

**Meeting of Ashbury Parish Council  
At The Village Hall  
Monday 27th June 2022 at 6.00pm  
Minutes**

Present: Cllr C Prentice (Chair), J Greenham (Vice Chair), A Reynolds, N Morgan, J Ruggiero, L Evans (Clerk), P Smith (Chair of NPG), District Cllr E Ware, and one member of the public.

**ITEM**

**1 To receive apologies for absence**

County Cllr Y Constance, District Cllr S Howell and Cllr P Cowx

**2 To receive any declarations of personal and/or prejudicial interest in respect of items on the agenda for this meeting - None**

**3 To approve the minutes of the Ordinary Meeting on Monday 16<sup>th</sup> May 2022**

The Minutes of the meeting held on 16<sup>th</sup> May 2022, were approved and signed as a true record

**4 To address matters arising from the previous meeting**

- **Possible Volunteer scheme for help to individuals in the Parish - Action carried forward** Cllr Prentice to reply to County Cllr Y Constance and make her aware of the decision not to proceed with a volunteer driving scheme.
- **Road Re-surfacing** – Despite one large pothole being filled in Berrycroft there is no further action on the requested resurfacing works for Berrycroft Pound Piece and Idstone that need resurfacing, Cllr Cowx and District Cllr Ware have been in regular contact regarding resurfacing works. **Action carried forward -District Cllr E Ware to follow up with County Cllr Y Constance regarding the progress on requesting the resurfacing.**

**5 County & District Councillors-** To receive reports from County and District Councillors (5 minute time slot)

Report attached to the minutes in appendix 1.

District Cllr E Ware reported that the planning issues in Shrivenham continue. A formal application has been submitted for a 64 bed care home in the garden/paddock of Wayside Townsend Road in Shrivenham. This application has caused a great deal of concern and a considerable number of objections. Objections include - Clinical Commissioning Group, Elm Tree Surgery, Thames Valley Police, Thames Water, Forestry Officer, Oxfordshire County Council and numerous residents. A decision on this application is expected early July.

Household Support Fund - Vale of White Horse and South Oxfordshire district councils have opened a voucher scheme to support households who can't afford to pay for life's essentials. Funding is limited and the scheme is open initially to people who have not had support from it before. However, the councils will open it to second applications if funds remain.

To find out about the scheme and to complete an application form please visit the councils' webpages:

[whitehorsedc.gov.uk/household-support-fund](http://whitehorsedc.gov.uk/household-support-fund)

[southoxon.gov.uk/household-support-fund](http://southoxon.gov.uk/household-support-fund)

The scheme will end in September 2022 -**Action- Clerk to publicise the Household Support Scheme and links**

**6 Chairs Verbal Update (3 minute time slot)**

Cllr Prentice said that The Queen's Platinum Jubilee celebrations on the village green had been a tremendous success and brought a lot of residents together. There would be a small surplus from the funds raised in advance and on the day, which was also a good outcome for all the organisations in the Parish.

Formal thanks were given by APC to Cllr Prentice, M Simons and to all the volunteers who helped make the Platinum Jubilee celebration a success. Thanks were also given to M Turner for the exhibition that was held in the village hall.

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Cllr Prentice and the Village Hall Committee wish to build on the use of the sports field and invited APC Councillors to suggest ideas for use of the field, whether that be a sporting events perhaps twice a month, or some further event to mark a national celebration.

### 7 Clerks Verbal Update (3 minute time slot)

Nothing to report.

### 8 Sub Committee Reports- To receive reports from Sub-committees (6 minute time slot)

- Ashbury Shop Sub-Committee – The sub-committee had made progress with the lessors on the terms of a new lease. A final draft was with the lawyers. The address for APC would be updated to the (new) Clerk's address. The Council confirmed their intent to sign, subject to sight of an outline business plan and confirmation of the current Shop Manager's interest. If all fell into place, the new seven-year lease would be signed on 11<sup>th</sup> August 2022.

