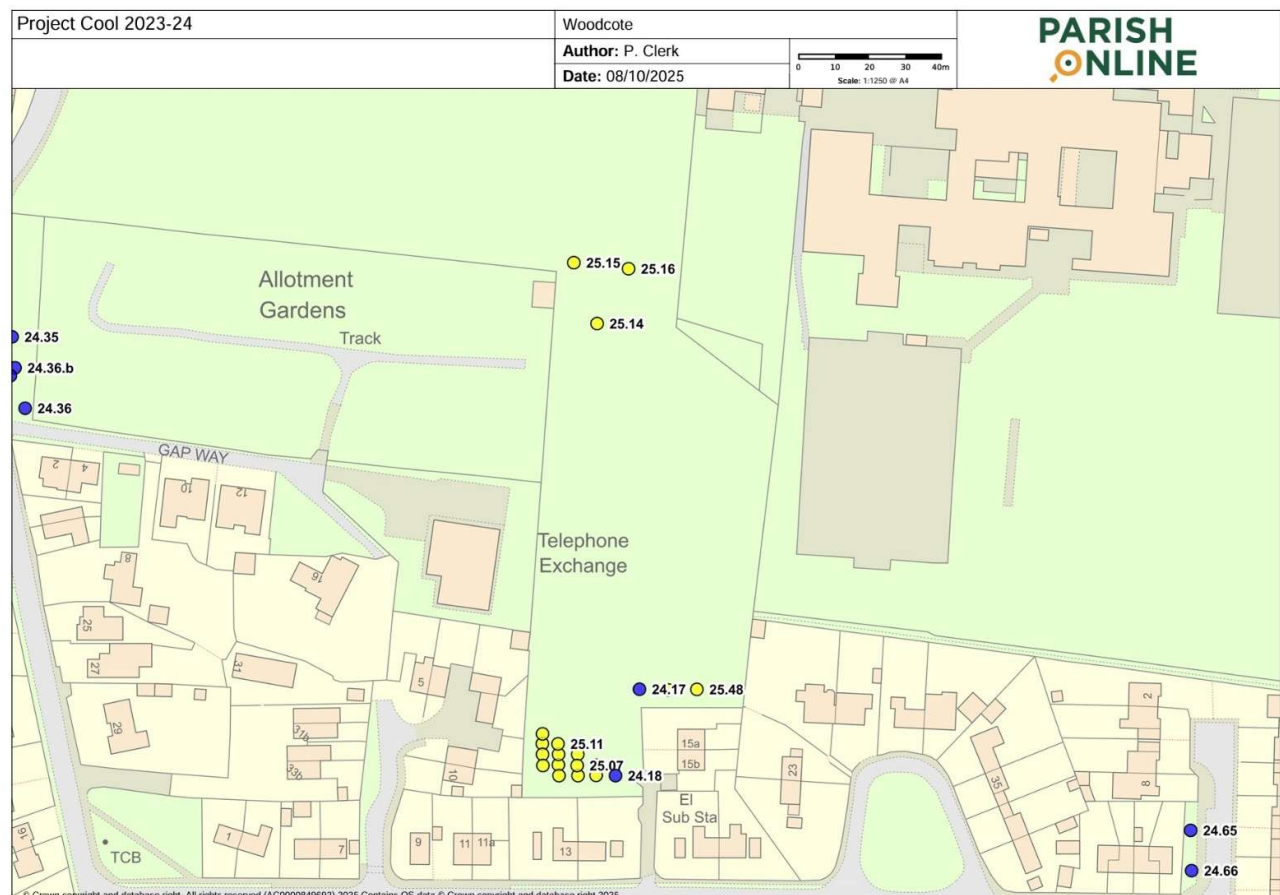
To prioritise own workload, exercising independence, judgement and initiative as required.

To participate and engage with the annual appraisal process.

5.2. To note the donation of three Scots Pine trees to the PC by Dr.Sudbury and to approve their planting as per the plan drawn up in 2023 subject to prior consultation with the Clerk regarding the new Resin Path.

Original PC approved plan was to site some trees between the large and small recreation grounds. As some time has passed since this decision was made and the new resin path has since been approved, the trees will be planted at the alternative site along the southern boundary of the smaller recreation ground to the right of the new orchard plantation.

As the Resin Path will be being installed in November careful siting of the trees will be required so as not to cause any complications in its construction.



Title	Village Hall Roof
Author	Responsible Financial Officer & Chair of the Council
Meeting	Woodcote Parish Council Meeting – 15 th October 2025

The following was written with the help of my friend AI, including the Summary.

Village Hall Roof Replacement & Emergency Hub Proposal – Summary

Original Scope

The village hall's flat felt roof is leaking and near the end of its lifespan, with drainage issues and structural concerns. A zinc pitched roof was approved as a long-term solution, offering:

- 100-year lifespan
- Structural capacity for solar panels and insulation
- Ease of fitting for solar panels
- Reduced maintenance and improved energy efficiency
- Overhang Stops climbing by vandals on roof, Stops water wall damage
- Natural Light Preserved (in Skylight version)/or only slightly reduced in flat top versions
- Should increase VH use due to improved curb appeal of Hall.
- Note : Original investigations showed similar cost of Sika Single Ply membrane vs zinc (20-50K) the requirement for the current flat top roof to be reinforced had not been identified at this stage.

Updated Project Scope: Vision for a Community Emergency Hub

The project has evolved to align with a wider community resilience strategy, proposing the village hall be developed into a Community Emergency Hub. Updated works now include:

1. Pitched Zinc Roof
 - Structurally enhanced for:
 - Solar PV panels
 - Battery storage
 - Thermal insulation
2. External Wall Cladding with Insulation
 - Improved energy efficiency, comfort, and weather resistance
 - Better equipped for emergency shelter use
3. Rainwater Harvesting System
 - Collects roof runoff into tanks
 - Supports emergency use and non-potable needs

- Reduces water costs and environmental impact

4. Overall Energy Efficiency

- Enhanced insulation across roof and walls
- Enables year-round use, even in heating or power outages

Community Emergency Hub Purpose

The updated hall will be designed to serve as a hub during:

- Power outages, storms, floods, heatwaves, and public health emergencies
- Providing shelter, power, water, and communication to residents

Indicative

No	Option	Description	Indicative Cost	Lifespan
1	Pitched Zinc Roof (full project)	Includes insulation, cladding, rainwater harvesting	£410,000	60–100 years
4	Flat Roof – Sika Single Ply Membrane	Modern membrane, insulation above joists	£46,000+	20–30 years
8	Flat Roof – Felt	Basic replacement	£28,000	~5 years

 Pitched roof construction takes 12–15 weeks. Flat roof options have shorter timelines.

