

**NEIGHBOURHOOD  
PLAN** FOR **APPLETON WITH EATON**

**Scoping  
Report and  
Evidence  
Base**

2020-2031



# Contents

<b>1. Introduction</b>	<b>4</b>		
<b>1.1.</b> Report purpose	<b>4</b>		
<b>1.2.</b> Background	<b>4</b>		
<b>1.3.</b> Approach	<b>7</b>		
<b>1.4.</b> Process	<b>9</b>		
Personnel	<b>9</b>		
<b>1.5.</b> Community Engagement	<b>9</b>		
<b>2. Baseline evidence</b>	<b>10</b>		
<b>2.1.</b> Introduction	<b>10</b>		
<b>2.2.</b> Population	<b>11</b>		
Demographics	<b>11</b>		
Human health	<b>13</b>		
Housing	<b>15</b>		
<i>Almshouses</i>	<b>16</b>		
<b>2.3.</b> Cultural information	<b>17</b>		
Community life	<b>17</b>		
Community amenities	<b>18</b>		
<i>Schools</i>	<b>18</b>		
<i>Places of worship</i>	<b>18</b>		
<i>Bell hanging tradition</i>	<b>19</b>		
<i>Shops</i>	<b>19</b>		
<i>Village hall</i>	<b>20</b>		
<i>Other amenities</i>	<b>20</b>		
Heritage	<b>22</b>		
<i>Archaeology</i>	<b>24</b>		
Listed buildings and Conservation Area	<b>26</b>		
<b>2.4. Environment</b>	<b>28</b>		
Wildlife	<b>28</b>		
		Important habitats in Appleton with Eaton	<b>28</b>
		Soil	<b>34</b>
		Water	<b>35</b>
		Flooding	<b>36</b>
		Air quality and climate change	<b>40</b>
		Landscape	<b>41</b>
		Significant views	<b>44</b>
		Northmoor Weir	<b>45</b>
		<b>2.5. The interrelation between these issues</b>	<b>46</b>
		<b>2.6. SWOT Analysis</b>	<b>46</b>
<b>3. Sustainability issues and challenges</b>	<b>47</b>		
<b>3.1.</b> Issues and challenges	<b>47</b>		
Environmental (Strategic Environmental Assessment) issues	<b>47</b>		
Social issues	<b>47</b>		
Economic issues	<b>48</b>		
Cumulative issues	<b>48</b>		
<b>4. Sustainability Appraisal Framework</b>	<b>49</b>		
<b>4.1.</b> Introduction	<b>49</b>		
<b>4.2.</b> Proposed Sustainability Objectives	<b>49</b>		
<b>4.3.</b> SEA Screening Statement	<b>51</b>		
<b>5. Next steps</b>	<b>54</b>		
		<b>APPENDIX 1: Relevant Policies and Programmes</b>	<b>55</b>
		<b>APPENDIX 2: Table of key policy messages, local baseline situation, sustainability Issues, and objectives</b>	<b>60</b>

Cover:  
Hattie the  
Scarecrow, who  
was used to  
announce events

# 1: Introduction

## 1.1. Report purpose

This scoping report describes the findings of initial evidence gathering and engagement work which took place at the start of Appleton with Eaton's Neighbourhood Planning process.

This document is a compilation of baseline information which aims to inform Steering Group discussions about the scope and objectives of the Neighbourhood Plan. It will also serve as the basis for a Strategic Environmental Assessment (SEA) (if required) and form part of the Evidence Base for an Environmental Report if one is required following a District Council screening opinion.

This chapter describes the background and process. Appendix 1 provides the relevant policy context. Chapter 2 provides a summary of local baseline evidence. Chapter 3 describes the sustainability issues and challenges emerging from the policy context and baseline evidence.

If an SEA is needed: Chapter 4 sets out our sustainability objectives and how they will be used to assess the effects of the neighbourhood development plan.

## 1.2. Background

The Localism Act 2011 introduced Neighbourhood Plans (NPs) and Neighbourhood Development Orders which enable neighbourhoods to influence housing development. Once approved by a majority of those voting in a referendum of residents, these spatial development tools become part of the statutory planning framework.

On 11 January 2016 the Appleton with Eaton Parish Council decided to create a Neighbourhood Plan and form a Steering Group. The Parish Council held a meeting on the 16th April 2016 to introduce the Neighbourhood Plan proposal to the community, ascertain priorities and establish a Steering Group.

The Appleton with Eaton area designation, submitted on 24 February 2016, was approved by the Vale of White Horse District Council (VoWHDC) Cabinet Member on 10 June 2016. This designated area marked in red in Figure 1.1 is the area to which the Neighbourhood Plan policies will apply.



Figure 1.1: Neighbourhood Plan Designated Area

Comments were received from seven agencies in response to consultation on the designated area. These are available from the District Council website (<https://www.whitehorsedc.gov.uk>) and are summarised in the table below.

Comments received in response to area designation

Agency	Comments
Environment Agency	No comments
Historic England	Explain the support that they offer for NPs, and suggest using evidence from the Local Plan, from Historic Environment Record Centres, and from local environment and amenity groups. Recommend involvement from the local community for example by updating heritage lists or preparing a Conservation Area appraisal or historic characterisation survey.
Highways England	No comments on the area designation. Would be concerned if there were proposals with potential to impact the safe and efficient operation of the strategic road network, in this case the A34.
Southern and Scottish Energy	No comments
Oxfordshire County Council	Encourage use of their NP toolkit, guide to biodiversity and planning, and to refer to the Local Transport Plan 4
National Grid	There is a high voltage power line falling within the designated area: 4TE Route – 400 kV from Walham substation in Tewkesbury to Cowley substation in Oxford.  There may be low or medium pressure gas distribution pipes within the designated area.
Marine Management Organisation	No comments that relate to the designated area.

### 1.3. Approach

This report includes baseline evidence for issues that may be important for Appleton with Eaton's Neighbourhood Plan.

The baseline evidence compiled in this report is informed by key messages from higher level strategic plans which include the District Council's Local Plan, National Policy and EU Directives. Vale of White Horse District Council provided a list of relevant policies and programmes (see Appendix 1). We also looked at plans recommended by consultees in response to consultation on the area designation such the District Council's Local Plan evidence on heritage and the County Council's Local Transport Plan 4. We have used a table in Appendix 2 to document the key messages from the policy context, make reference to the baseline situation against each, and identify possible sustainability issues.

The baseline evidence includes the issues that have to be considered to meet Strategic Environmental Assessment requirements, should this be required: biodiversity, flora and fauna; population and human health; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and the interrelation between these issues.

The initial Parish meeting on 16th April 2016 asked for views of key issues for the Neighbourhood Plan. These are listed in the table below.

**Appleton with Eaton Neighbourhood Plan launch event 16 April 2016. Results of small group discussions on what we want our Neighbourhood Plan to achieve.**

What do we want our Neighbourhood Plan to achieve?	Record number of stickers/comments made
<b>1</b> Ensure that the Parish remains a vibrant and thriving community into the future. Sustainability for the long-term future and what is needed for this to work.	<b>20</b> 'should be a given'
<b>2</b> Give the Parish a voice in deciding how the Parish might improve and grow over the next 20 years.	<b>23</b>
<b>3</b> Ensure that the housing stock in the Parish can meet the needs of our existing residents over the next 20 years.	<b>19</b>
<b>4</b> Influencing housing development in the Parish:	<b>4</b> non-specific
<b>4a</b> Identifying potential sites for housing	<b>24</b>
<b>4b</b> Look and feel	<b>3</b>
<b>4c</b> Housing density	<b>11</b>
<b>4d</b> Housing mix	<b>13</b>

<b>4e</b> Meet local needs - recognising the age profile of the Parish and looking at the needs of young people and families, and of retired people who may wish to downsize	<b>36</b>
<b>4f</b> Access	<b>2</b>
<b>4g</b> Parking	<b>2</b>
<b>5</b> Using developer contributions (CIL) to benefit parish facilities and infrastructure. Ensure that the facilities in the Parish can meet the needs of parishioners over the next 20 years.	<b>15</b> 'no discussion needed'
<b>6</b> Preserve and improve amenities such as:	<b>10</b> non-specific
<b>6a</b> Transport	<b>15</b>
<b>6b</b> Footpaths	<b>18</b>
<b>6c</b> Cycle routes	<b>2</b>
<b>6d</b> Green spaces	<b>7</b>
<b>6e</b> Sports facilities	<b>3</b>
<b>6f</b> Playground	<b>3</b>
<b>7</b> Improve the environment including the environmental impact of parish facilities	<b>7</b>
<b>8</b> Valuing the Green Belt/surrounding countryside and ensuring we (both Eaton and Appleton) remain small villages	<b>38</b>
<b>9</b> Other ideas? <ul style="list-style-type: none"> <li>• Retirement housing (<b>11</b>)</li> <li>• Social housing (<b>3</b>)</li> <li>• Low cost housing (<b>1</b>)</li> <li>• Use developer contributions to facilitate parish facilities e.g. pre-school, shop, pub (<b>1</b>)</li> <li>• Improved connections to surrounding areas, e.g. footpaths, bridges, etc.</li> <li>• Connectivity is important for younger generations, and safety.</li> <li>• Improved footpaths in the Parish.</li> <li>• Can we ensure that there will be no major traffic route through the Parish in the future (e.g. Standlake)</li> </ul>	

An initial survey calling for ideas was designed by Appleton with Eaton Parish Council and distributed to every household by volunteers 17/18 September 2016, for completion and collection by 24/25 September, with some contributions accepted later. 194 completed questionnaires were received (a 52% response rate out of the original distribution to 371 households). These survey results are available on the Parish Council website ([www.appleton-eaton.org](http://www.appleton-eaton.org)) and key findings are referred to throughout this Scoping Report.

## 1.4. Process

### PERSONNEL

The Appleton with Eaton Neighbourhood Plan was initiated by Appleton with Eaton Parish Council on 11 January 2016. On 16th April 2016 a Steering Group was established.

Community First Oxfordshire was commissioned to support the Neighbourhood Plan process. The Steering Group has scheduled regular meetings. At the Steering Group meeting on 8th June 2016, working groups were set up on the following issues.

- Events
- Communications
- Evidence
- Survey

Note that the Events and Communications groups were subsequently merged (November 2016).

## 1.5. Community Engagement

The Appleton with Eaton Neighbourhood Plan must be able to demonstrate that residents were properly consulted and given every opportunity to comment at each of the stages through which the draft Plan has passed. To this end the Steering Group will produce a Consultation Statement that describes each of the consultation events and exercises that has been undertaken, both formally and informally, throughout the process, in order to engage people in the making of the Plan.

There have been a number of steps in the process of consultation with the community and key stakeholders to reach the current formal consultation stage. For example, a Scoping Survey was undertaken in 2016 and there have been a number of public consultation events. The community has been kept updated through the publication of Steering Group Minutes and there has been a Neighbourhood Plan presence at many village events and meetings in order to keep all age groups informed and involved.

Once the Plan has been examined and any further modifications made, the final stage in this process of consultation with the local community will be a local referendum, to be conducted by the District Council. All residents of the Parish over 18 years of age will be entitled to vote in the referendum and each vote will carry equal weight.

If the Plan is approved by more than 50% of those voting in the referendum, it will then be 'made' and, together with the VoWHDC Local Plan 2031 (parts 1 and 2), it will become a key document in the planning process (i.e. it will form a part of the Development Plan) when assessing the suitability of any proposed new development within the Parish.

This is important because UK planning legislation makes clear that every planning application or appeal that is submitted must be determined in accordance with the policies in the Development Plan, unless material considerations indicate otherwise.

# 2: Baseline evidence

## 2.1. Introduction

The baseline evidence working group used their local knowledge together with published material to establish the baseline situation in Appleton with Eaton. Community First Oxfordshire supported this process.

The following sub-sections document their findings.