**Action – Shop sub-Committee to update the address on the draft lease, share the final draft of the lease with the lessors and obtain sight of the outline business plan, for circulation to the Committee. The Chair to sign the new lease on 11 August, if all is in place.**

- NPG Report – Report attached to the minutes in appendix 2  
P Smith had circulated to all the Councillors the NPG report prior to the meeting.  
A new member had been recruited to the NPG.  
A response to the Joint Local Plan 2041 consultation had been submitted and circulated to all APC Cllrs.  
D Pain volunteered to liaise with Uffington regarding The White Horse becoming a heritage site. However, P Smith reported that, due to the amount of work involved and the requirement for prior commitment from investors, Uffington had withdrawn from this process.
- Website Update – In Cllr Cowx's absence, Cllr Prentice presented an update. The website was moving towards being in a more useable state. The Village Hall committee were now able to access and amend their booking system. Further improvements were needed to the Website to make it more usable. P. Cowx and his team were in contact with S. Treadwell about these further steps. Thanks were given to the website committee and APC look forward to further progress.  
**Action– Cllr Cowx to circulate prior to the next meeting a plan of what is intended for the website.**

### 9 Financial Matters

Cllr Reynolds confirmed that the Finance Reports will be circulated at the end of the month (June)

- Bank Reconciliation - was signed by the Clerk and Chair
- Fraud in Parish Councils- a communications received from OALC. Ashbury Parish Council adopted the Internal Controls Policy and this was signed by the Chair and the RFO

### 10 Planning Matters

#### Applications;

- P22/V1243/HH - Cavalry Cottage Kingstone Winslow SN6 8NG- Single storey side extension with pitched roof to match existing.

#### Decisions:

- P22/V0220/HH -Four Winds Church Lane Ashbury SN6 8LZ -Construction of detached single car garage to detached dwelling- Granted.
- P22/V0683/LB - Village Hall Ashbury - Replacement of west window- Granted
- P22/V0648/HH - 2 Wixes Piece Ashbury, SN6 8DB - Construction of single storey ground floor extension to accommodate a utility room - Granted

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### Other:

- P21/V3369/HH- 18 Idstone Road Ashbury SN6 8LP- Provision of dropped kerb – Application withdrawn.

### 11 Public Forum- To take comments , representation or queries on agenda items (15 minute time slot)

An email was received from the resident who has volunteered for many years to empty the bus shelter bin. After speaking with the team from The District Council who empty the War Memorial Bin and play park bins, it emerges that the team would be happy to empty the bin beside the bus shelter, if it were added to their contract. The resident will cease emptying the bin in September.

**Action- Clerk to email the District Council, to ask them to add the bus shelter bin to the contract of the team who empty the other bins in the village; and to inform the resident that the APC is taking this action (thanking her also for her voluntary work for these last years).**

Thanks were given to APC for the excellent work carried out on the trees in Church Lane.

A resident also requested that the Parish Council meetings be publicised more widely, through Facebook.

**Action – Clerk to ensure that 3 working days prior to the meeting a notice about APC meetings is published to Facebook.**

### 12 Individual Topics (12 minutes allocated)

- OCC Code of Conduct – The meeting agreed to adopt the OCC Code of Conduct.
- Bus Shelter – Cllr Ruggiero had circulated the plan of the Bus Shelter. Cllr Prentice proposed authorization of the work to commence. Cllr Greenham seconded the proposal and this was unanimously agreed.
- Ukraine – An Ashbury family are already hosting one Ukrainian Refugee in the Village, with a second family also expected to reside in the Village shortly. The large group of volunteers are poised and ready to help.
- Operation London Bridge – The meeting noted the recommended actions from the briefing.

### 13 Agenda Diary

Nothing to address

### 14 Correspondence

The meeting noted that no correspondence had been received.

### 15 Future Agenda Items

- Website
- 5G Provision in the Parish
- Speed Sign by Allotments
- Ukraine
- NPG
- Ashbury Shop Sub-Committee

The meeting closed at 7:00pm

The next meeting will be held on Wednesday 14<sup>th</sup> September 2022 at 6pm in the Village Hall

Signed.....Date.....