Funding Summary - £410,000

Source	Full Project	Option 2 – No Skylights	Option 4 – Sika Roof with 1:60 fall.	Option 5 – Phased Flat Sika Roof.
Total Project Cost	£410,000	£373,000	£348,125	£118,000
Parish Council Reserves	£140,000*			
Available CIL Funds	£132,910**			
Total Available	£272,910			
Funding Gap (for full project)	£137,090	£100,090	£75,215	No funding gap - covered

* Council Reserve may go down between now and the end of the year, depending on other projects, trees, Greenmoor Ponds etc.

** Remainder after, £60,000 allocated to zebra crossing, and other CIL projects already taken out of remaining CIL, see CIL register later in this meeting; £5,400 at risk if not paid by

Funding Options to Cover Shortfall

- Public Works Loan Board (PWLB): Long-term loan, requires village consultation
- One-year Precept Increase: Could double for one year (~£240/household), then revert
- Cost-saving Measures:
 - Remove rooflights: Save £17,000
 - Switch from zinc to Sika membrane: Save up to £20,000
 - Combined savings could reduce funding gap by £60,000
- Use part of operational reserve and gradually replenish

Next Steps

1. Council to approve updated project scope and commitment to the Emergency Hub vision
2. Begin applying for grants (UKSPF, Lottery, DEFRA, District CIL)
3. Develop a Community Resilience Plan
4. Confirm revised quotes and assess cost-saving options

Conclusion

The revised project not only addresses the urgent roof replacement, but also creates a future-proof, resilient, and energy-efficient village hall that can serve as a lifeline for the community in times of crisis.

With appropriate funding and careful planning, this investment will deliver lasting value for decades to come.

ORIGINAL SCOPE

The Village Hall flat roof leaks, particularly in stormy weather. This is driven by standing water, blocked drainage gullies, and an aging, delaminating flat roof. Felt roofs have limited lifespans. Additionally engineers reports on the roof indicted that it is not strong enough to accept loading from any future intentions to install solar panels or similar, or in fact the increased loading of zinc roof and associated insulation to improve the thermal capabilities of the building.

This Council approved to pursue a Zinc roof, including associated architecture costs; planning application; and staff time, on the basis that the Zinc Roof and associated works would provide approximately 100 Years usage, would allow future installation of solar panels, would add additional strength to allow thermal insulation to be installed.

PROPOSED UPDATED SCOPE

This proposal builds upon our previously approved plan to replace the village hall's flat felt roof. We propose expanding the scope of the project beyond essential repairs to align with a broader vision: to future-proof the hall and ultimately develop it into a **Community Emergency Hub**.

This revised approach allows us to make the most of a multiple, well-coordinated investments—addressing structural, environmental, and community resilience goals at the same time.

1. Pitched Zinc Roof

- Replacing the deteriorating flat felt roof with a **pitched zinc roof**, offering durability and reduced maintenance.
- Designed with additional structural strength to support:
 - **Solar photovoltaic (PV) panels** for clean, independent energy
 - Potential future installation of **battery storage** for off-grid power capacity
 - **Improved insulation**, reducing energy loss and heating costs

2. External Wall Cladding with Insulation

- Installation of **external cladding** integrated with high-grade insulation, greatly improving:
 - Energy efficiency
 - Year-round comfort
 - Building lifespan and weather resistance
- Enhances the building's suitability for use as an **emergency shelter** during heatwaves or cold spells.

3. Rainwater Harvesting System

- Introduction of a **rainwater harvesting system**, collecting water from the new pitched roof into on-site storage tanks.
- Provides an **independent, sustainable water supply** for:
 - Emergency use during water supply disruptions
 - General non-potable use (e.g., toilets, cleaning)
- Aligns with environmental goals and may reduce water bills.

4. Insulation and Energy Efficiency

- The roof and wall upgrades will include modern **thermal insulation**, lowering running costs and improving comfort.
- These improvements strengthen the hall's ability to remain operational during power or heating failures.

Strategic Vision: Creating a Community Emergency Hub

The enhanced scope lays the foundation for establishing the village hall as a **Community Emergency Hub** — a safe, accessible space equipped to support residents during:

- Power outages or fuel shortages
- Flooding, storms, or heatwaves
- Public health emergencies

The hall could provide:

- A heated or cooled shelter space
- Device charging, information access, and coordination point
- Water, warmth, and essential supplies

By planning these infrastructure improvements now, we avoid future retrofit costs and ensure the hall is ready to meet future needs.

Benefits to the Parish

- Long-term savings on energy and water
- Reduced carbon footprint
- A safer, more resilient village hall
- Expanded use and functionality of a key community asset
- Potential to attract **grant funding** from sustainability and emergency planning schemes

Next Steps

1. **Council approval** to update the scope of the project as outlined, with a commitment to the parish for the installation of the pitched Zinc Roof, and Solar Panels, to enable the use of CIL funds, and other funding sources to support the vision of turning the VH into a Emergency Hub.
2. Begin identifying suitable **grant opportunities** and external funding (e.g, UK Shared Prosperity Fund, National Lottery, DEFRA, or local resilience partnerships, and District CIL grants).
3. Consider development of a **Community Resilience Plan**.

INDICATIVE COSTS OF THE PROJECT

The Current indicative costs of the Zinc Roof Project is **£410,000**, this includes 20% contingency and 10% Project Management Costs. Contingency of 20% is pertinent because:

- this is an aged building, and assumptions have had to be made regarding its construction
- due to the age there may be asbestos in parts of the building which cannot be access in normal visual inspections
- Other unexpected costs.