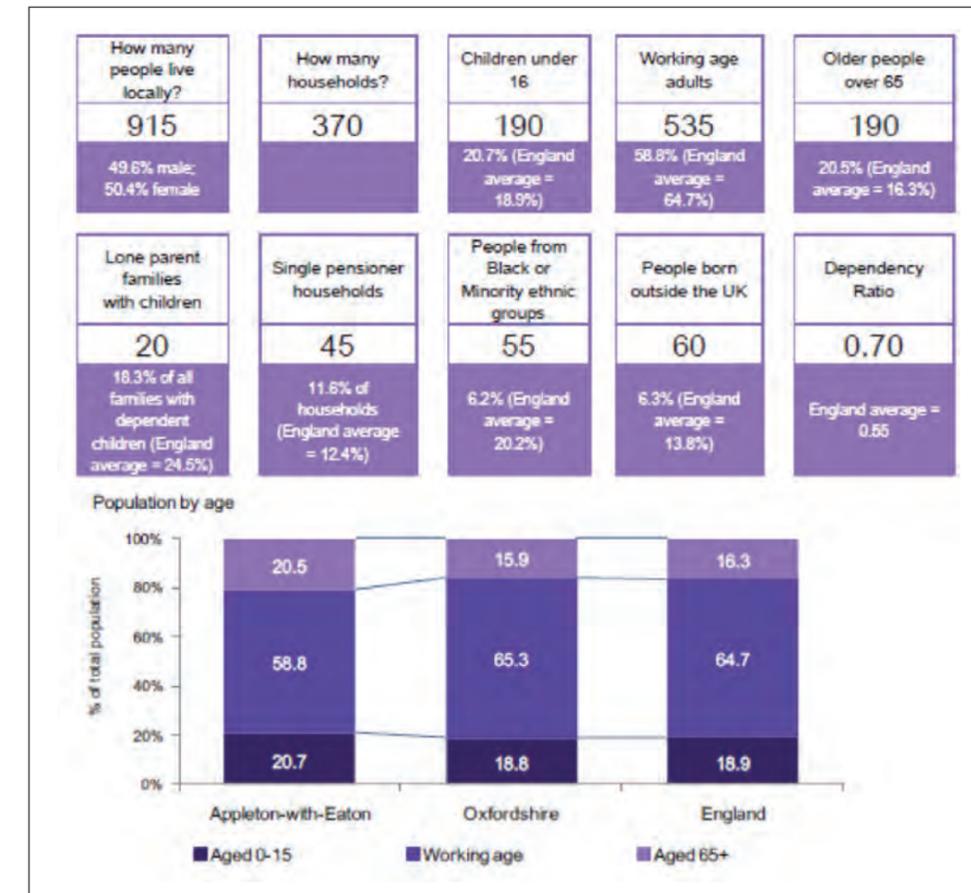
**Table 2.1**  
Working group members contributing to the baseline assessment.

Topics	What
Biodiversity, flora and fauna	Designations Site of Special Scientific Interest (SSSI), Oxon Wildlife Survey (OWLS) Local wildlife
Population, including housing, age profile	Population statistics; Census charts
Human health	Health information; Census charts
Soil	Map
Water	Map; Soil, water and flooding
Flooding	Map; Hydrological information; Drains
Air	Map
Climatic factors	District level info; Weather
Material assets	Various; Local businesses
Cultural heritage, architectural, archaeological	Archaeology; Appleton Manor; Architecture, Appleton House; Graves; Church/Bells; Listed buildings map; Tree preservation orders; Conservation Area; History
Landscape including footpaths	Magic map; Green Belt; Footpaths map
Any other aspect that could be relevant to the Plan	Access to the Weir/Thames path; Ferries - EA; Transport

## 2.2. Population

### DEMOGRAPHICS

According to the 2011 census, Appleton with Eaton Parish comprises 915 people in 370 households.



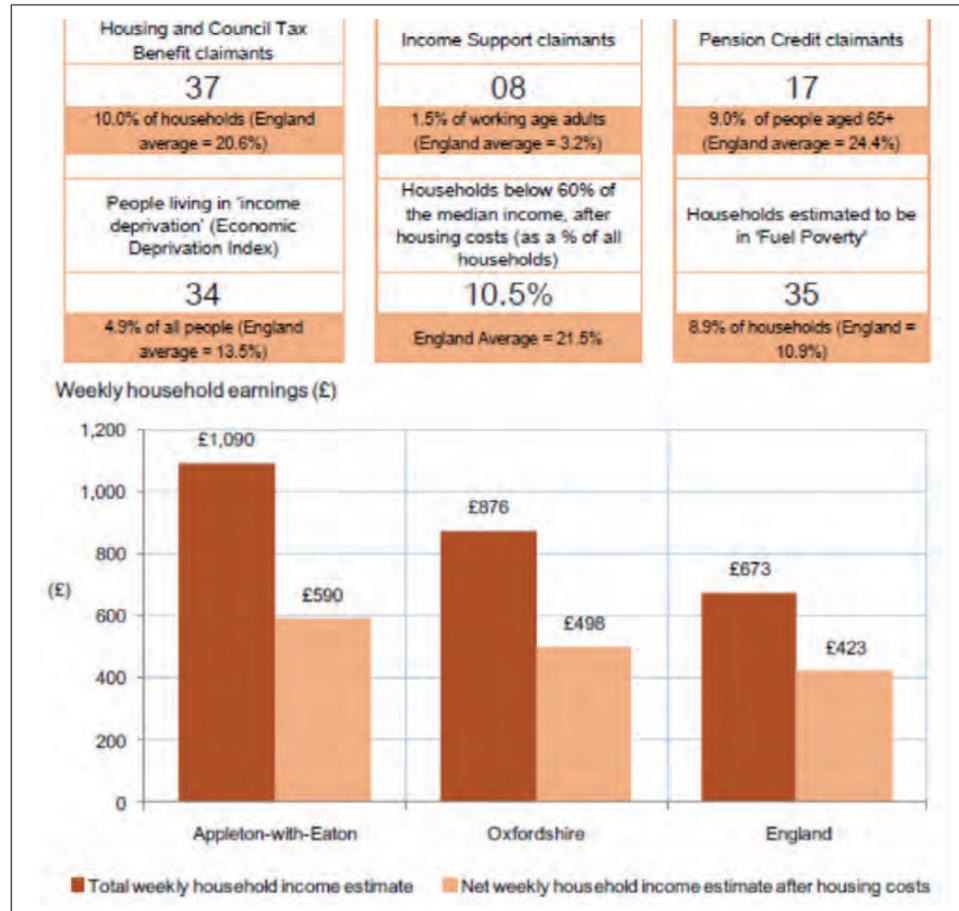
**Demographics (Rural Community profile for Appleton with Eaton (Action with Communities in Rural England (ACRE) Rural Evidence Project, November 2013) www.communityfirstoxon.org)**

Source: Census 2011 (table KS102 EW)

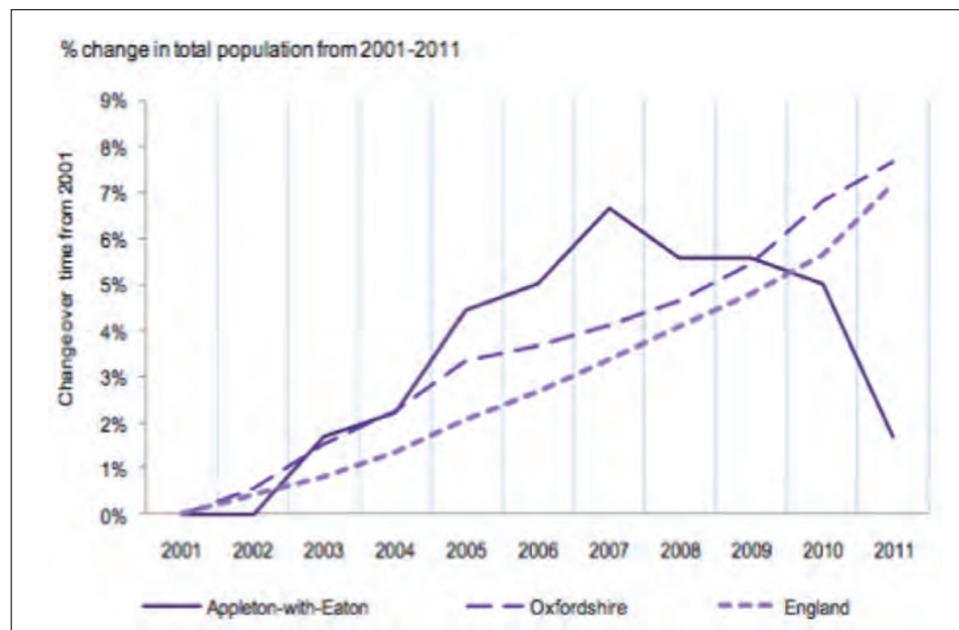
The population is aging and relatively well-off. The population is generally above British and Oxfordshire averages in income with relatively few households claiming benefits.

The population has increased very little in the past two decades but it has fluctuated since 2001 with a recent decrease.

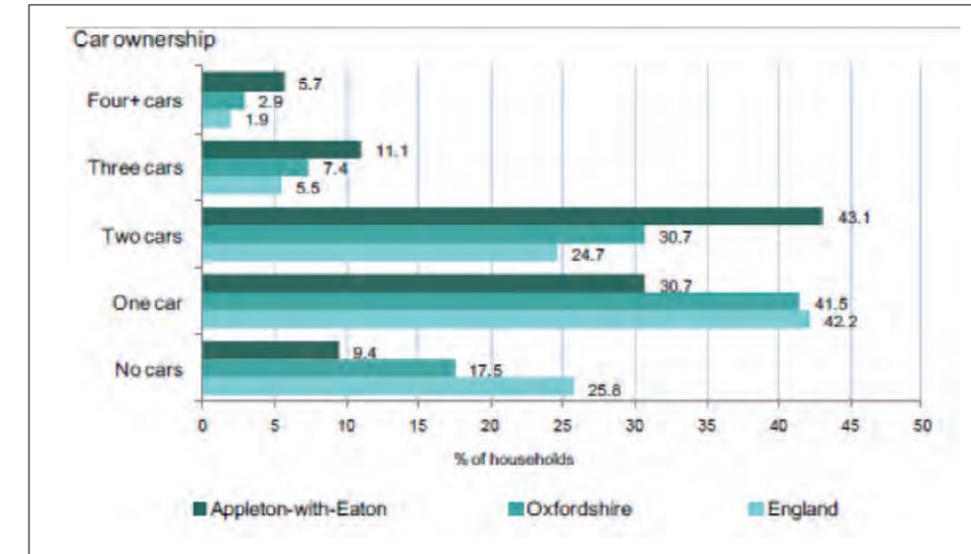
Prosperity (Rural Community profile for Appleton with Eaton (Action with Communities in Rural England (ACRE) Rural Evidence Project, November 2013) [www.communityfirstoxon.org](http://www.communityfirstoxon.org))



Population (Rural Community profile for Appleton with Eaton (Action with Communities in Rural England (ACRE) Rural Evidence Project, November 2013) [www.communityfirstoxon.org](http://www.communityfirstoxon.org))



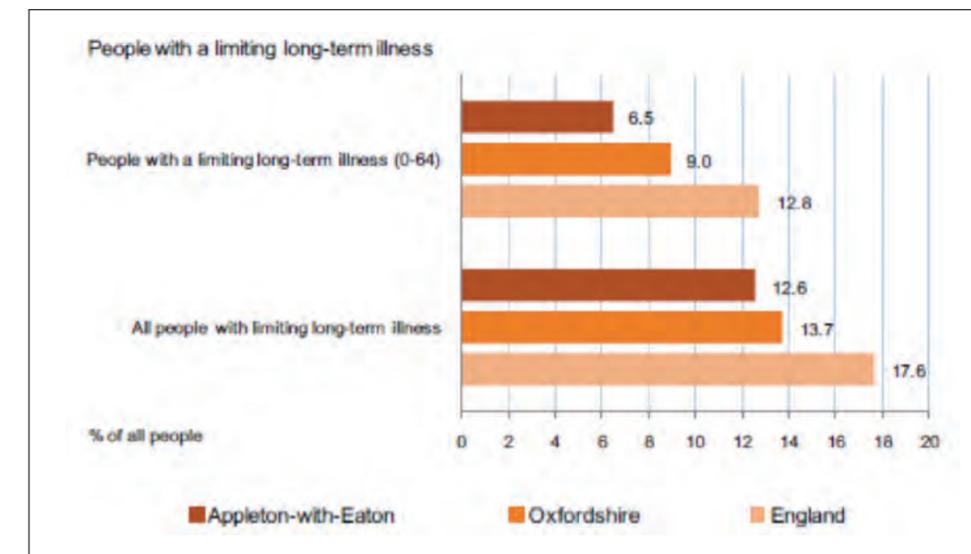
As a rural community there is above-average car ownership in the Parish with 11% of households owning three cars (national average 5.5%) and fewer than 10% owning no car (national average 25%). There is no public transport (since June 2016) due to removal of subsidies and closure of the bus routes.



Car ownership (Rural Community profile for Appleton with Eaton (Action with Communities in Rural England (ACRE) Rural Evidence Project, November 2013) [www.communityfirstoxon.org](http://www.communityfirstoxon.org))

## HUMAN HEALTH

People in Appleton with Eaton are in relatively good health and it is within the 10% least deprived places nationally in terms of health deprivation (English Indices of Deprivation 2015). The proportion of people with limiting long-term illness is below the county average (12.6% compared to 13.7%).