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Councillors Actions Arising

**Cllr C Prentice (Chair)**

- **Volunteer Scheme - Action-** Cllr Prentice to reply to County Cllr Y Constance and make her aware of the decision not to proceed with a volunteer driving scheme.

**Cllr J Greenham**

No actions

**Cllr N Morgan**

No actions.

**Cllr J Ruggiero**

No actions.

**Cllr P Cowx**

**Website - .Action – Action–** Cllr Cowx to circulate prior to the next meeting a plan of what is intended for the website.

**Cllr A Reynolds**

No actions

**Clerk**

- **Household Support Fund - Action-** Clerk to publicise the Household Support Scheme and links
- **Bus Shelter Bin - Action-** Clerk to email the District Council, to ask them to add the bus shelter bin to the contract of the team who empty the other bins in the village; and to inform the resident that the APC is taking this action (thanking her also for her voluntary work for these last years).
- **Meetings - Action –** Clerk to ensure that 3 working days prior to the meeting a notice about APC meetings is published to Facebook.

**Ashbury Shop Sub-Committee**

- **Action –** Shop sub-Committee to update the address on the draft lease, share the final draft of the lease with the lessors and obtain sight of the outline business plan, for circulation to the Committee. The Chair to sign the new lease on 11 August, if all is in place.

**District Councillors**

- **Road Re-surfacing- Action –** Action carried forward -District Cllr E Ware to follow up with County Cllr Y Constance regarding the progress on requesting the resurfacing ( Berrycroft, Pound Piece and Idstone)

**NPG**

No actions

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### Appendix 1

#### District Councillors Report to Parish Councils Watchfield and Shrivenham Ward June 2022 Vale of White Horse District Council

**Homes for Ukraine** – The countywide partnership is continuing to carry out relevant Safeguarding and accommodation checks, respond to any concerns, and are successfully processing school place applications and finance support payments to guests. Work to develop a rematching process where sponsorship arrangements break down is also taking shape. The partnership is moving into a confident system-wide longer term approach for delivering support.

For general Ukraine queries go to [www.oxfordshire.gov.uk/ukraine](http://www.oxfordshire.gov.uk/ukraine)

Telephone helpline 01865 966444 Open 0845am-5pm Monday to Friday closed weekends and bank holidays

Email: [ukraineresponse@oxfordshire.gov.uk](mailto:ukraineresponse@oxfordshire.gov.uk)

For general queries, housing and community support in the Vale go to [www.whitehorsedcc.gov.uk/ukraine](http://www.whitehorsedcc.gov.uk/ukraine)

Telephone helpline 01235 422600 Option 1 Open 0830am-5pm Monday to Thursday 0830am – 4.30pm Friday closed weekends and bank holidays

Email: [communitysupport@southandvale.gov.uk](mailto:communitysupport@southandvale.gov.uk)

**Planning** – The number of planning applications for Ward villages continues to rise. Details by each Parish may be found on the Vale website [www.whitehorsedc.gov.uk/planning](http://www.whitehorsedc.gov.uk/planning)

The application for 90 dwellings at the rear of the Bovis development on Townsend Road in Shrivenham has been refused by the Vale. At this time it is not known if the developer will appeal the decision.

The application for 26 dwellings also on Townsend Road in Shrivenham has been submitted to the Planning Inspector on the grounds of non-determination. However, the developer has failed to provide the additional information that has been requested and it remains to be seen if the Planning Inspectorate will accept the appeal. The Vale planning officer advised in April that the Planning Inspectorate has a backlog and that it is taking many months to register appeals.

A formal application has been submitted for a 64 bed care home in the garden/paddock of Wayside Townsend Road in Shrivenham. This application has caused a great deal of concern and a considerable number of objections. Objections include - Clinical Commissioning Group, Elm Tree Surgery, Thames Valley Police, Thames Water, Forestry Officer, Oxfordshire County Council and numerous residents. A decision on this application is expected early July.