Potential cost saving

- Up to **£17,000** to remove the roof lights in to the main hall, to mitigate the covering of the main hall side windows.
- Up to **£20,000** to revert from zinc, to a single ply membrane. The tendering companies were asked to give an indicative cost of changing from zinc roof to a rubber roof or similar. It was recommended that all of the same structural changes to the roof including adding the pitch would still be required.

Whilst membrane systems have many benefits, there are a few trade-offs compared to zinc:

Aspect	Zinc Roof	Single Ply Membrane
Lifespan	60+ years	20–30 years (extendable with maintenance)
Aesthetics	Traditional / high-end look	Modern, minimal
Pitch	Requires pitch (min. 5–7°)	Suitable for flat or low-pitch roofs
Durability	Very robust, fire-resistant	Strong but can be punctured if mishandled
Cost	High	Moderate

- ☒ **Best Use Cases for Single Ply Membrane Systems**
- Refurbishing or replacing **existing flat or low-pitch roofs**
- Projects where **budget, energy efficiency, and build speed** are priorities
- Sites where **solar panel integration, rainwater harvesting, and insulation upgrades** are planned
- Community buildings like village halls, especially with **limited structural capacity**

INDICATIVE COST ALTERNATIVES – FLAT ROOF - SIKA SURFACE

In 2023, a quote was received for a direct replacement flat roof, with insulation and single ply sika covering, this was in the order of £45,000 + Scaffolding; Temporary roof if required; Security fencing; Welfare unit.

This Sika roof would have a 20 year life, and reduced installation time over the 12 – 15 weeks for the pitched roof.

Updated costs have been sought from the original vendor – quoting, Installation cost excluding VAT= £ 45,348.00, + Scaffolding; Temporary roof if required; Security fencing; Welfare unit.

The cost of Replacement roof deck would be £ 8250.00 If only specific areas of roof deck need to be replaced the cost would equate to £ 66.00 per 2.88m² board used.

INDICATIVE COST ALTERNATIVES – FLAT ROOF – FELT

In 2022, a quote was received for a direct replacement felt flat roof, this was in the order of £28,000.

This felt roof would have a 5 year life expectancy, and reduced installation time significantly over the 12 – 15 weeks for the pitched roof.

Updated costs have been sought from the original vendor.

Indicative (costed options)

No	Consideration	Cost	Urgency	Duration of Works	Disruption	Longevity	Hub Fit	Risk	Sum	Comments
1	Pitched Zinc Roof (full project)	5	2	5	3	1	1	5	22	
2	Pitched Zinc Roof (no Skylights)	4	2	5	3	1	1	5	21	
4	Flat Roof 'Sika' Single Ply Membrane, external reinforcement, Insulation	4	2	4	3	3	1	4	21	
5	Flat Roof 'Sika' Single Ply Membrane, external Insulation	2	1	1	1	3	5	1	14	
5b	Phased Flat Roof Phase 1 'Sika' Single Ply Membrane, external Insulation Phase 2 internal reinforcement	3	1	3	2	3	1	2	15	
7	3 Phased Flat Roof Phase 1 Tarpaulin Phase 2 internal reinforcement and insulation. (if possible) Phase 3 'Sika' Single Ply Membrane	3	3	3	2	3	1	3	18	
8	Flat Roof – Felt	1	1	1	1	5	5	2	16	

Assessment of Options (detailed includes some ideas for comparison)

No	Option	Description	Date of Cost	Indicative Cost	Indicative Cost + 20% contingency and 10% Project Management Costs	Extras not included	Timelines	Impact on VH use	Lifespan
1	Pitched Zinc Roof (full project)	i) Pitched Zinc Roof and Gutter protrusion over wall ii) Strengthened Pavilion Roof iii) Insulation between joists iv) Skylights in Main Roof	Oct-25	£315,500	£410,150		12-15 weeks	No Pavillion No Main Hall	60–100 years
2	Pitched Zinc Roof (no Skylights)	i) Pitched Zinc Roof and Gutter protrusion over wall ii) Strengthened Pavilion Roof iii) Insulation between joists	Oct-25	£298,500	£373,125		?	No Pavillion Limited Main Hall?	60–100 years
3	Flat Roof 'Sika' Single Ply Membrane, external reinforcement, Insulation + New Gourmet Mansard	i) Flat roof at 1:60 min (firings on all old and new joists (not original design?))* ii) Strengthened Pavilion Roof iii) Insulation between joists iv) Gourmet Mansard protrusion over wall to replace current parapet (could be Zinc/tiles etc).							20–30 years
4	Flat Roof 'Sika' Single Ply Membrane, external reinforcement, Insulation	i) Flat roof at 1:60 min (firings on all old and new joists (not original design?))* ii) Strengthened Pavilion Roof iii) Insulation between joists iv) Undefined Parapet (most likely as current)	Oct-25	£278,500	£348,125		12-15 weeks (will be less)	No Pavillion Limited Main Hall?	20–30 years
5	Flat Roof 'Sika' Single Ply Membrane, external Insulation	i) Flat roof at current pitch. ii) Insulation on top of current decking (possibly patched up decking) iii) Current Parapet iv) Questionable effectiveness of slope on current roof** v) Roof NOT suitable for future PVs	Oct-25	£45,000	£58,500 £60,000*** Total £118,000	*** £60K+ Scaffolding Temporary roof if required Security fencing Welfare unit. Replacement decking if required	?		20–30 years
5b	Phased Flat Roof Phase 1 'Sika' Single Ply Membrane, external Insulation (as above) Phase 2 internal reinforcement (if possible?)	i) Flat roof at current pitch. ii) Insulation on top of current decking (possibly patched up decking) iii) Current Parapet iv) Questionable effectiveness of slope on current roof and load implications of additional insulation** v) Roof suitable for future PVs** vi) 2 Phases							20–30 years
6	2nd Joist above original Flat Roof – 'Sika' Single Ply Membrane + Insulation on Deck - Just Idea if possible	i) 2nd Flat roof at 1:60/80 pitch (placed on all new 2nd roof trusses placed on top of original ones) Non conventional !!!! ii) Strengthened Pavilion Roof iii) Insulation on top or between of new decking? iv) Current Parapet or New Gourmet Mansard? iiv) 2 Phases							20–30 years
7	3 Phased Flat Roof Phase 1 Tarpaulin Phase 2 internal reinforcement and insulation. (if possible) Phase 3 'Sika' Single Ply Membrane	i) Flat roof at 1:60 min (firings on all old and new joists ii) Strengthened Pavilion Roof iii) Insulation between joists iv) Undefined Parapet (most likely as current) v) Completion 2027							20–30 years
8	Flat Roof – Felt	Basic replacement (NOT SUITABLE FOR PVs) Could be insulated from inside?)		£28,000	£36,400			Limited/No Pavilion	~5 years
	* challenge on savings of 20K as firing would be much less difficult / expensive than diagonal joists to install								
	** unknown, the current slope appears inadequate as the water is seen to remain on the roof in shallow pools?, The Insulation may add too much weight? Would need to check how robust for walking on as Sika will lay on top of insulation not boarding?								
	*** Estimate ????								