Long-term illness (Rural Community profile for Appleton with Eaton (Action with Communities in Rural England (ACRE) Rural Evidence Project, November 2013) [www.communityfirstoxon.org](http://www.communityfirstoxon.org))

Until recently a GP surgery was held one morning a week in a suite of specially designed rooms adjoining Appleton Village Hall. A dedicated GP from the Malthouse Surgery in Abingdon ran this surgery and a number of Appleton residents were registered with it. It was well used and highly valued by the community as there is no bus service to Abingdon that would enable people to attend the surgery in Abingdon. Some residents are registered with the GP surgery in Botley but the only bus service for this is on the A420, three-quarters of a mile outside Appleton. In September 2020 a limited bus service was reintroduced on a trial basis but only for 12 months. There is a pool of volunteers to take residents without a car to medical appointments both in Oxford and Abingdon, but access to health and social care services is difficult for many residents.

Appleton village has acquired a defibrillator machine which is located outside the village hall surgery building. Residents have been offered training in its use.

- The John Radcliffe in Oxford is the nearest Accident & Emergency department.
- The local District General Hospitals are the John Radcliffe and the Churchill hospitals in Headington, Oxford.
- The Abingdon Community Hospital provides important minor injuries care and out-of-hours GP service.
- The nearest dispensing chemists are in Wootton and Botley.
- The nearest dental surgeries taking on NHS patients are in Botley and Wootton.
- The nearest optician is in Botley.

## HOUSING

According to the 2011 census there were 384 dwellings in the Parish in 2011, a slight increase from 377 dwellings in 2001 (Neighbourhood statistics). Most of the houses are detached.

The Council's planning application records from January 2001 to December 2015 show that of a total of 433 planning applications in the Parish: 65% were focused on property improvements; 30% were not related to residential use; 5% were related to building/conversion works, which saw a total of 15 dwellings being granted planning permission; 7 were a change of use, and 8 were new build single plots. In addition, there were 9 replacement dwellings. None of the applications are classified as affordable housing. <sup>1</sup>

A Housing Needs Survey was conducted by the Oxfordshire Rural Community Council (ORCC) in 2013. The aim of the survey was to assess the affordable housing need for local people (or those who need to live in the Parish or the locality) in Appleton and to gauge local opinion about a small development of affordable housing. Questionnaires were delivered to all dwellings in "Appleton Parish" (it is unclear whether the survey covered Eaton as well as Appleton) in February 2013. Respondents were asked to return their surveys to ORCC by the 8th March, using a Freepost envelope. The 2001 census which identified Appleton as having 369 households was used to calculate the response rate. 132 surveys were returned giving a response rate of 36%.

<sup>1</sup> Affordable housing "must be provided at a level at which the mortgage payments on the property should be more than would be paid in rent on council housing but below market levels". As quoted by the BBC (<http://www.bbc.co.uk/news/business-38067626>) taken from the <https://www.gov.uk/guidance/definitions-of-general-housing-terms#social-and-affordable-housing> accessed 14 February 2017.



### Housing

Source: Census 2011 (table KS102 EW)

The survey responses were analysed in two parts. All respondents were asked to complete Part One of the questionnaire and respondents in need of affordable housing (and who wished to remain living in or move back to Appleton) were asked to complete Part Two.

62% (82 respondents) said they would support a small development of affordable housing in the Parish if there was a proven local need from individuals or families with a genuine local connection to the Parish. 12% of respondents said “no” and 26% said “maybe”.

From an analysis of responses to Part Two of the survey it was assumed that 14 respondents had an affordable housing need. 10 of the potential applicants were not on the Vale District Council Housing Register. All stated that they had a local connection to Appleton and all would be unable to afford to rent or buy on the open market or would have significant financial difficulties in doing so. 11 of the respondents expressed an interest in affordable rented property.

These households would require:

- 5 X 1 bedroom house
- 4 X 2 bedroom house
- 2 X 3 bedroom house

3 of the 14 respondents expressed an interest in a shared ownership property. Those households would require:

- 2 X 2 bedroom house
- 1 X 3 bedroom house

The analysts commented that at the average prices of homes in Appleton (using information from [www.rightmove.co.uk](http://www.rightmove.co.uk)) it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income. In their view first time buyers would generally struggle to meet any of the criteria necessary for obtaining their own home. In some cases, shared ownership would be a suitable option whilst in other instances affordable rented accommodation would be advisable.

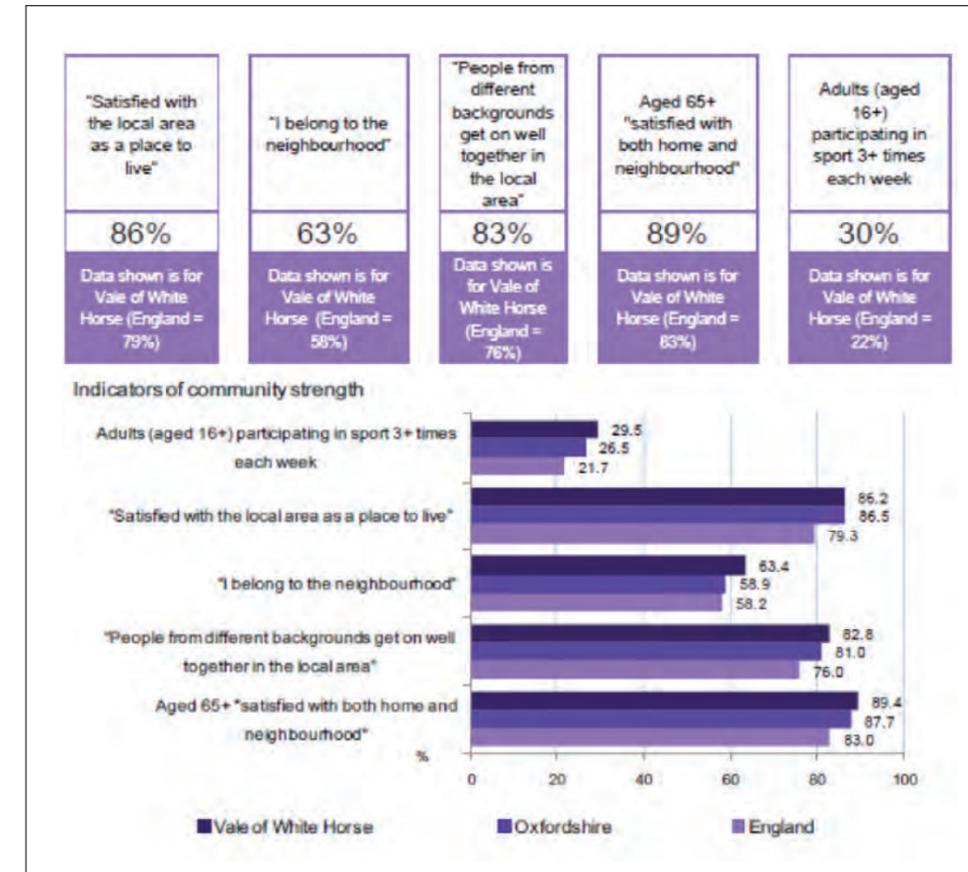
### ALMSHOUSES

The Church Almshouses, 41 to 45 Eaton Road were built in the 17th century and are Grade 2 listed. They are intended to be occupied by people either resident in or with strong links to the Parish who do not have access to housing that it is within their financial capacity to sustain. The Church Almshouses Charity, Appleton, is a registered charity, which was established to own and manage three units of housing accommodation and the land to the front and rear of the buildings.

## 2.3. Cultural information

### COMMUNITY LIFE

The Parish has many community facilities and a very active community as demonstrated in the 2011 census.



### Active community

Source: Place Survey 2008, Sport England Survey 2009



## COMMUNITY AMENITIES

### Schools

**Appleton Primary School** is a Church of England aided school which received an Outstanding award from the most recent Ofsted report. There are currently 184 pupils on the roll from the catchment area and nearby. Oxford Diocese owns the school building.

**Appleton village pre-school.** The pre-school was forced by current circumstances to close in August 2020.

### Places of worship

**The Parish Church of St Laurence** lies adjacent to the ancient manor house and primary school at the heart of the village. It is a loved and well maintained church with a strong history and a tower housing ten bells with a long tradition of bell ringing.

It is of great architectural interest and is Grade 2 listed.,

The oldest parts date from 12th century Norman times. In the 13th century a new window and doorway were inserted in the south wall of the nave, as was the priest's door. A perpendicular gothic bell tower was added in the 15th century.

Monuments in the church include a brass of two shrouded corpses in memory of John Goudrington who died in 1518 and his wife. In the chancel is a renaissance stone monument erected in 1593 in memory of Sir John Fettiplace who died in 1580. It includes a life-size effigy of Sir John in 16th century armour.

The tower has a ring of ten bells, all cast by the Whitechapel Bell Foundry. Appleton is internationally famous for its bellringing history and tradition, including the annual March 4th celebration of the bells' birthday, which is attended by ringers from all over the UK.

**Appleton Chapel** was built in 1835. Apart from a short closure in 1972-3, regular services have been held there to the present day. It has at times held a youth club and Sunday school as well.



### Bell Hanging tradition

Whites of Appleton is the oldest continuously trading bell hanging company in the United Kingdom. It was founded in 1824 by Alfred White, who became interested in the workings of bells following his instruction in the art of campanology in 1818 when the three bells at Appleton church were recast into a ring of six. Alfred was born in 1804. He started trading as A. White Bellhanger and eventually took his sons into the business and traded as A. White & Sons. Even in those early days he was doing work all over the country, including work at several Cathedrals.

One of Alfred's sons, Frederick, took over the company in 1876. He installed a massive new oak bell frame in Christchurch Cathedral and Merton and Magdalen Colleges in Oxford. Frederick was succeeded by his son Richard who in turn passed the business to one of his sons, Frank. Frank's nephew, Brian joined him and in 2003 the firm became a Limited Company now trading as "Whites of Appleton"

### Shop

**Appleton Community Shop & Post Office** was founded in May 2000. Following a meeting held in the Village Hall to determine its future (attended by over 250 villagers) it was decided that the community would run the shop. It now has a turnover of about £225,000 per annum and has approximately 90 volunteers involved in the running, management and maintenance of the shop. It is a non-profit making Limited Company with a board of eight directors. The ethos of the shop is to be a general "convenience" store serving the community and providing a wide variety of goods (there are about 2000 lines). It is also intended to be a social and community service to the village and to encourage as much volunteer participation as possible. It is a community shop 'run by the community, for the community'.





### Village hall

**Appleton Village Hall** is a well-appointed venue with facilities that include a kitchen. It is used regularly for events, clubs and classes. Regular events include Parent/Carer and Toddler group, Yoga, Zumba, Ladies A Capella Chorus, (all weekly), OX13 Youth Club (bi-weekly), WI and the Evergreen Club for senior villagers (monthly).

### Other amenities

**Pubs:** The parish has 2 pubs. The Eight Bells at Eaton is a freehold pub. The Plough is a leased pub in Appleton, owned by Hawthorne Leisure. Both are valued by the community, not least for their large garden spaces which are used by the parish for village events (e.g. the annual Tennis Club barbeque at The Plough and The Band/Beer Festival at the Eight Bells).



**Sportsfield:** The Appleton Sportsfield is owned by the Appleton with Eaton Parish Council and is for use by everyone in the parish. It is managed by the Leisure & Recreation Committee of the Parish Council, assisted by a number of volunteers who carry out the day to day management of the facility. The pavilion, has a kitchen, two changing rooms and a substantial hall and meets all the current health and safety regulations. The facility – the grounds and the pavilion – is available for hire. Football and cricket are played at the sportsfield and there is a good quality cricket square, and full sized and junior football pitches.



**The Tennis Club** was founded in 1985 and now has two dedicated dry-surface courts, a practice wall and small clubhouse, and lighting to allow for evening play. It is extensively used by the village, both adults and children.

**Jubilee Park Playground** was developed through voluntary efforts supported by Wren and PlayBuilder funding and opened in 2010. It provides a wide variety of activities (swings, zip-wire, etc.) for children and fitness equipment for adults.



**Allotments:** There are two sets of allotments within the Parish. The Netherton Road site has 37 plots and the Eaton site 20. The land is owned by St. John's College and managed on their behalf by Savills, whose local representative deals with the letting of plots and annual rent collection. The allotments are measured in poles and the annual rent is calculated by reference to size. The Appleton plots all measure 11 poles and the Eaton allotments are larger at 20 poles. Rents are £1:50 per annum per pole for the first 10 poles and £1 per pole thereafter.