The Vale has placed Tree Preservation Orders (TPO's) on the majority of trees on Shrivenham Park Golf Club.

Joint Local Plan consultation – There is still time to comment on the proposals. The consultation runs until 23 June. Consultations are also taking place these are: Sustainability Appraisal Screening and Scoping Report Habitats Regulations Assessment Scoping Report, Draft Settlement Assessment Methodology and Duty to Cooperate Scoping Document. There will be more opportunities to comment on the Joint Local Plan proposals later in the year.

**Council Meeting** – At the full Council meeting held on 18 May at Milton Park it was agreed for the Vale to have a Food and Farming Champion. The Champion, who will be a sitting Councillor, will help to promote food production, distribution, healthy eating and the environment. Further details will be available once the appointment has been made.

**Climate Emergency Advisory Committee** – The next meeting of the Committee will take place on Monday 11 July. The draft minutes of the previous meeting held on Tuesday 5 April are available on the Vale website.

**Swindon CCG/Integrated Care Alliance** – We met with the CCG on 6 May. We received an update on the transformation from CCG to the new ICA which is due to take place later this year.

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We are awaiting a Newsletter which will enable us to keep Parish Councils updated with health and wellbeing information. Our next meeting is scheduled for Wednesday 29 June.

**Electric Vehicles Charging Points**– EV Charging points have now been installed in Car Parks in Wantage, Abingdon and locally in Faringdon and are fully operational. The charging points are primarily to assist those who do not have access to home charging.

**Faringdon Area Traffic Advisory Committee** – Elaine attended the meeting held on Monday 13 June. Items discussed included the 20mph project, projects for CIL funding, Shrivensham Bypass roundabout, pedestrian crossings and pavements. Although Parishes tend to contact their County Councillor directly with any traffic issues Elaine can also raise matters and report back to Parish Councils. The next FATAC meeting will be held on 12 September.

**Abingdon Outdoor Pool** – for those who use the outdoor pool in Abingdon's Abbey Meadow please note that the pool will only be open for a six week period this summer and will open on 25 July. The reason for this is primarily financial bearing mind the high costs involved in running the pool. Details may be found on the Vale website [www.whitehorselottery.co.uk](http://www.whitehorselottery.co.uk)

**White Horse Community Lottery** – The lottery continues to attract new voluntary and charitable groups – remember its free to join!

### **Swindon Borough Council – New Eastern Villages**

At last we can relax because the roadworks at the White Hart Roundabout have been completed. Alas that cannot be said for Gablecross and Oxford Road. However, we are assured that all will be completed in the next few weeks. The knock on effect is still being experienced as the rat runs that were sought in order to avoid the roadworks continue to be used. There has been a noticeable increase in the amount of traffic using the Bourton Wharf/Townsend Road access from the A420. This we believe is due to traffic avoiding the traffic lights and single lane access on the Bypass where the new roundabout is being constructed. We hope that this increase will only be temporary.

We have been very busy over the past few weeks attending Annual Parish Assemblies and AGM's with our 12 Parishes. It is so interesting to see how diverse our Ward is. Yes, it is primarily a rural community but it is also a tourist area and there is a need to cater not just for our residents but for visitors too.

Although we don't normally hold surgeries we are always available to deal with any issues.

Simon Howell – 01793 784491 – [simon.howell@whitehorsedc.gov.uk](mailto:simon.howell@whitehorsedc.gov.uk)

Elaine Ware - 01793 783026 - [elaine.ware@whitehorsedc.gov.uk](mailto:elaine.ware@whitehorsedc.gov.uk)

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### Appendix 2

### Report to Ashbury Parish Council (APC) from Ashbury Neighbourhood Plan Group (NPG) for period May 16<sup>th</sup> - June 27<sup>th</sup> 2022

#### Internal Activity

#### 1. Ashbury NP rated **Amber** at risk status - continues

Our NP is at risk until we receive verification via our Councillor Elaine Ware from VWHDC, currently reviewing their land and build supply figure calculation, that either the risk remains, or the risk status can be removed.