Assessment Rating

No	Consideration	Cost	Urgency	Duration of Works	Disruption	Longevity	Hub Fit	Risk	Sum	Comments
1	Pitched Zinc Roof (full project)	5	2	5	3	1	1	5	22	
2	Pitched Zinc Roof (no Skylights)	4	2	5	3	1	1	5	21	
4	Flat Roof 'Sika' Single Ply Membrane, external reinforcement, Insulation	4	2	4	3	3	1	4	21	
5	Phased Flat Roof Phase 1 'Sika' Single Ply Membrane + Firing Phase 2 internal reinforcement, Insulation,	3	2	3	2	3	1	3	17	External and internal work can be done separately (no costings)
6	Flat Roof 'Sika' Single Ply Membrane, external Insulation	2	1	1	1	3	1	1	10	
8	Flat Roof – Felt	1	1	1	1	5	5	2	16	Short Life, No Insulation

Rating Criteria

Cost – 1=Low, 3 =High but Affordable, 5 =High and unaffordable

Urgency – how soon can the work be done 1= 2025, 3 = 2-26, 5 = 2027

Duration – length of the job (scale of shutdown)

Disruption impact on users (preschool and sports teams and finance) 1= easily manageable, 3= manageable with difficulty, 5 = unmanageable

Longevity = how long will the roof last 1 = >50 years, 3= 10-25 years, 5 = <10 years

Hub dfit – does this contribute to the Hub Y=1, N=5

Risk – the management and financial risk arising from scale and complexity

FUNDING THE PROJECT

Total Funding Aim – full project, community Hub Phase 1 £410,000

The PC currently holds Reserves £140,000

This could also cover either of the replacement flat roof options, felt or insulated Sika)

Available CIL £132,910

If a community Hub, the parts of the project associated with developing the site for a emergency hub, relating to strengthening the building to accept solar panels; rainwater harvesting, could justifiably be funded from CIL

Shortfall to make up: £137,090

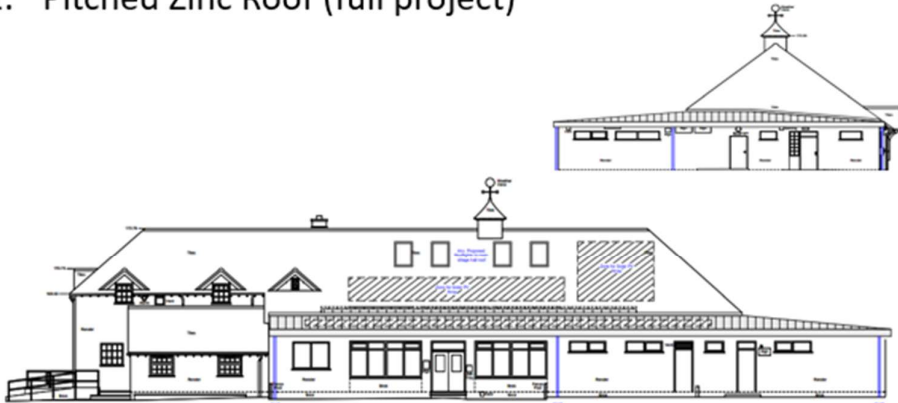
Possible sources of funding to make up the shortfall.

- Public Works Loan Board, Loan (PLWB)
 - We would need to consult the village on whether they wanted it. Likely £20 per house per year increase in precept for example, for 20 years pay back.
- Double the precept for one year.
 - For one year precept per household would be £240, instead of £120. Any remaining monies at the end of the project, would offset the precept the following year.
- Remove the rooflights, swap to Sika from Zinc, potentially save £60,000 off total project cost (with the associated less contingency, less project management costs), leaving £77,000 short fall in funding.
 - Fund this by increasing the precept modestly, £40,000 for one year (£40 per household for one year) and use £35,000 of the operating reserve, buffer this back up over a 3-4 year period at £10,000 per year.

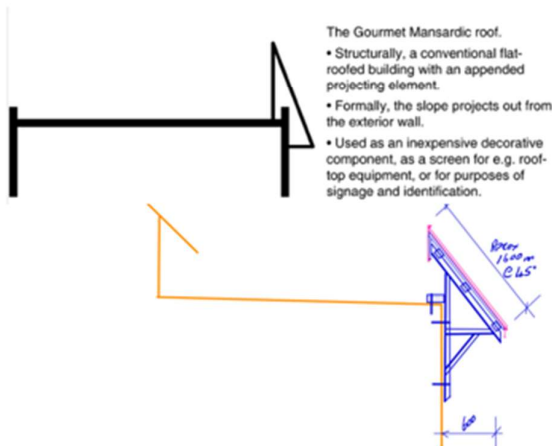
Option

Options Considered

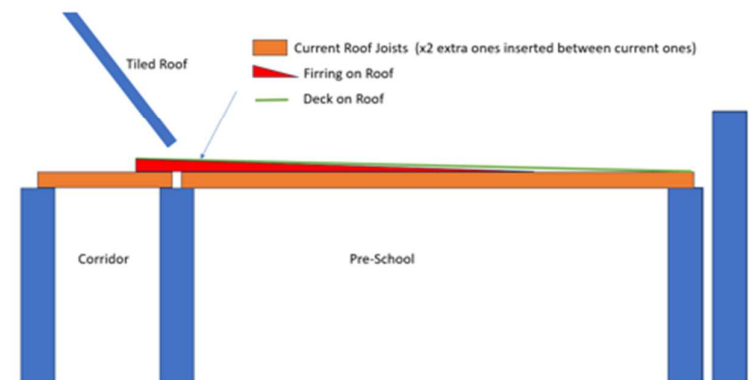
1. Pitched Zinc Roof (full project)