It is thought that the allotments were created in the early part of the last century. They fell into neglect at one point, but there has been a strong resurgence of interest in the last 20 years. Both sets of allotments are now fully let, apart from an area on the Eaton site which is too wet to cultivate owing to poor drainage. There is no waiting list but plots that become available are generally swiftly taken.

The soil on both plots is a sandy loam, which at Eaton is underlain by clay. Like all productive soils, it does need feeding if its fertility is to be maintained over any length of time. There is the usual crop of perennial weeds to be dealt with but they are all containable even when eradication is not possible. By far the greatest problem facing plot holders is the wildlife: deer are probably the most destructive but pigeons are not far behind. Rabbits, pheasants, partridge, hares and moles add to the destructive mix.



## HERITAGE

The place name of Appleton first appears as Aeppeltune in a charter granted by King Edmund in AD 942. Earlier in 687 it had formed part of a much larger estate belonging to Abingdon Abbey called Aearomundeslee, which also included Eaton, Bessels Leigh and several other adjacent manors. This was probably an ancient estate centred on Marcham/Frilford dating from the Romano-British era or even the Iron Age. In the Domesday Book of 1086 it is recorded as Apletone, and thereafter in various similar forms such as Eppleton (1220) and Aspelton (1316). The name is believed to mean 'the orchard township'. Eaton means 'the township to the east' (of Appleton).

By 1066 there were two manors based on Appleton (later Appleton Manor and Tyntens Manor) both held by Edward the Confessor. After the Norman Conquest Appleton Manor, along with Eaton Manor, passed to Miles Crispin, the first Castellan of Wallingford Castle. All three manors notionally remained part of the Honour of Wallingford until the 16th century. Tyntens Manor, which lay about 200 metres to the south of Appleton Manor, passed to William the Conqueror's half-brother Bishop Odo of Bayeux.

A fine stone manor house, contemporary with the earliest surviving parts of St Laurence parish church, was built at Appleton in the late 12th century. Significant sections of this building survive in Appleton Manor today.

Both the Norman Manor House and the church were probably built by Richard de Appleton or his son Thomas, who were descendants of the Domesday tenant of the manor, Richard fitz Reinfrid who died about 1115. A moat was built around Appleton Manor in the 13th century and another moat was added to Tyntens at about the same time and may have formed part of an elaborate water management scheme involving fishponds along the line of the Ock Osse Brook.

The two manors in Appleton had a complicated tenurial history during the Middle Ages and were from time to time held together. In 1293 Appleton Manor was held by Denise de Stokes and her son Robert, who was the first recorded rector of Appleton. The estate subsequently passed through many hands including those of several royal servants, such as Edward II's falconer Giles de la Mote (d.1334) and Lord Chief Justice Sir William Shareshull (d.1370).

A survey of the manor in 1435 found it to be in a state of poor repair indicating that it was occupied by under-tenants. In the middle of the 16th century Appleton Manor passed to the Fettiplace family, who also had a grand country house at nearby Bessels Leigh. The Fettiplaces undertook a major restoration of the manor house, including the addition of the grand northern porch. The best known occupant of the manor during this period was Elinor Fettiplace who produced a household book, dated 1604, consisting of a collection of recipes, remedies and household tips remarkable for its detailed account of Jacobean country house life.

In 1634 Appleton Manor together with Bessels Leigh house were acquired by William Lenthall of Burford, who became Speaker of the House of Commons during the Civil War. The Southby family was associated with Appleton Manor from the mid-17th to the late 19th centuries, firstly as tenants and later as owners. The house again appears to have fallen into disrepair until it was bought by an American, Mrs Timpson, in the 1920's. She undertook a comprehensive and costly Arts and Crafts restoration and successfully incorporated the main historical architectural features into the updated building.

Tyntens Manor, which lay at the eastern end of Park Lane, was rebuilt in the Tudor period and for a time was used as the rectory, but this was demolished in the early 20th century. Another estate which was called Quarrelstead Manor, at the western end of the village, appears in the records in about 1400. In the 17th century the proceeds of its sale were used towards the foundation costs of Pembroke College, Oxford.

Appleton House, a Grade 2 listed building, has an inner core that dates back to the 16th century. The barns and other additions were built in the 17th and 18th centuries. The house was owned by Magdalen College, Oxford and served as the rectory for St Laurence Church up until the Second World War. The property has been in private ownership since the 1950's.

The 12th century St Laurence Church was rebuilt and altered on several occasions. It is a grade 2 listed building and boasts examples of Norman architecture and a splendid perpendicular gothic 15th century bell tower. Monuments in the church include a brass of two shrouded corpses in memory of John Goudrington, who died in 1518, and his wife. In the chancel is a Renaissance stone monument erected in 1593 in memory of Sir John Fettiplace, who died in 1580. It includes a life-size effigy of Sir John in 16th century armour, a pair of Corinthian columns supporting a canopy surmounted by a pair of obelisks, and a long Latin inscription surrounded by extensive strapwork and a number of skulls. The tower has a ring of ten bells, all cast by the Whitechapel Bell Foundry in London

The topography of the village suggests that there may have been at least two focal points. The first around the church and Appleton Manor, the second at the junction of Netherton Road, Park Lane and Oakesmere. There is evidence to suggest that there was a large triangular green in the centre of the village, which has been distorted by later infilling. Such greens were often a feature of planned villages dating from the 12th and 13th centuries. The north side of Park Lane was incorporated into Manor Park, possibly in the 18th century or earlier. The overall shape of the community was altered in the 20th century when interwar ribbon development along the Eaton Road in the east and the Netherton Road in the west created the impression of an extended linear village.

The historic core of Appleton now comprises a stretch of approximately 500 metres of land running from south west to north east in which can be found 29 listed entries. The listings date from the 12th century through to the 19th century and comprise typical vernacular architecture for the area substantially built from Oxford stone but with some

examples of locally fired red brick and timber and wattle and daub construction, with a mixture of Oxford stone, locally fired clays and thatched roofing, and consist of the village church, domestic dwellings, ranging from current and former manor houses to rectories, farm houses and cottages and agricultural structures including barns, granaries, stables and walls. The village was substantially developed in the 20th century, with some Edwardian additions but primarily post Second World War construction accounting for approximately 85 percent of Appleton's residential property. This included the additions of Town Furlong, Whites Forge, Southby Close, Fettiplace Close and other housing along the principal thoroughfares. Now the village continues to grow at a slower pace with several more recent developments.

Both Appleton and Eaton are typical examples of semi-rural residential settlements to be found in Oxfordshire.

Eaton received its charter from King Edgar in 968 and millennium celebrations were held in 1968. In 1554 Eaton Manor and lands were conveyed by Christopher and Catherine Ashton to Sir Thomas White, who founded St John's College, Oxford and so they became college property. The college built the Manor House, now Grade 2 listed, in 1677 as a refuge for dons to escape from the plague.

Rent was not exclusively paid in money. The Sellwood family lived in a house in the hamlet from 1569 to 1840, and their annual rent to St John's included 14 shillings, 1 peck of malt, 2 bushels of oats and 2 hens. Originally Eaton was sited lower down the hill towards Bablock Hythe and the Isis/Thames but moved to its present position, it is believed, owing to the Black Death. Coal and goods were transported up from the river to the public house at one time.

The hamlet was enclosed in 1828 to 1830 when the roads to Appleton and Cumnor were altered, and the road from the river curved round in front of The Eight Bells instead of Manor Farm.

Eaton has 6 listed entries comprising farm houses, cottages and barns. It is centred around The Eight Bells public house and the two remaining farm houses.

The civil parish of Appleton with Eaton was created in 1894 and in 1974, together with the rest of north Berkshire, the parish was transferred to Oxfordshire.

### Archaeology

Around the village of Appleton, apart from occasional finds of prehistoric, Romano-British and Saxon date, relatively little early archaeological material has been identified. There is much more significant archaeological evidence in the Parish away from the built-up area of the village.

There are some undated linear earthworks on Appleton Lower Common which might be linked to former woodland management. Other linear features identified from aerial photographs within the Parish could relate to prehistoric or Romano-British field systems. Ridge and furrow, often indicative of mediaeval strip farming, can be found in several parts of the

Parish, most notably in Long Close field, immediately to the east of the church.

There was an unusual group of three medieval moated manor houses in close proximity to one another here, two within Appleton Parish (Appleton Manor and Tinteyns Manor), with the third lying just to the south in Tubney.

The lighter sandy soils in the south of Appleton have provided evidence for the earliest occupation in the Parish. Pollen analysis from Tubney Wood shows that after the last Ice Age it carried a cover of open woodland made up of birch, willow, pine, hazel and elm. This provided the ideal environment for early hunters and gatherers, which would have provided valuable winter resources. These included shelter, the presence of herd animals such as red deer, and nearby river fishing. Excavations ahead of quarrying found significant remains of Mesolithic (Middle Stone Age, 11500-4500 BC) activity in the form of worked flints, burnt hearths, and animal bones, indicating the presence of a winter base-camp here. The flint tools found indicate that hides were being prepared and a wide range of animal and vegetable foods were being eaten here.

This site was intermittently used over several thousand years by transient hunter-gatherers through to the Neolithic era (New Stone Age, 4500-2500 BC). Amongst the most important finds from the area is a Neolithic polished greenstone axe, which was traded all the way from an axe factory in Cumbria during the fourth millennium BC.

From the end of the Neolithic period the site, which by this time lay alongside an important east-west trackway (now represented by the A420), was used largely for burial purposes. Inhumations and cremations from the Bronze Age (2500-800 BC) as well as the Romano-British and Saxon periods have been found. One important rare find came to light during excavations in 2011 in the form of a gold Sun Disc. This was found with an early Bronze Age cremation burial. It consists of a circular piece of gold sheet (12x9 mm.) decorated with cruciform and linear inscriptions. It was intended to be worn on a garment and may have had some astronomical significance. It seems probable that this burial was covered by one of two mounds (tumuli) recorded in Tubney Wood in the 19th century. The site of the other mound has been identified close by.

During the Iron-Age, Romano-British and Saxon periods in the area continued to be used for the purposes of burial. One isolated burial, found in an Iron-Age ditch, was a young woman who had been decapitated and her head placed between her feet. This practice was common in late Roman Britain, but its meaning remains unclear.