#### 2. No of planning application responses completed x 1 since March meeting

#### 3. Recruitment of a new member and ongoing recruitment activity

We recruited and welcomed a further new member to our NPG in June 2022. We now have 5 full time members to the group and a number of affiliated/expert/specialist panel members

#### 4. NPG meeting held June 14<sup>th</sup> 2022 to discuss and agree a range of issues related to the implementation, monitoring and review functions of the NP, with the focus on discussing and agreeing our NPG response to the Joint Plan 2041 consultation.

This will be circulated to you all once the response is submitted to the Vale.

#### 5. Ongoing monitoring of Ashbury Parish connectivity piece of work with Graham Turner (implementation of the OCC digital infrastructure Strategy as it applies to Ashbury parish)

Graham Turner reports the following, in response to the request given to him by APC re next steps for 5G masts and coverage across the parish:

##### **5G mast**

*I have been doing some work looking at 5G cell planning, and for optimum coverage and speed I think there would need to be 2 masts (per mobile phone network, or per shared infrastructure in the cases that exist, two I think) in the main part of Ashbury, one in Kingstone Winslow (per network) and one in Idstone (again per network). Each mast will need a fibre connection if one is to get the full benefit of 5G (in terms of lower latency as well as higher data speeds).*

*More will become known in the months ahead*

##### **Airband**

*There isn't anything more that I can provide at this time about Airband, they are working on the plans as presented at the May APC meeting.*

#### 6. Request to the APC Councillors for feedback to NPG on the NPG information from the NPG Resource Pack forwarded to them after the last meeting ---

#### 7. The Supplementary Pieces agreed by NPG to forward to APC in the May meeting are provided below:

##### **7.1 A brief overview of the Levelling up and Regeneration Bill**

This Bill was first published and circulated in May 2022. The 2<sup>nd</sup> reading in the House took place on 8<sup>th</sup> June 2022 with a day of debate. Changes to the Bill document are likely before the Bill moves onto the next committee stage – where each clause is reviewed.

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NOTE: There is a long way for the Bill to go yet before passing through the House of Lords to reach the final stages of a published Bill.

*The Bill's overarching intention is reduction of geographical disparity. This includes decisions about where house build/development will take place. On the one hand there is recognition of the need to build 300,000 new homes each year, yet there is to be no housing build target set nationally or via County Councils.*

*Unknown process at present for agreeing house build numbers per area – see later re: **ending of duty to cooperate***

**Part 3, 4 and 5 of the Bill are concerned with Planning** – for changes and additions to be made to the current National Planning Framework (NPPF21).

In part 3 there are 6 chapters as below:

- **Chapter 1: Planning Data** -- it is likely that some national data sets will be produced and requirements for data from all councils to be submitted to SoS in ways not requested previously.

**Implication:** this will be good for ensuring a national approach and standard to how land and build supply figures are calculated, rather than each council making its own use of the national formula

- **Chapter 2 development Plans and National Policy, with a section on Neighbourhood Plans**

Extract from the Bill: 'A neighbourhood development plan may include— (a) policies (however expressed) in relation to the amount, type and location of, and timetable for, development in the neighbourhood area in the period for which the plan has effect; (b) other policies (however expressed) in relation to the use or development of land in the neighbourhood area which are designed to achieve objectives that relate to the particular characteristics or circumstances of that area, any part of that area or one or more specific sites in that area; (c) details of any infrastructure requirements, or requirements for affordable housing, to which development in accordance with the policies, included in the plan under paragraph (a) or (b), would give rise; (d) requirements with respect to design that relate to development, or development of a particular description, throughout the Levelling-up and Regeneration Bill'

**Implications:** more joined up approach to ensuring use of all policy areas to inform house build development – spatial strategies, local plans, minerals and waste plans and a fuller NP aligned to infrastructure requirements as well as addressing the need, for example, of services such as GP Practices