2. Pitched Zinc Roof (no Skylights)

3. Flat Roof 'Sika' Single Ply Membrane, external reinforcement, Insulation + **New Gourmet Mansard**

4. Flat Roof 'Sika' Single Ply Membrane, reinforcement, Insulation (between joists)



[illegible]

furring height a minimum gradient of 1:80 is usually required. Anything steeper than 1:80 could be a waste

Wall raised to take new joists of Roof 2 (Wall plate)

Roof Joists 2

Roof Joists 1

Corridor

Pre-School

GAB

WALL PLATE

ROOF JOIST

ROOF JOIST

ROOF JOIST

ROOF JOIST

Shed Felt 15 years, potentially lower or higher depending on conditions, wear-and-tear, and how well your felt shed roof is maintained.

Torch-On Felt 20 years or so, depending on damage and maintenance across its lifespan. When installed correctly, along with plywood or fibreglass underlay, you can expect greater

Self-Adhesive Felt 10-20 years before needing a full replacement, or even longer if installed correctly and not exposed to extreme weather conditions.

EPDM Membranes 40-50 years, with very little maintenance or repairs required across this time. / Green Roof Options ???



Construction > ... > Sikaplan® G-15



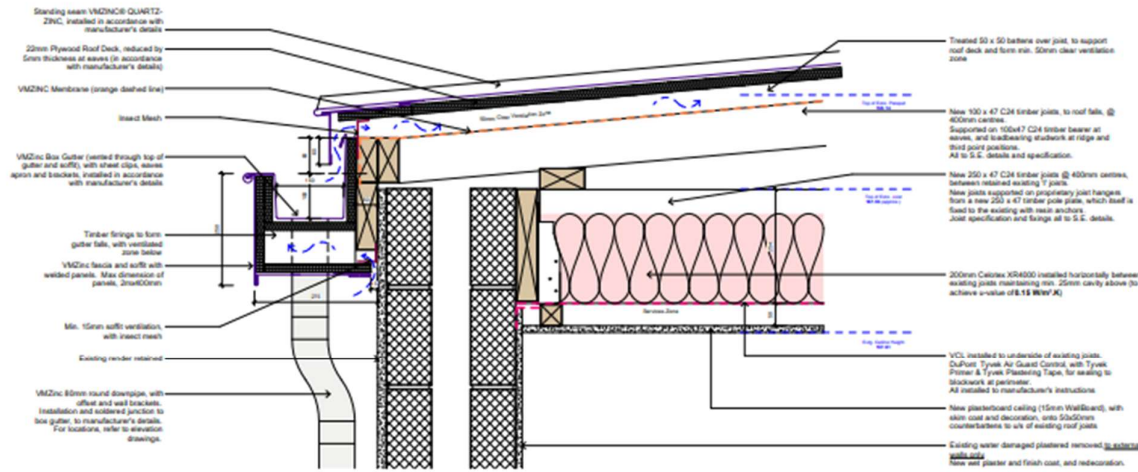
Sikaplan® G-15

Polymeric membrane for mechanically fastened roof waterproofing

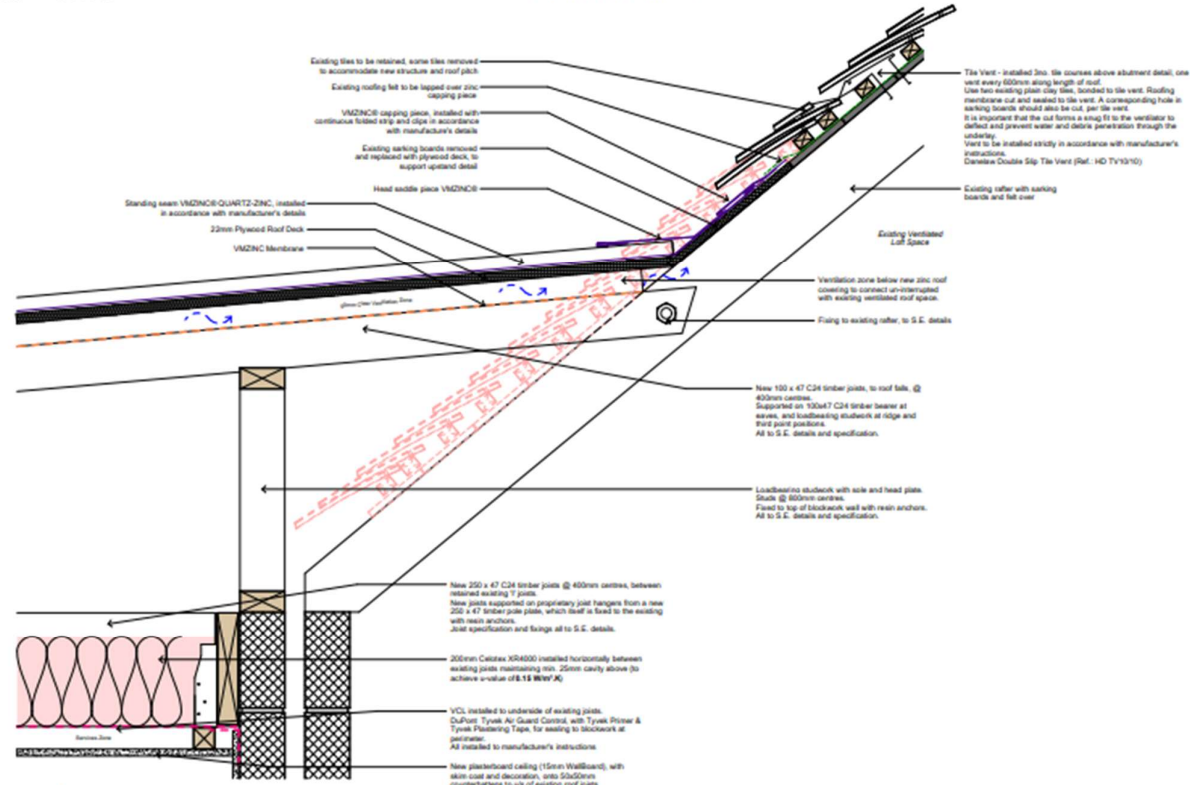
Sikaplan® G-15 (thickness 1.5mm) is a polyester reinforced multilayer, synthetic roof waterproofing sheet based on premium-quality polyvinyl chloride (PVC) according to EN 13956.