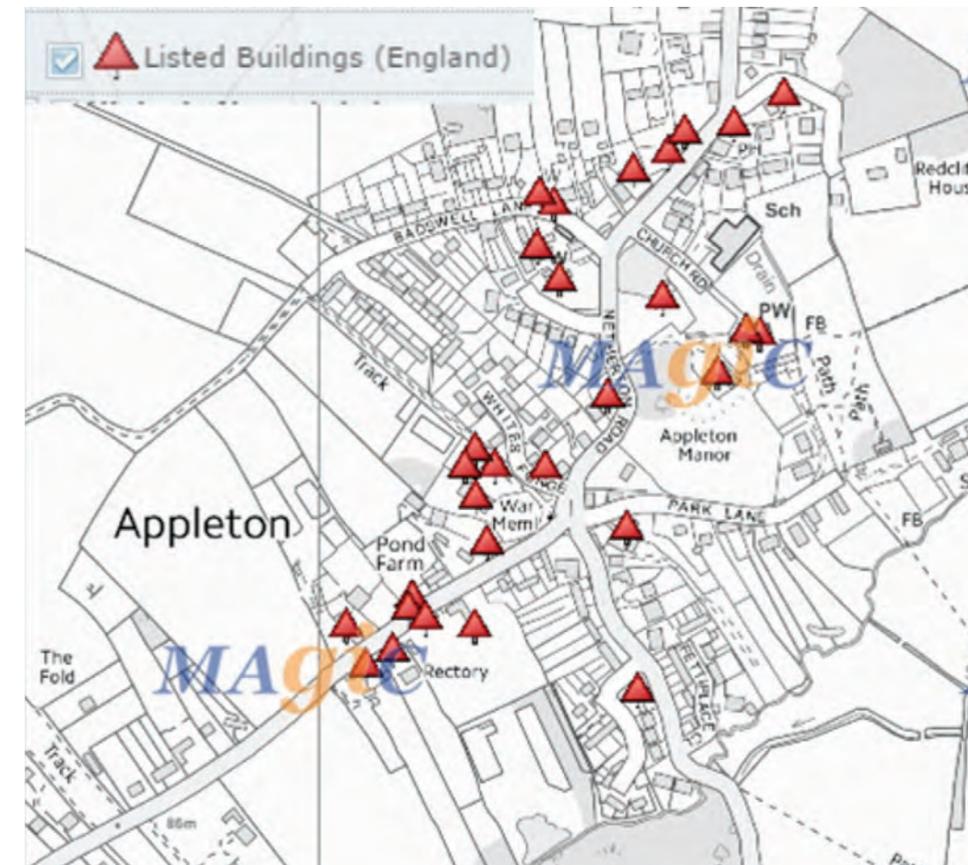
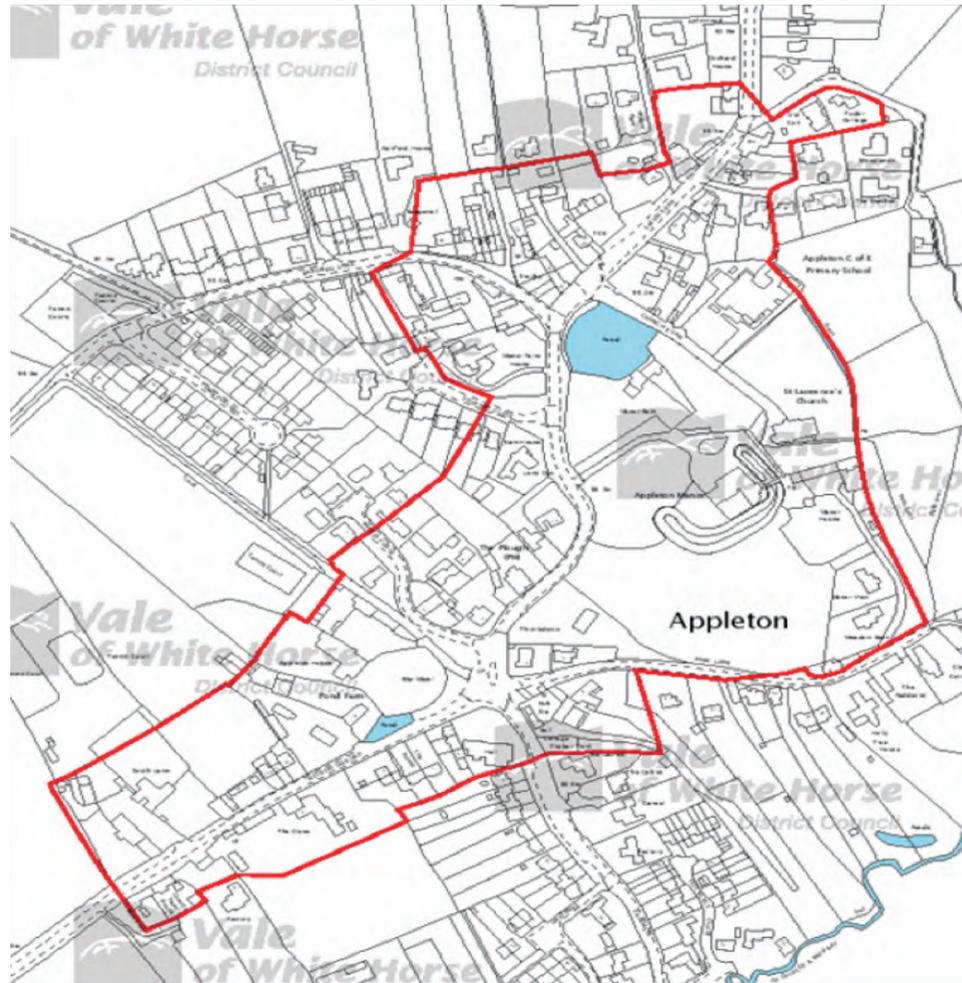
Following on from preliminary excavations at Appleton Manor in 2015 Oxford University's Department for Continuing Education is launching an archaeological research project in Appleton. This will involve the digging of a large number of archaeological test pits in the Parish over the next few years. The aim is to produce a comprehensive archaeological profile for Appleton, of the type that was successfully created for east Oxford by Archeoxe, the Archaeology Project for East Oxford.

## LISTED BUILDINGS AND CONSERVATION AREA

Part of Appleton village is designated as a Conservation Area – one of 52 in the Vale. Conservation Areas are defined as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Both villages within the Parish contain several listed buildings.

### Appleton Conservation Area

Source:  
[www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/09/appleton2.pdf](http://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2020/09/appleton2.pdf)



### Appleton listed buildings

Source:  
<http://magic.defra.gov.uk/MagicMap.aspx>



### Eaton listed buildings

Source:  
<http://magic.defra.gov.uk/MagicMap.aspx>

## 2.4. Environment

2 Ray Strugnell  
September 2016

### WILDLIFE 2

Appleton with Eaton is enclosed by fields and woods and has an enviable range of habitats and wildlife. The geology is of Lower Corallian Beds further away from the river Thames and Oxford Clay closer to the river Thames.

There are areas of regional and national importance in the Parish including a Site of Special Scientific Interest (SSSI) in Appleton Lower Common and Besselsleigh Wood which is an Oxfordshire Wildlife Site. Part of this wood, including Lower England's Copse, lies within the Parish boundary. Woods which consist of lowland mixed deciduous woodland are priority habitats for conservation in the UK (Biodiversity Action Plan Habitats). Wetter habitat, with alder and willow, is also recognised as nationally important for conservation.

### IMPORTANT HABITATS IN APPLETON WITH EATON

#### The River Thames, its banks, and other ponds and streams.

A wide range of fish and invertebrates are found in the Thames and these are a food source for, for example, heron, kingfisher and goosander. Evidence of mink and otter has been found. On summer evenings swallows, martins and bats feed on flying insects above the water. These, in turn, are food for hobby, which has nested in the Parish. There is a good succession of plants in, and away from, the edge of the river. Until recently rushes were cut, dried and used to seat chairs etc. Willow, some in need of pollarding, is common on the river bank. These trees provide good homes for other species.

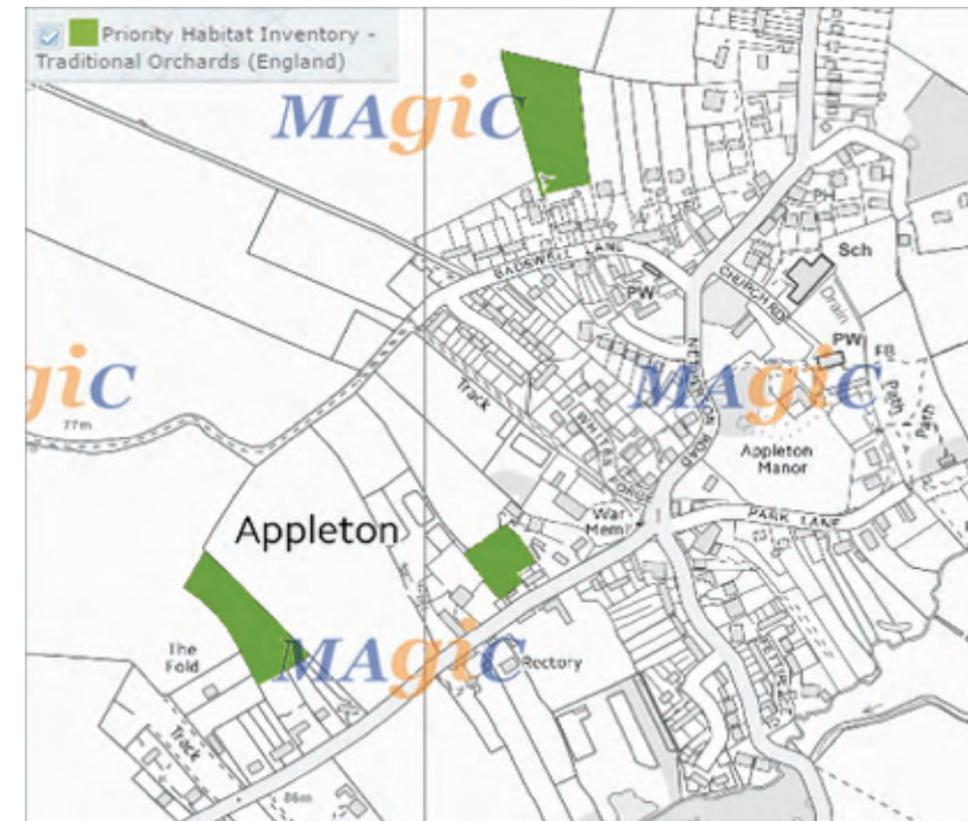
Ponds and wet scrapes provide an important habitat for waders, ducks, grebes, moorhen etc., and amphibia e.g. frog, toad and both common and great-crested newt.

#### Woodland

There are several important woodland wildlife habitats within Appleton village which are designated priority habitats and are a focus for conservation action under the Natural Environment and Rural Communities Act 2006. Figure 2.1 shows 'traditional orchard' priority habitats and Figure 2.2 shows deciduous woodland.

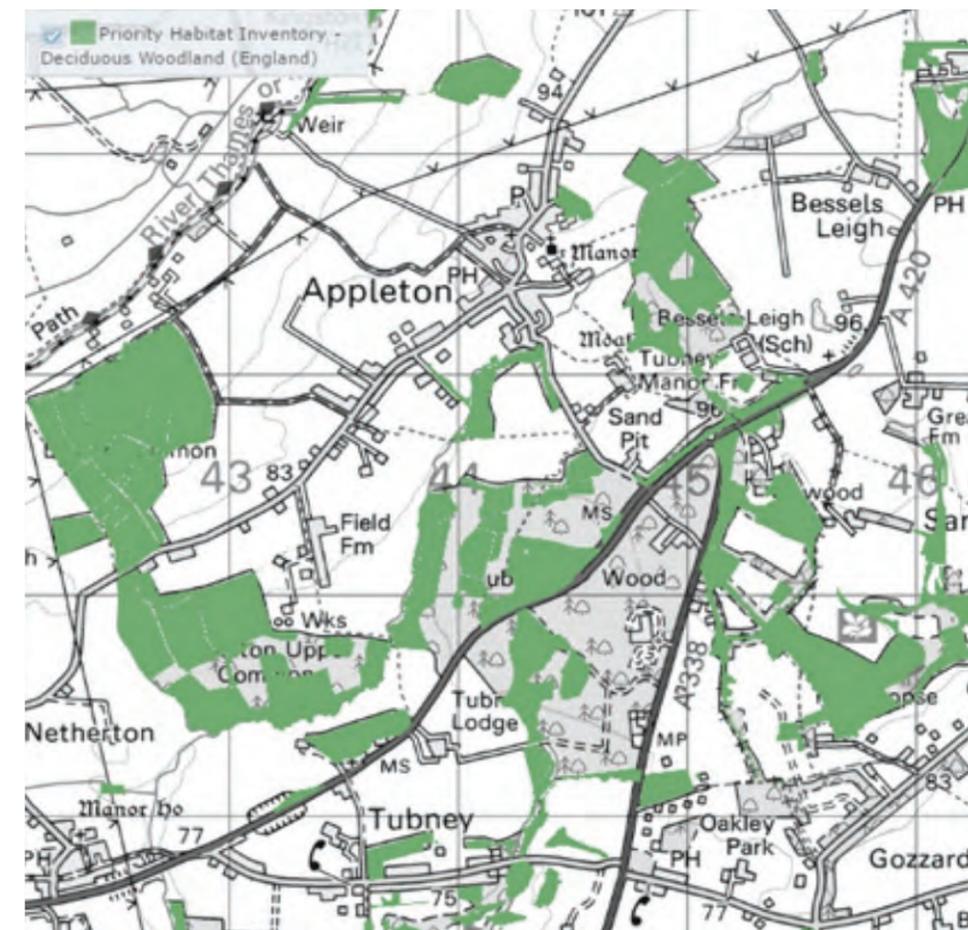
The area between Netherton Road and Park Lane is 'wood pasture and parkland' priority habitat under the UK Biodiversity Action Plan (BAP).

There are no similarly designated areas around the village of Eaton.