- Chapter 3: Heritage
- Chapter 4: Grant and implementation of planning permission (timescales)
- Chapter 5: Enforcement of plan and controls
- Chapter 6: Other provisions

- **Part 4: Infrastructure Levy**

**Implications** – CIL is to be removed and be replaced with another system

- **Part 5: Environmental outcomes and habitats reports**

**Implications:** setting of national standards for meeting these

**Overall, there are some other key implications relevant to us as a parish in the VWHDC:**

1. The 'duty to cooperate' is being removed. At present the current Oxfordshire wide Futures Board, Oxfordshire 2050 Plan (this replaced the Growth Board) has a 'duty to cooperate' agreement with all 4 District Councils and Oxford City, such that if Oxford City is unable to deliver on its housing need (because of lack of land supply) that the other 4 districts will pick up the unmet need. So, the current Vale plan already includes in its build, numbers for some of this. Removing this agreement may reduce the calculations or agreements for future build numbers in any new Joint Local Plan by South and Vale
2. There will be national development management policies. They will be prioritised over local development plan policy. They'll be the playthings of Secretaries of State (subject to consultation), like the permitted development regulations have become. This situation also supports a centralisation



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approach – such that local plans will be subservient to national policy. A powershift from local to central government – almost contradicts levelling up to empower at local levels.

3. legislation that could require land ownership to be declared / transactions to be made public (not so at present)
4. The SoS may be able to direct LPAs to prepare joint plans, irrespective of each authority's existing plan timetable. (already happening by choice in Vale and South)
5. Another new thing – 'Supplementary plans' – which will be able to set policies for development at site/sites in an LPA area (if near to each other); infrastructure requirements / requirements for affordable housing; requirements for design. Minerals & Waste authorities will be able to prepare these, too. These plans may also be produced under voluntary joint working by LPAs.
6. Design codes are expected to cover whole LPA areas and will be a requirement for NP to develop
7. A whole new regime for environmental assessment
8. More standardised processes for local plans, with the SoS able to set statutory time limits – and even prescribe statutory timetables for whichever local authority they want.

### **The implications for delay in the passage of the Bill:**

A possible stagnation and difficulty in processes to agree house build numbers at any level. It may well be the current system will continue, until the Bill is passed, in Oxfordshire via the Future's Board.

However, there is a delay to the Future Board's work at present because Oxford City Council submitted a non agreement response to the level of house build outlined in the Oxfordshire 2050 plan last year and requested this be changed. This has put a delay on the next public consultation of the plan, which should have happened in Spring 2022 in readiness for the Board to be able set the numbers for the next 5 years – so that DC could use as part of their Local Plan reviews and direction ahead. Another reason why the Vale and South joint Local Plan is not able to proceed. Confusion at present.

### **8.2 The Agricultural Land surrounding and within Ashbury Parish**

#### **Ashbury Neighbourhood Plan – Agricultural Land and Agricultural buildings in Ashbury Parish**

This summary piece has been produced as extra material for the Ashbury Neighbourhood Plan (NP) and current NPG.

Ashbury Parish is both surrounded by agricultural land forming the boundaries of the parish and has such land within and between parts of the parish (such as the land between Ashbury and Idstone and Idstone to the Bishopstone boundary and from Ashbury village to the Shrivenham and Bourton boundaries).

The current land used for agriculture/farming has now been mapped with boundaries to provide ownership details and or where there is renting by one farm to other farmers. (this is on a separate map, not circulated with this report).

The presence of such land for agriculture/farming has been so for generations and was accompanied by landowners having dwellings/homes built within the parish for a range of their farm workers.

Much has changed, especially over the last century in agricultural/farming practice: technology and other such that farm workers in their previous numbers are no longer in farm work employment. Home dwellings have therefore no longer been needed for farm workers and these, over the years, have been sold to and renovated by developers and or by private household ownership. More recently many agricultural buildings/barns are also no longer required for agricultural purposes.