- Resistant to permanent UV irradiation.
- Resistant to permanent wind exposure.
- High water vapour permeability.
- Resistant to all common environmental influences.
- Hot air welding without use of open flames.
- Recyclable.

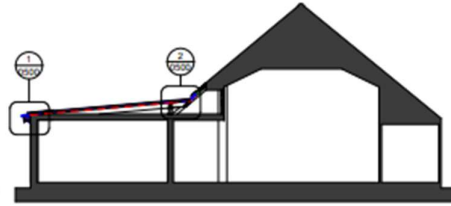
Appendix C



1 Proposed Eaves Detail
1:1.5



2 Junction To Pitched Roof Detail
1:1.5



Notes and Conditions
Use typical dimensions. Do not scale unless for planning purposes. Check dimensions on site before work commences. In case of doubt as to roof dimensions consult WWA. The accuracy of this drawing may be subject to third party information. No liability will be accepted by WWA for errors in or arising from such third party information. © Architects Ltd. This drawing is solely for the use of the intended recipient and may not be copied or reproduced without written consent issued by the Planning Authority for public inspection in relation to a Planning Application and only if these copies are marked: "This copy has been made with the authority of Architects Ltd pursuant to Section 47 of the Copyright Designs and Patents Act 1988 for the purposes of public inspection only and must not be copied without the prior written permission of the Copyright owner."

North Arrow

Rev.	Description	Date	By	Check
P01	Draw Issue to S.E.	04/09/24	WJ	WJ
P02	Draw Issue to S.E.	15/10/24	WJ	WJ



Draw:	Preliminary
Client:	Woodcote Parish Council
Project:	Woodcote Village Hall Redevelopment
Title:	Roof Details 01
Scale (B/A1):	As indicated
Document ID:	1204-WWA-XX-XX-DR-A-0500
Rev:	P02

23/10/2024 11:07:36

Title	Finance 2025 - 2026
Author	Responsible Financial Officer
Meeting	Woodcote Parish Council Meeting – 17 th September 2025

8.1. To approve a grant request from Woodcote Conservation Group, £340

Note: Last year awarded £340

See following page.

GRANT APPLICATION FORM

Complete all sections. Contact the Clerk to the Council if you have any questions.

Section A: The Organisation

Name of Organisation

Woodcote Conservation Group

Main Contact Name

_____; (Treasurer)

Contact e-mail Address

info@woodcotecg.otg.uk, _____

Contact Phone Number

Contact Address

Are you a newly formed group (less than 1 year)?

Yes ☐ No ☒

How long has your group been operating?

>25 years

Do you have a voluntary management committee?

Yes ☒ No ☐

Do you have a formal constitution?

Yes ☒ No ☐

Do you have an equal opportunities policy/statement?

Yes ☐ No ☒

Do you have an annual record of accounts?

Yes ☒ No ☐

Please describe your group's main activities:

Please attach copy of most recent accounts and latest bank statement to your application.

Surveys, working parties and practical skills **(the principal focus is Greenmoor Ponds area, which the Conservation Group maintains on behalf of the Parish Council)** courses and networking.

Section B: The Grant

What is the Grant For?

Annual insurance and other ongoing costs for maintenance of Parish Council land

Who will benefit from the grant if approved?

Woodcote Conservation Group, and the wider community

How will the Civil Parish of Woodcote benefit from the monies if the grant is awarded?

Continued management of Parish Council areas, including Greenmore Ponds



How much are you applying for?

How many people will benefit from the monies?

£340.00

>100 WCG members / all the village community

Have any other bodies been approached for grant funding in relation to this application / Project?

Yes ☐

No X

No X

If Yes, please provide details.

What will you do if you get less funding than you have asked for? Will all or part of the project still go ahead? Please tell us what could be achieved if you only receive part funding?

Fund from membership subs, but reduce scope of work

If successful your grant will be paid directly in to the bank account detailed on the bank statement given in support of Section A of this form, cheques will be provided in the name of the organisation on the bank statement only in exceptional circumstances. If you require a cheque, please detail why below.

Please provide a full breakdown of the project costs and how they will be funded:

Item	Cost	Funded From
Annual Insurance	£157	From the grant
Ongoing costs (average cost)	£295	From the grant
		Balance from membership subs
Total Project Cost:	£452	

8.2. To approve the finalised payment list for September 2025 and approve payments for October 2025.

Noting we are struggling to get the Hinckley and Rugby account open – **to consider transferring another £100,000 to Redwood**, to receive the benefit of the higher interest rate.