Woodland habitats in Appleton village. Priority habitat - Traditional orchards

Source: <http://magic.defra.gov.uk/MagicMap.aspx>



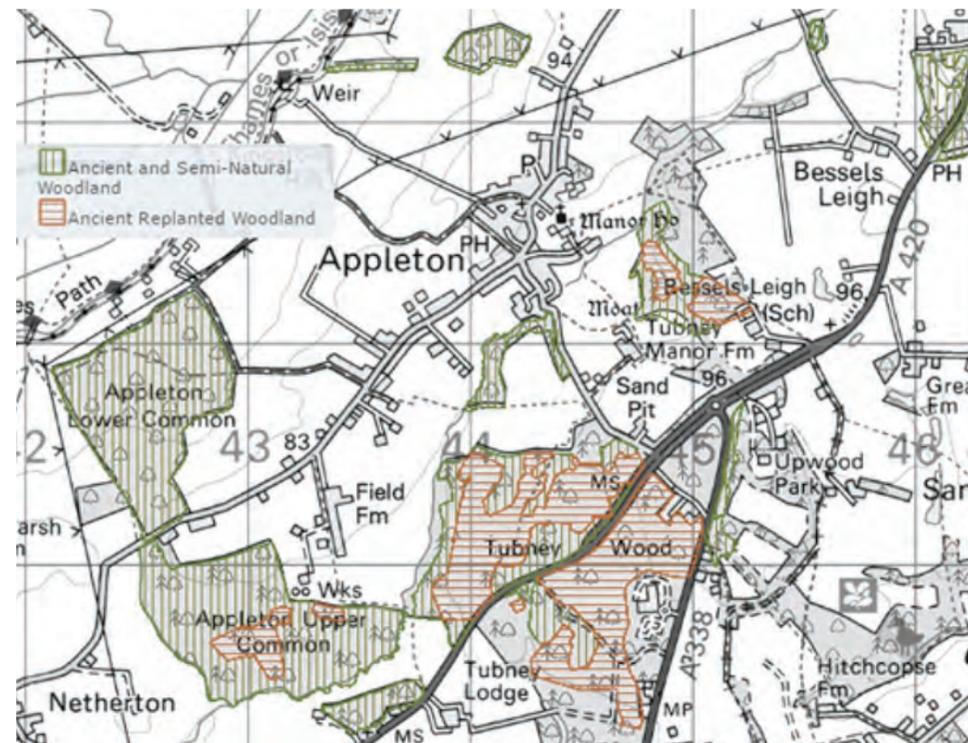
Priority Habitat - Deciduous Woodland

Source: <http://magic.defra.gov.uk/MagicMap.aspx>

Across the Parish there are other priority habitats. The figure below shows 'ancient replanted woodland' (horizontally hatched areas). Although continuously wooded, these areas have had the original tree cover replaced with newer plantings, usually within the last century and often with conifers. Woodlands of this type may have suffered a much greater level of disturbance than ancient and semi-natural woodland, but they will still retain many of the plant species characteristic of ancient woodlands, even if only dormant in the seed bank in the soil.

**Woodland habitats in Appleton with Eaton Parish**

Source: <http://magic.defra.gov.uk/MagicMap.aspx>



Woodlands in the Parish are mainly dominated by oak and ash, with an understory of hazel, some of which is still coppiced, holly and hawthorn, with bramble beneath. In spring, the bluebells in Besselsleigh Wood and primroses in Appleton Common are exceptional. Besselsleigh Wood has been surveyed extensively in the last few years. Because part is in Appleton (e.g. Lower England's Copse) and the wood has been surveyed as one ecological unit it is legitimate to give a brief summary of results.

**Plants.**

- More than 100 species were recorded. Bluebell, wood sorrel, wood anemone, pignut, moschatel, and goldilocks buttercup, for example, are indicators of ancient woodlands.

**Bats.**

- Seven species were recorded, including Brandts', barbastelle, and natterers'. Others may be present but not yet recorded.

**Birds.**

- Monthly counts have recorded nearly 50 species. There is a good range of woodland and woodland edge birds (nuthatch, treecreeper, marsh tit, tawny and barn owl, stock dove, sparrowhawk etc). Winter migrants include fieldfare, and redwing with garden warbler, chiff-chaff and blackcap examples of summer visitors.



**Gatekeeper butterfly on the path to the Besselsleigh Woods**

**Roe deer in a field near Besselsleigh woods**

**Butterflies.**

- Purple emperor, white admiral, purple hairstreak and silver-washed fritillary have been recorded.

**Moths.**

- Of about 180 species identified 13 are threatened or rare.

**Mammals.**

- Roe and muntjac deer, fox and badger may be seen in woodlands, fields and gardens. Fallow deer are more uncommon. Bank vole, wood mouse and yellow-necked mouse have been found in the woodland.

**Fungi**

- A wide range of fungi are found in differing habitats in the Parish.

**Hedgerows**

Hedgerows provide a safer place for animals to live and reproduce and also a highway for populations to travel between other habitats. Insects and other invertebrates lay their eggs on hedgerow plants. Rook, crow, green and great-spotted woodpecker and hobby nest in the standards, whilst many songbirds, including bullfinch, yellow hammer, and whitethroat nest in our hedgerows. The fruit of hawthorn, holly and other species provide food for winter migrants, including fieldfare and redwing. Mammals associated with hedges in the Parish include fox, badger, stoat, weasel and polecat, plus various species of mouse, vole and shrew.

Fifty years ago, Elm was a common tree throughout the Parish. Now, due to elm disease, it is mainly restricted to old hedgerows where it survives by suckering. Ash, hawthorn, blackthorn and field maple are examples of the many plant species that make this habitat so important to wildlife.

**Farms, farm buildings and fields for dairy and arable use**

Farm buildings provide important breeding sites for house sparrow, starling, swallow, kestrel and barn owl. Sympathetically managed fields and field margins provide for a range of birds.

On arable land various species of gull, rook, crow, jackdaw, lapwing, buzzard and red kite feed across ploughed fields. In summer, cows feeding on pasture attract swallows, martins, starlings and wagtails etc. Insectivores and seedeaters benefit from an appropriate field edge, barn owl and kestrel from nest boxes and waders and ducks etc. from man-made scrapes. Raven and peregrine have recently nested on man-made structures in the Parish.

### Houses and gardens

With shrubs, carparks, eaves, fruit trees and ponds, houses and gardens provide an important refuge for wildlife. However small, the garden pond can attract a range of invertebrates including the larvae of dragon flies and damselflies. Frogs, toads and newts lay eggs in ponds, which also provide water for drinking and bathing in times of drought and ice. Bird tables sustain populations through hard times, including species such as siskin and redpoll.

Typical garden birds – blackbird, song thrush, house sparrow, dunnock, wren, robin, blue tit, great tit – are common as nesting birds, whilst others, for example, warblers and finches also occur.

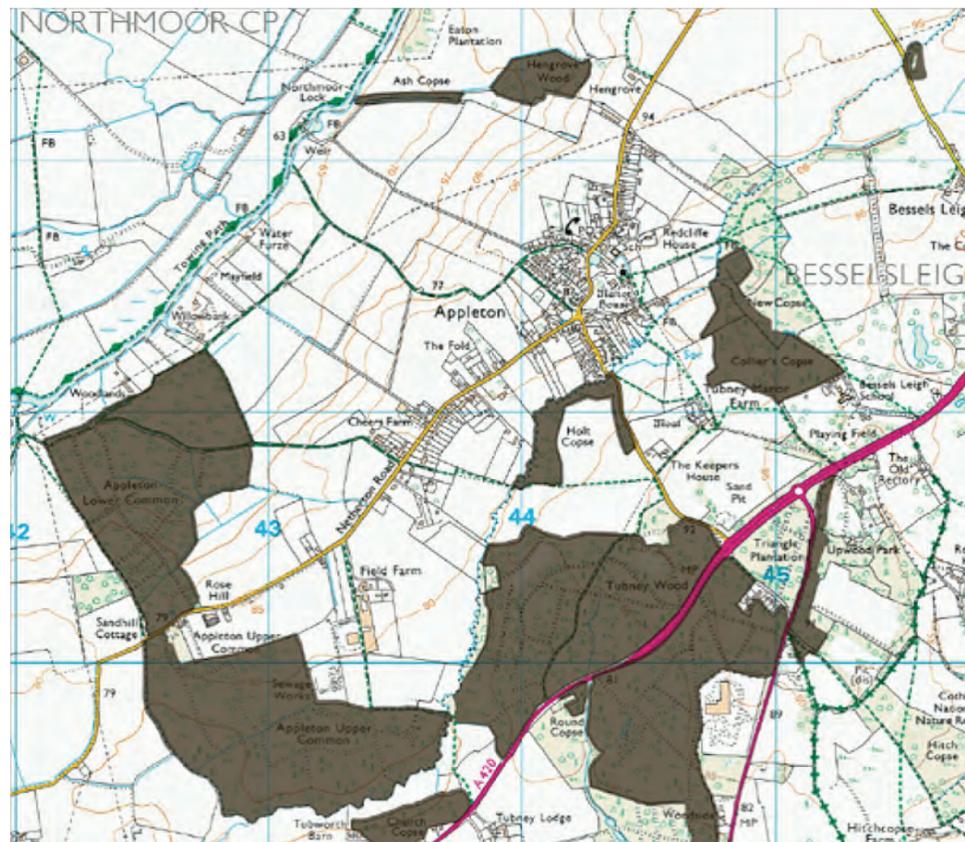
Swallow and martin nest in the Parish. The purring of the turtle dove appears to have disappeared and the call of the cuckoo and screech of the swift have virtually disappeared.

Rodents are found in gardens as is the hedgehog, although this is not as plentiful as formerly – perhaps correlated to the alleged higher population of badgers. Roe and especially muntjac deer are often unwanted visitors to gardens.

The Oxfordshire Wildlife Survey (OWLS) found three main types of wildlife habitat in the Parish: rolling farmland, woodland estates and river meadowland. The majority of wildlife habitats are on private land and access to them is not possible without permission of the landowner, unless there is a statutory right of way.

### Appleton Lower Common and Areas of Ancient Woodland

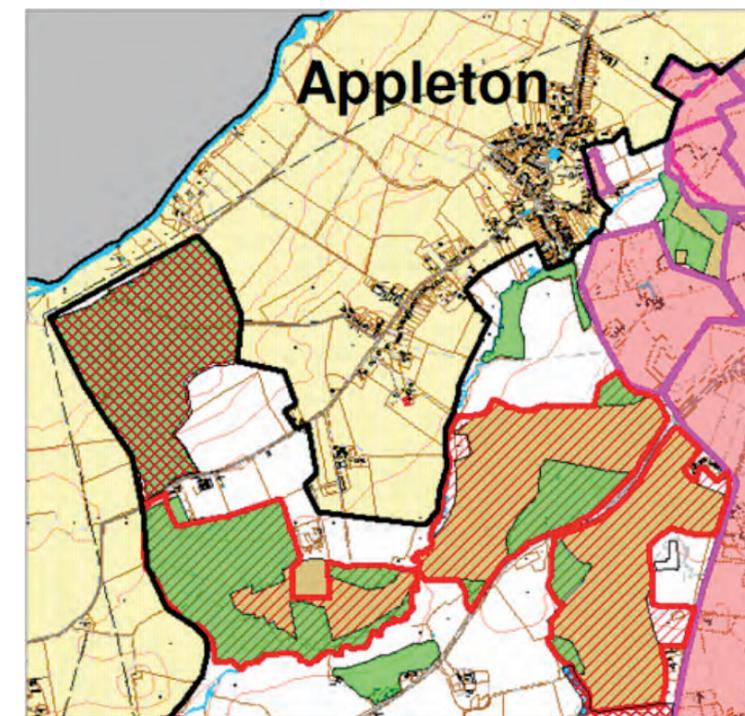
Source:  
<http://magic.defra.gov.uk/MagicMap.aspx>



Appleton Lower Common is a good sized area of broadleaved ancient woodland, which means it has been continuously wooded since at least 1600AD. This type of woodland is a national priority for nature conservation. It has a canopy of ash and oak trees with a range of coppiced trees and shrubs including wych elm, field maple and ash. Amongst a rich variety of shrubs is the rare mezereon. Woodland wildflowers found here include early purple orchid, sanicle and primrose. The wood supports a good variety of insects, including the white admiral butterfly, and lower plants (mosses, liverworts, lichens and fungi – reference OWLS). Recently a rare species of hoverfly has been identified.

Appleton Upper Common is a large area of ancient woodland which has been continuously wooded for at least 400 years and is one of Oxfordshire's wildlife sites (Thames Valley Environmental Records Centre, TVERC). Although there are areas of conifer plantation much of the wood retains the composition of traditional old woodland with oak and ash trees and hazel coppice. This type of broadleaved woodland is a national priority for nature conservation. The coppice is being actively managed and some of the areas of conifer plantation have been replaced with oak and ash. There are also small areas of wet alder woodland which is also a national priority habitat. There is a good variety of woodland wildflowers including bluebells, primrose, wood sorrel and wood anemone. Birds present include buzzard, woodpeckers, and marsh and willow tits. Bullfinch and song thrush, which are both national priorities for nature conservation due to the rapid decline in their populations, nest in the wood (OWLS).

Part of Appleton Lower Common on the western edge of the Parish is designated an SSSI.