Much of the land in the parish is still used for farming and agricultural purposes. However, it is noted that prior to the presence of our NP in July 2019, most of the recent house build in the parish, has been on land previously owned by farmers and sold to developers or individuals as well as a piece of land gifted to the Parish Council, as below:

- College Farm Road (8 or so dwellings) (previously part of College Farm)
- Wixes Piece (20 dwellings) – where a section of the Selbourne sold land was gifted by him to the Parish Council, now the Village Green and children's play area (Selbourne farmland)

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- Kingstone Winslow Farm Yard (11 dwellings)– containing ‘change of use’ agricultural barns for dwellings and the Old Dairy renovation (Compton Beauchamp estate/Penser owned)

Use of Agricultural Land and buildings is very likely to continue to change over the coming years. On the one hand there is now, in 2022, more formal government and other recognition, for a variety of reasons of the need for food produced in this country to be more valued, maintained, supported and or increased; climate change and movement/energy usage for travel miles of food, war in Ukraine.

On the other hand, some farmers have been finding farming practice and changes more challenging to ensure a profit. This has led to sale of some of their land or all. Alongside this land may become available when a farmer dies and the farming ends, and for a variety of other change of circumstances for farmers.

The VWHDC and SODC as part of their joint local plan (in consultation as of May 2022) have included the following in their Sustainability Appraisal (SA) screening and scoping report (pages 134- 137) a soil report. This uses the national Agricultural Land classification (ALC) to classify the quality of the soil in areas of agricultural/farmland and is graded from 1 – 5. Grade 1 being the best and grades 1 -3 being the best to deliver crops/food, and for non-food products such as Biomass, fibres and for pharmaceuticals.

The agricultural land across south and vale has been mapped. The report states in the Vale the quality of the soil rates from grade 2 – 4.

The test of any joint Local plan for use of land and building plans will be against the objectives agreed in the screening Appraisal:

- Objective 1: To reduce pollution of all kinds and meet the environmental targets for air, water and soil
- Objective 17: support the sustainable management of land for multiple benefits

The implications of any of these for possible land availability for other purposes, depends on the approach to selling any of the land. In some situations, a farm and land sale price is configured to attract a sale for continuing agricultural use by an incoming farmer. In other situations where a financial profit is required, for whatever reasons, land is pitched for sale at a higher price to attract developers or private individuals to be used for new build purposes of some sort.

The change of use of agricultural land to land used for build has made been easier, with a range of opportunities since 2015, by the following:

- In 2015 The Town and Country Act (*permitted Development rights*) and the recent National Planning Framework (NPPF21) provide details and classes of the type of build decision making and permissions that allows for much easier planning decision making, development, of land and agricultural buildings. For example:
  - For buildings: This includes Class Q which applies to ‘change of use’ for Agricultural barns and buildings to dwellings. Conditions apply, but if these are met then a developer/individual can submit a planning application for ‘prior approval’ so that agreement is given without the need for any consultation. Conditions do apply before confirmation to build is agreed, such as providing evidence related to land contamination, flooding risk and Highways access. When any build is proposed that will go beyond the curtilage of the agricultural building or barn, then a planning application is required and the NP can be used to require build design features within the plan and policies
  - For land: there is permission to possibly use for Caravan sites or leisure activities.

However, such ‘permitted development rights’ for build comes with a range of restrictions for siting and locations. Some of these restrictions will be outlined and or defined by other National Policy, such as restrictions for example to build in areas of Outstanding National Beauty (AONB), or where no build

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numbers have been agreed for a setting or say Neighbourhood Plan boundary. So, granting planning permission for build on land previously used for agriculture is not a guarantee in a range of circumstances. Should agricultural land become available for build/development anywhere in the parish, how this is addressed will be determined by use of the Neighbourhood Plan, its policies and supporting data materials, as well as local resident comments/input where necessary, Joint VWHDC/SO Local Plans and National policy.

Pauline Smith as Chair Ashbury Neighbourhood Plan Group June 2022