Voucher No	Date	Net	VAT	Total	Description	Supplier
138	NOVEMBER	£ 658.96	£ -	£ 658.96	PAYE Deductions	HMRC (PAYE)
	OCTOBER					
121	28/10/2025	£ 66.13	£ 13.23	£ 79.36	Internet services	British Telecom (BT)
107	17/10/2025	£ 10.00	£ 2.00	£ 12.00	Mobile Phone SIM Costs	GiffGaff Ltd
119	17/10/2025	£ 2,873.00	£ -	£ 2,873.00	Library Grant	Our Woodcote Library (OWL)
120	17/10/2025	£ 340.00	£ -	£ 340.00	Grant	Woodcote Conservation Group
122	17/10/2025	£ 20.60	£ 4.12	£ 24.72	MS365	Microsoft Limited
123	17/10/2025	£ 19.98	£ -	£ 19.98	Remembrance	Royal British Legion Industries
124	17/10/2025	£ 1,536.53	£ 307.31	£ 1,843.84	Grass cutting contract	M & C Landscapes
125	17/10/2025	£ 650.00	£ 130.00	£ 780.00	Consultation zebra crossing	Glanville Consultants Limited
126	17/10/2025	£ 45.00	£ -	£ 45.00	Membership Fees	The Open Spaces Society
127	17/10/2025	£ 266.49	£ 53.30	£ 319.79	Waste collection	Shield Maintenance Ltd
128	17/10/2025	£ 266.49	£ 53.30	£ 319.79	Waste collection	Shield Maintenance Ltd
129	17/10/2025	£ 61.50	£ -	£ 61.50	Meeting Room Hire	Woodcote Village Hall Trustees
130	17/10/2025	£ 706.95	£ 141.39	£ 848.34	Playground Maintenance	ARD Playgrounds
131	17/10/2025	£ 14.00	£ -	£ 14.00	Land registry search	HM LandRegistry
132	17/10/2025	£ 1,250.00	£ 250.00	£ 1,500.00	Hedge cutting	Kings Tree Care Services Ltd
133	17/10/2025	£ 2,230.00	£ 446.00	£ 2,676.00	Hedge cutting	Kings Tree Care Services Ltd
		£ 3,253.93	£ -	£ 3,253.93	Total Staff	
		£ 13,610.60	£ 1,400.65	£ 15,011.25	Total	

	SEPTEMBER					
103	30/09/2025	£ 6.00	£ -	£ 6.00	Bank Fees	Unity Trust Bank
104	26/09/2025	£ 10.00	£ 2.00	£ 12.00	Mobile Phone SIM Costs	GiffGaff Ltd
105	26/09/2025	£ 20.60	£ 4.12	£ 24.72	MS365	Microsoft Limited
106	26/09/2025	£ 66.13	£ 13.23	£ 79.36	Internet services	British Telecom (BT)
108	18/09/2025	£ 1,778.54	£ -	£ 1,778.54	Insurance	Zurich Municipal (Insurance)
109	18/09/2025	£ 450.00	£ 90.00	£ 540.00	Tree Watering	Agricultural Engineering Ltd
110	18/09/2025	£ 1,353.24	£ 270.65	£ 1,623.89	Grass cutting contract	M & C Landscapes
111	18/09/2025	£ 20.50	£ -	£ 20.50	Meeting Room Hire	Woodcote Village Hall Trustees
117	15/09/2025	£ 400.00	£ 80.00	£ 480.00	Tree Maintenance	John O'Conner (Grounds Maintenance) LTD
118	15/09/2025	£ 8.50	£ -	£ 8.50	Bank Fees	Lloyds Bank plc
		£ 3,314.18	£ -	£ 3,314.18	Total Staff	
		£ 7,427.69	£ 460.00	£ 7,887.69	Total	

8.3. To note receipts for September 2025.

Voucher No	Date	Net	VAT	Total	Description	Customer
27	30/09/2025	£ 167.36	£ -	£ 167.36	Bank Interest	Redwood Bank
26	19/09/2025	£ -	£ 10,454.09	£ 10,454.09	VAT refund	HMRC (VAT)
24	09/09/2025	£ 256.33	£ -	£ 256.33	Bank Interest	Lloyds Bank plc
25	05/09/2025	£ 66,446.00	£ -	£ 66,446.00	Precept	SODC (Precept)
		£ 66,869.69	£ 10,454.09	£ 77,323.78	Total	

8.4. To note the reconciled bank balances for 30th September 2025.

A	Bank Reconciliation at 30/09/2025		
	Cash in Hand 01/04/2025		513,315.49
	ADD Receipts 01/04/2025 - 30/09/2025		199,938.95
	SUBTRACT Payments 01/04/2025 - 30/09/2025		713,254.44 129,722.44
	Cash in Hand 30/09/2025 (per Cash Book)		583,532.00
B	Cash in hand per Bank Statements		
	Petty Cash 30/09/2025	0.00	
	Lloyds Current 30/09/2025	7,512.48	
	Lloyds Instant Access Savings 30/09/2025	450,729.09	
	Unity Trust Current 30/09/2025	25,123.07	
	Unity Trust Instant Access Savings 30/09/2025	0.00	
	Redwood 95day Saver 30/09/2025	100,000.00	
			583,364.64
	Less unrepresented payments		
			583,364.64
	Plus unrepresented receipts		167.36
	Adjusted Bank Balance		583,532.00
	A = B Checks out OK		

Image shows, Cash in Hand = Adjusted Bank Balance = £583,532.00
 Petty Cash (Not Used) £0.00
 Lloyds Current £7,512.48
 Lloyds Instant Access Savings £450,729.09
 Unity Trust Current £25,123.07
 Unity Trust Instant Access Savings £0.00
 Redwood 95day Saver £100,000.00

8.5. To review the Community Infrastructure (CIL) balance and expenditure.

See following Pages.