### Appleton Upper Common is a county wildlife site.

-  Conservation Target Area
-  Other Conservation Target Areas
-  Sites of Special Scientific Interest
-  County Wildlife Sites
-  Replanted Ancient Woodland
-  Semi-natural Ancient Woodland
-  Other Mapped Sites and Habitats

## SOIL

The area of Appleton from the Thames to the east of Osse Brook is slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils (green in the figure below). This soil type can impede drainage to the river and stream network and has moderate fertility. Typical habitats are seasonally wet pastures and woodlands. The land cover is typically grassland and arable with some woodland. West of Osse Brook the soils are a very acid loamy upland soil with a wet peaty surface (in brown in the figure below). Yellow in the figure below denotes shallow lime-rich soils over chalk or limestone with a loamy texture.

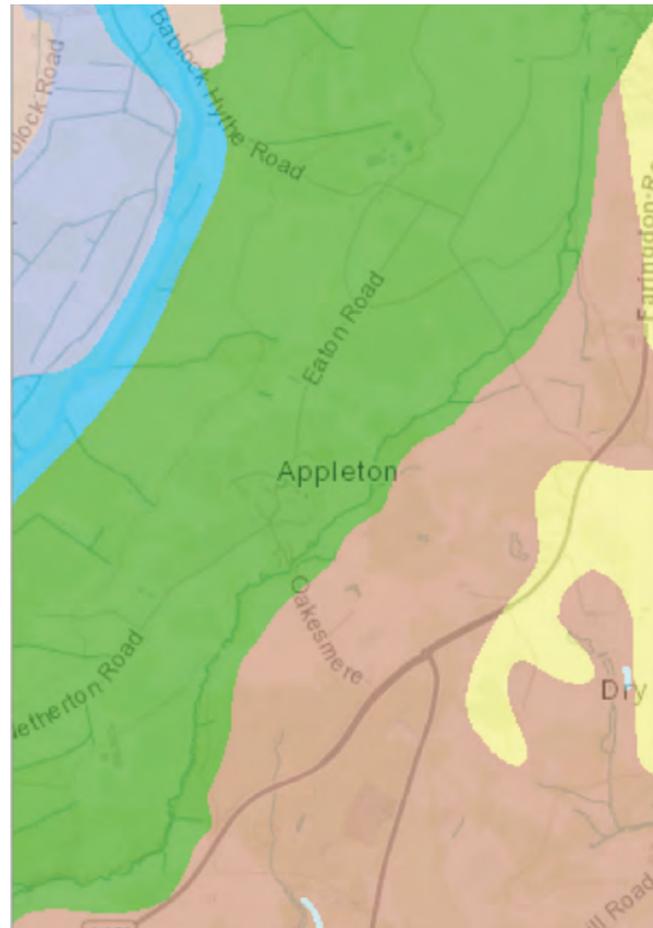
Recent building sites north of Netherton Road have yielded some useful data on soil types and water levels. Generally, they revealed sandy clay of high strength at about 2m which increases in stiffness down to about 4m where a layer of dense sand can be found. At 5m the Hazelbury Bryan Formation is encountered. The soil allows traditional strip foundations to be used for new builds and generally the older buildings in the Parish bear witness to the stability of the soil formations. However south of Netherton Road and south of the Osse Brook leading up to the sandpit, there is a higher level of sand in the soil.

There is evidence of the water table being around 1.2m. This impacts on the effectiveness of drainage pits where trials showed typical times

of 80-150 minutes for water volumes to drop to 25%. This shows the importance of maintaining an effective surface water draining system in the lower-lying areas of the Parish.

### Soil types

Soilscapes. <http://www.landis.org.uk/soilscapes>



## WATER

Water zones are classified by the Environment Agency. Appleton with Eaton falls within a drinking water safeguard zone where land use is causing pollution of the raw water. Action is targeted in these zones to address pollution so that extra treatment of raw water can be avoided. Appleton with Eaton is also within an area designated as a Surface Water Nitrate Vulnerable Zone.

Detailed records are available from 1959 for a farm in Eaton (Sam Farrant and sons). In the period 1959 to 1971 the average rainfall was 25.92 inches (658mm) and from 2004 to 2015 the equivalent averages were 29.66 inches (753mm), an increase of 15%. The highest rainfall in a year in the whole period was in 2014 at 34.24 inches (870mm).

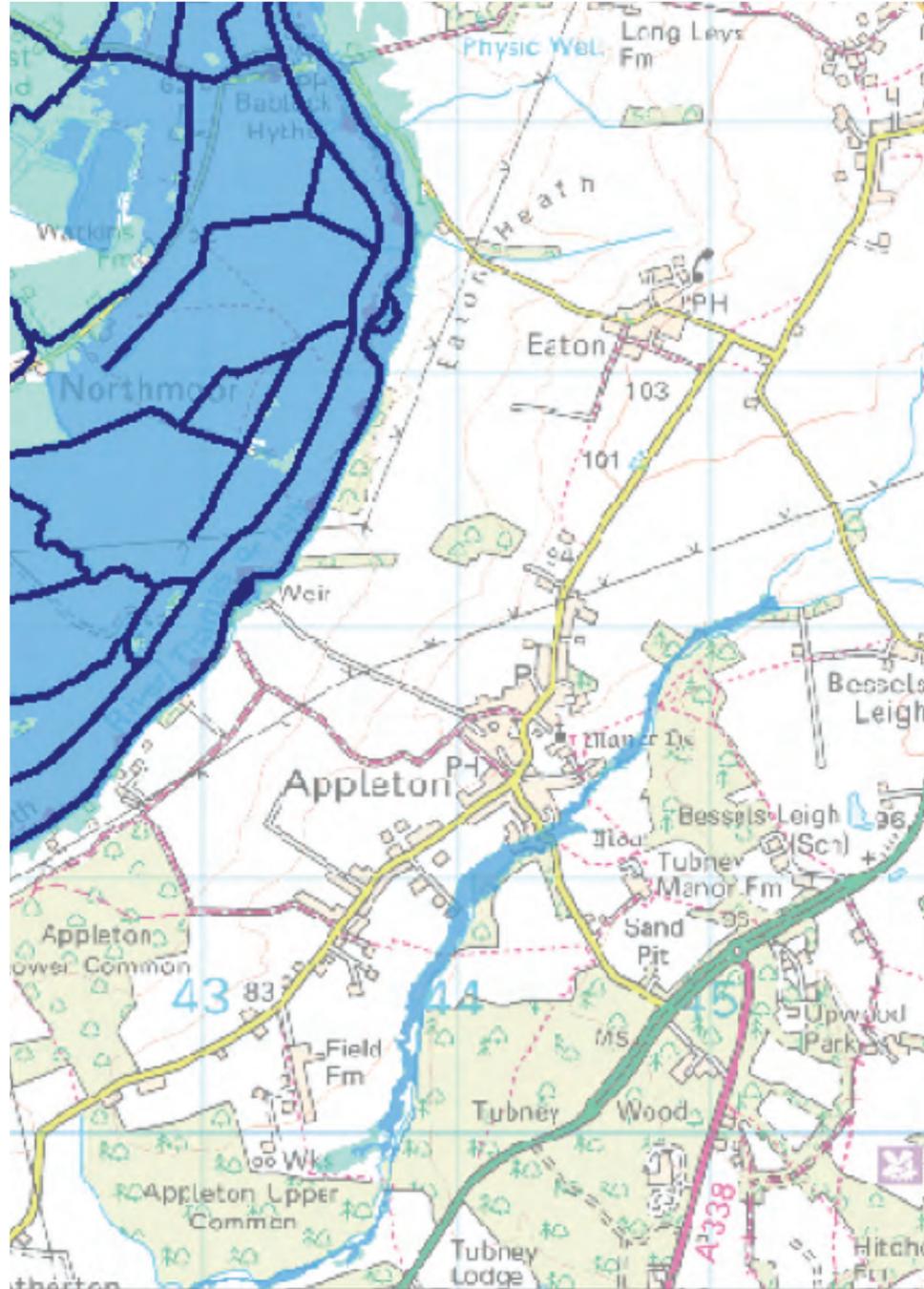
Based on this data our area appears to be getting gradually wetter and, although probably not sufficient to cause significant flooding in Appleton itself, this may lead to a gradual rise in ground water levels. Appleton has always had a high water table and this enabled most older dwellings to have relatively shallow wells which successfully supplied water all the year round. In wet winter periods there is evidence that these wells were often full to nearly ground level. The village has two ponds which never dry out, and the Manor moat regularly fills during wet periods.

## FLOODING

Appleton with Eaton is not a high risk flood area in normal years. Osse Brook (medium to high risk) and an area beside the Thames river (low risk) are the only flood zones in Appleton with Eaton Parish. However, Northmoor Lock paddocks are in Flood Risk Zone 3.

Flood map for planning (Source: Environmental Agency - medium-blue denotes Flood Zone 3 and paler turquoise denotes Flood Zone 2)

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>



However, there are small areas at high risk from surface water flooding, shown in dark blue in the figure below. These include the entire length of the Osse Brook and the Northmoor Lock paddocks.

Surface water flooding (Source: Environmental Agency - medium-blue denotes Flood Zone 3 and paler turquoise denotes Flood Zone 2)

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>



The VoWHDC Strategic Flood Risk Assessment gives a similar picture in its 2013 assessment of the functional flood plain (see the figure below). There was localised flooding in 2007. In the area of Netherton Road, a significant improvement was made with the installation of a new pipe from Netherton Road to Osse Brook at the west side of Charity Farmhouse. No adverse impact on the levels in Osse Brook have, as yet, been reported. Similarly, re-routing of road drains at the bridge over

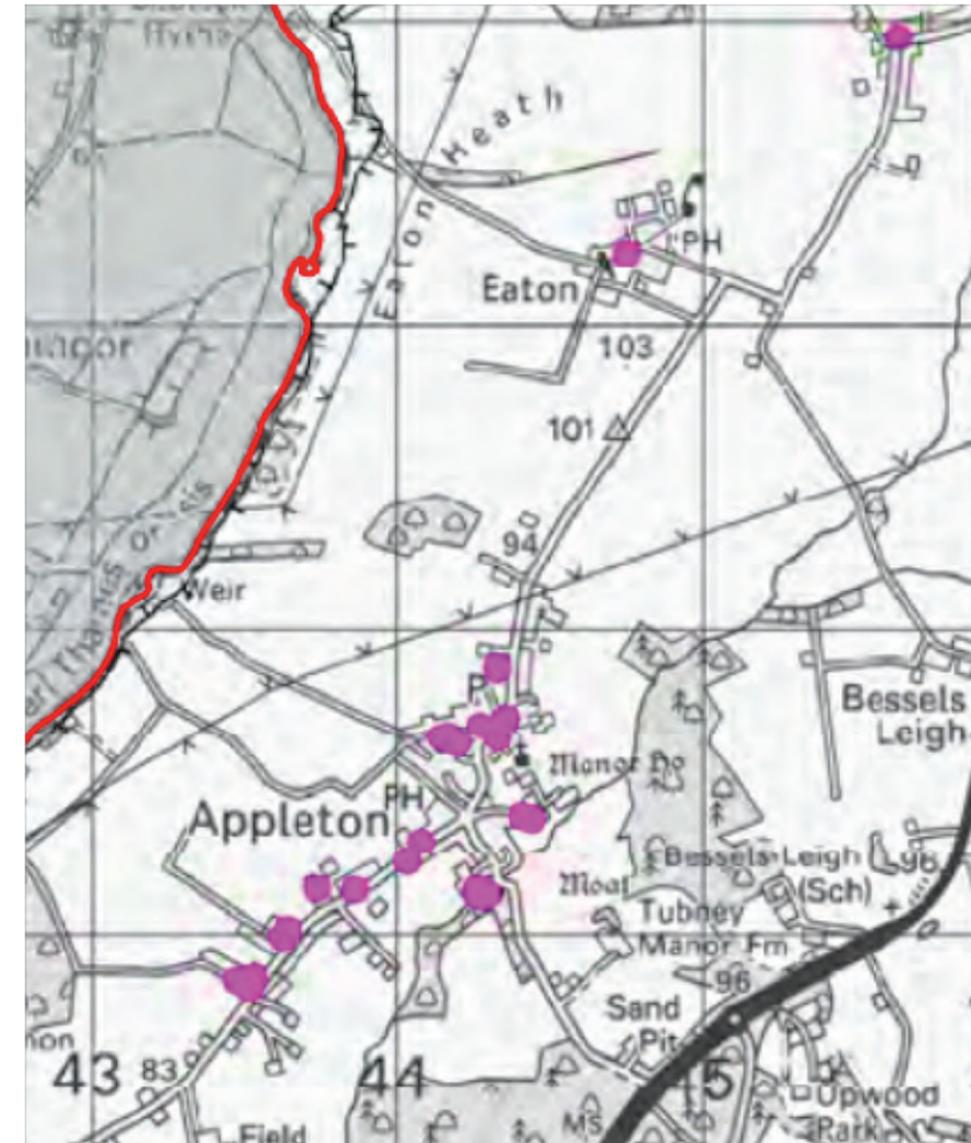
Strategic Flood Risk Assessment (Vale of White Horse District Council SFRA 2013 Map 2.2 Flood Zone)

■ Flood Zone 3  
■ Flood Zone 2



Osse Brook on Oaksmere appear to have reduced flooding from rising water levels.