			Received	Spend By	IN BANK, this financial year	Community Centre Kitchen	Bus Shelters x3 RRd & WhtHse	Community Centre WorkHub	Goring Road Crossing Project	Resin Path	Car Park Line Painting less £850 grant	Goring Road Speed Hump - <i>Indicative</i> 2026-2027	VH Roof- <i>Indicative</i> 2026-2027	Remaining
P15/S1919/FUL	Little Acre	£4,950.00	27/10/2020	27/10/2025	£ 4,950.00				£ 1,915.58	£ 3,034.42				£ -
	Beech Lane Woodcote	£510.95	27/10/2020	27/10/2025	£ 510.95			£ 226.53	£ 284.42					£ -
	RG8 ORX													£ -
P16/S2235/FUL	Land known as the	£7,687.50	25/10/2021	25/10/2026	£ 7,687.50					£ 7,687.50				£ -
	Conifers													£ -
	Beech Lane Woodcote													£ -
P16/S2432/FUL	Greenmore	£1,659.38	26/04/2017	26/04/2022										£ -
	Woodcote	£1,659.38	30/10/2017	30/10/2022										£ -
	RG8 ORN	£3,318.75	03/05/2018	03/05/2023	£ 3,318.75	£ 3,318.75								£ -
P16/S4035/FUL	14 Whitehouse Road	£2,090.45	24/10/2018	24/10/2023	£ 2,090.45	£ 2,090.45								£ -
	Woodcote	£4,180.80	24/10/2018	24/10/2023	£ 4,180.80	£ 4,180.80								£ -
	RG8 ORV	£4,180.80	23/10/2019	23/10/2024	£ 4,180.80	£ 1,620.00	£ 2,560.80							£ -
P19/S1665/FUL	Beech Lane Woodcote	£6,287.73	22/04/2020	22/04/2025	£ 6,287.73		£ 3,664.46	£ 2,623.27						£ -
	RG8 ORV													£ -
	woody Brook	£2,124.82	22/04/2020	22/04/2025	£ 2,124.82		£ 2,124.82							£ -
P19/S2531/FUL	Goring Road Woodcote	£4,249.64	27/10/2020	27/10/2025	£ 4,249.64					£ 4,249.64				£ -
	RG8 ORP	£4,249.64	25/10/2021	25/10/2026	£ 4,249.64					£ 4,249.64				£ -
	Chaffers Place													£ -
P18/S2940/FUL	Goring Road near Woodcote	£11,139.96	25/10/2023	25/10/2028	£ 11,139.96						£ 1,648.26	£ 9,491.70		£ -
	RG8 TSI													£ -
	25 Croft Way Woodcote	£6,421.91	25/10/2021	25/10/2026	£ 6,421.91					£ 6,421.91				£ -
P19/S2513/FUL	RG8 ORS													£ -
	the homes	£2,606.48	25/04/2022	25/04/2027	£ 2,606.48					£ 2,606.48				£ -
	Goring Road Woodcote	£5,212.97	26/10/2022	26/10/2027	£ 5,212.97					£ 1,628.52				£ -
P19/S4457/FUL	RG8 ORF	£5,212.97	26/04/2023	26/04/2028	£ 5,212.97							£ 3,584.45		£ -
	Plot 1 Land at Chambers Place	£2,960.46	25/10/2023	25/10/2028	£ 2,960.46							£ 1,242.52	£ 3,970.45	£ -
	Goring Road													£ -
P20/S0559/FUL	Chaffers Place											£ 2,960.46		£ -
	Goring Road													£ -
	Chaffers Place													£ -
P20/S2110/FUL	Chaffers Cottage, Stable Cottage, Garden	£21,360.44	25/10/2021	25/10/2026	£ 21,360.44					£ 21,360.44				£ -
	Cottage & Woodcote Garden	£42,720.87	26/10/2022	26/10/2027	£ 42,720.87									£ -
	Woodcote Garden	£42,720.87	25/10/2023	25/10/2028	£ 42,720.87							£ 42,720.87		£ -
P20/S2308/FUL	27 Whitehouse Road Woodcote	£3,461.45	25/10/2021	25/10/2026	£ 3,461.45					£ 3,461.45				£ -
	RG8 ORX													£ -
	Land adjacent to Beech Cottage	£1,634.73	23/10/2024	23/10/2029	£ 1,634.73								£ 1,634.73	£ -
P21/S1975/FUL	Beech Lane Woodcote	£3,269.45	23/04/2025	23/04/2030	£ 3,269.45								£ 3,269.45	£ -
	Woodcote	£3,269.45	23/10/2025	23/10/2030	£ 3,269.45								£ 3,269.45	£ -
	Woodcote													£ -
P21/S2229/FUL	12 Gap Way Woodcote	£6,130.22	26/04/2023	26/04/2028	£ 6,130.22								£ 6,130.22	£ -
	RG8 ORU	£4,086.82	26/04/2023	26/04/2028	£ 4,086.82								£ 4,086.82	£ -
	RG8 ORU													£ -
P21/S3399/FUL	8 Gap Way Woodcote	£1,407.68	23/10/2024	23/10/2029	£ 1,407.68								£ 1,407.68	£ -
	RG8 ORU	£2,815.36	23/10/2024	23/10/2029	£ 2,815.36								£ 2,815.36	£ -
	Woodcote	£2,815.36	23/04/2025	23/04/2030	£ 2,815.36								£ 2,815.36	£ -
P21/S4165/FUL	Woodcote	£1,998.00	23/04/2025	23/04/2030	£ 1,998.00								£ 1,998.00	£ -
	Reading Road Woodcote	£3,996.00	23/10/2025	23/10/2030	£ 3,996.00								£ 3,996.00	£ -
	RG8 ORV	£3,996.00	23/04/2026	23/04/2031										£ -
P21/S3399/FUL	8 Gap Way Woodcote	£4,540.91	23/10/2025	23/10/2030	£ 2,150.00								£ 2,150.00	£ -
	RG8 ORU		23/10/2025	23/10/2030	£ 125.00								£ 125.00	£ -
	Woodcote		23/10/2025	23/10/2030	£ 830.98								£ 830.98	£ -
P22/S0429/FUL	Land at 09 West Chiltern Woodcote	£7,288.91	25/10/2023	25/10/2028	£ 7,288.91								£ 7,288.91	£ -
	RG8 ORG													£ -
	Woodcote													£ -
P22/S4657/FUL	Behoes Lane Woodcote	£7,794.00	25/10/2023	25/10/2028	£ 7,794.00								£ 7,794.00	£ -
	Woodcote	£15,588.00	23/10/2024	23/10/2029	£ 15,588.00								£ 15,588.00	£ -
	RG8 ORS	£15,588.00	23/10/2025	23/10/2030	£ 15,588.00								£ 15,588.00	£ -
					£ 268,437.42	£ 11,210.00	£ 8,350.08	£ 2,849.80	£ 2,200.00	£ 54,700.00	£ 1,648.26	£ 60,000.00	£ 127,479.28	£ -
							Not Invoiced		Not all invoice	Not Invoiced	Not Invoiced	<i>INDICTIVE - not Decided</i>	<i>INDICTIVE - not Decided</i>	
					Still to be received in current FY									
					To be received in NEXT FY	£5,430.93								