The District Council logged a number of properties in the Parish claiming flood damage in response to the 2007 floods (see dots in the figure below).



Historical flooding (Vale of White Horse District Council SFRA 2013 Map A1.2 Historic flooding)

## AIR QUALITY AND CLIMATE CHANGE

The Environment Agency has interactive maps that provide information about air quality and pollution: see <https://www.gov.uk/government/organisations/environment-agency/services-information>

As a result of high levels of nitrogen dioxide and particulate matter 10 (PM10), there are currently two Air Quality Management Areas in the Vale, one in central Abingdon and the other along the A34 in Botley. There are also Air Quality ‘hot spots’ in Didcot along Station Road. These high levels of nitrogen dioxide and PM10 are primarily associated with car traffic and construction work.

The Environment Agency air pollution maps do not record any issues for Appleton with Eaton Parish. Tubney Wood landfill site has no recorded breaches of their permit conditions on the Environment Agency website. The Intergovernmental Panel on Climate Change Fifth Assessment Report concluded that “warming of the climate system is unequivocal” and “it is extremely likely that human influence has been the dominant cause of the observed warming since the mid-20th century”. Carbon dioxide emissions from Vale of White Horse District decreased between 2005 and 2012, from 8.2 to 7.0 tonnes CO2 per capita. (source DEFRA CO2emissions data). This is below the Oxfordshire average of 7.3 tonnes per capita. Just over 36% of Vale of White Horse District CO2 emissions come from industrial and commercial sources, 37% from domestic sources, 27% from road traffic (DEFRA “Local and Regional CO2 emissions Estimates for 2005-2012” June 2014).

The nearest Met Office weather station to Appleton with Eaton is located at Benson. Thirty year averages (1981-2010) from this station indicate the following averages for the local area (Met Office: 30 year data for Benson. [www.metoffice.gov.uk/public/weather/climate](http://www.metoffice.gov.uk/public/weather/climate)).

- Average annual max temperature 14.4°C (warmest month July, ave.22.6°C)
- Average annual min temperature 5.9°C (coldest month February, ave.0.8°C)
- Average annual rainfall 112.3mm (highest rainfall month November, ave.11.1mm)

Climate change projections, according to a high emissions scenario (known as A1F1) – and therefore the worst case – indicate that the climate for the south east of England (finest resolution of current projections) can be summarised as changing as follows for 2050 and 2080 (UK Climate Projections (UKCP09) <http://ukclimateprojections.metoffice.gov.uk>) (Table on page 41).

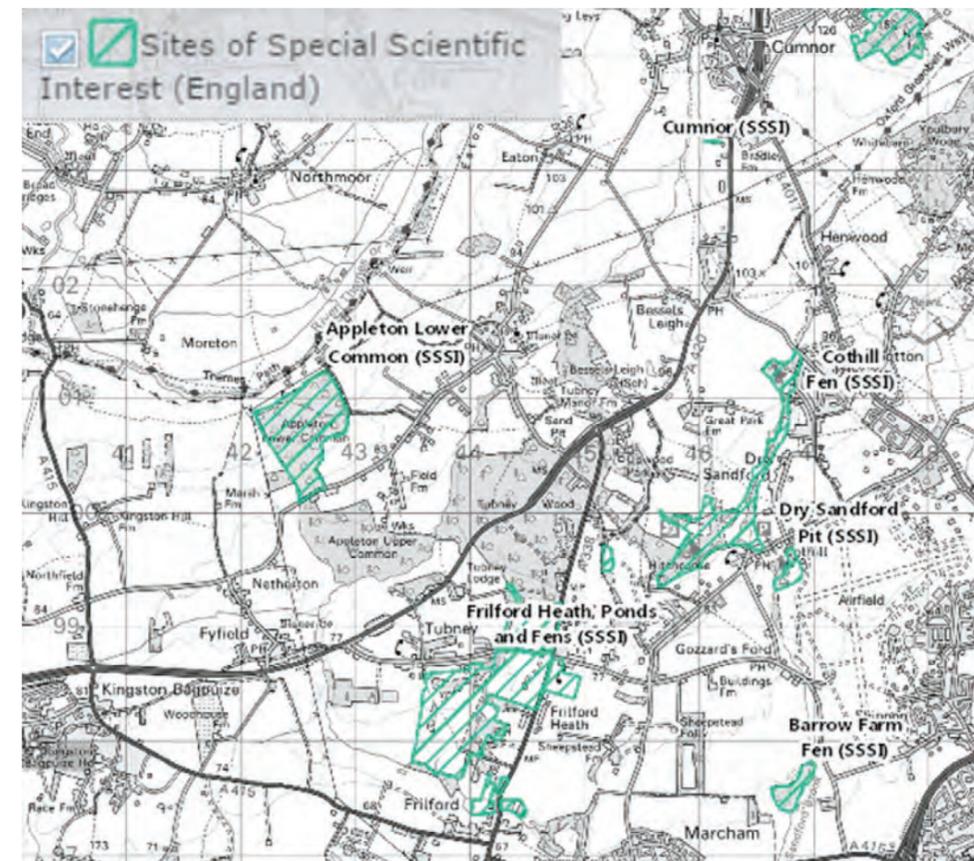
In summary, it is likely that the changes with the greatest effect will arise from significantly higher winter rainfall – which would exacerbate seasonal flooding – while summer drought is likely to impact on farming and other businesses that require water.

## Climate change projections

	2050	2080
Winter mean temperate	increase of 2.5°C	increase of 3.7°C
Summer mean temperature	increase of 3.1°C	increase of 4.9°C
Summer mean daily maximum	increase of 4.3°C	increase of 6.7°C
Annual mean precipitation	increase of 0%	increase of 1%
Winter mean precipitation	increase of 19%	increase of 30%
Summer mean precipitation	decrease of 19%	decrease of 29%

## LANDSCAPE

Appleton Lower Common is designated a Site of Special Scientific Interest (SSSI) and the Parish is within a few miles of three other SSSIs: Hurst Hill at Cumnor, Frilford Heath Ponds and Fens and Dry Sandford Pit.

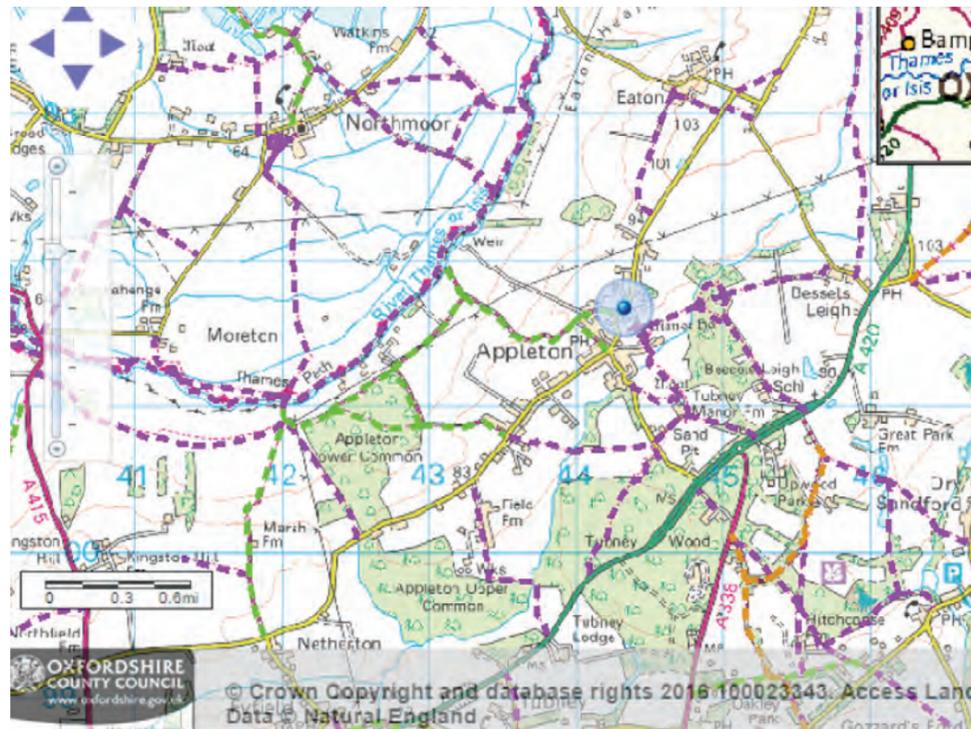


## Sites of Special Scientific Interest

Source: <http://magic.defra.gov.uk/MagicMap.aspx>

**Public Rights of Way**

Source: <https://publicrightsofway.oxfordshire.gov.uk/Web/standardmap.aspx>



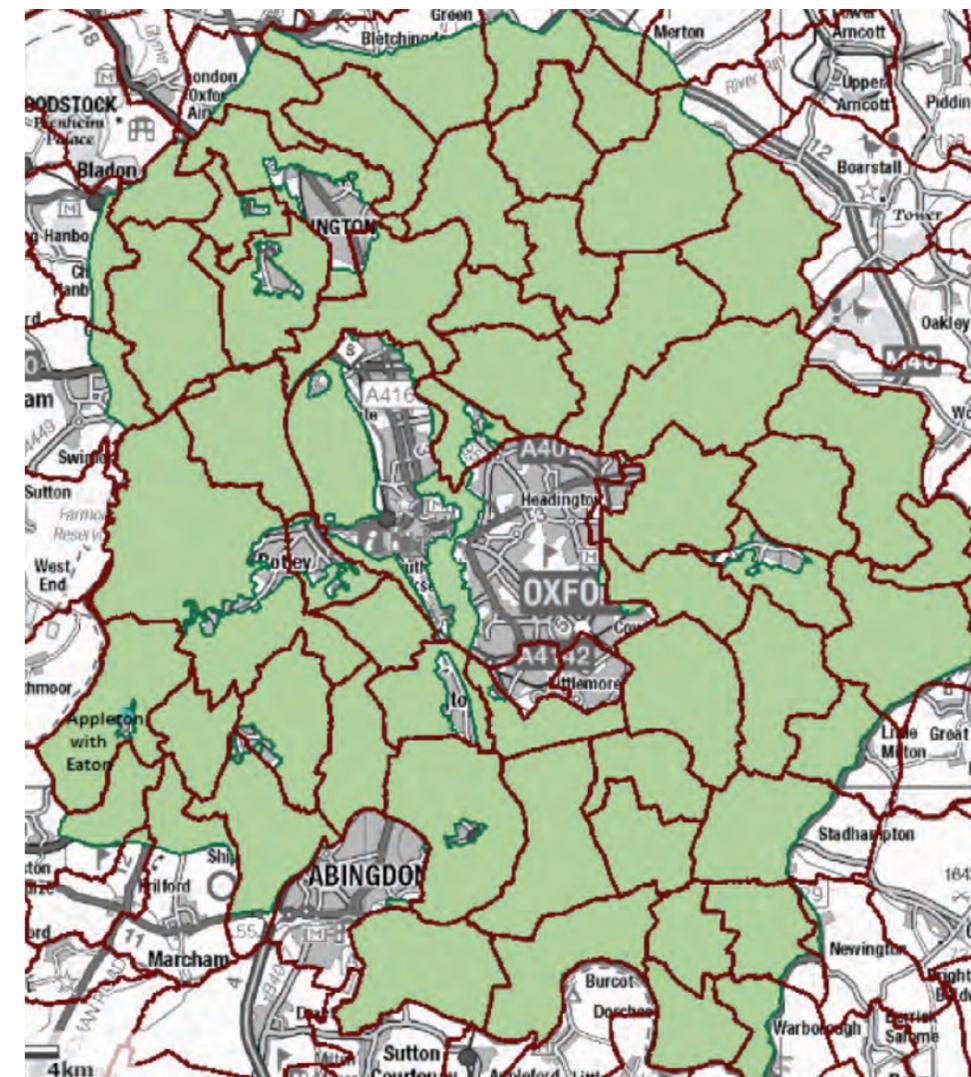
There is a designated national trail along the Thames Path on the western edge of Appleton with Eaton Parish. There is footpath access to the Thames Path through Appleton Lower Common and over Rainbow Bridge, which lies just outside the Parish boundary. There has previously been informal access via the lock road granted by the landowner. The Environment Agency has an access agreement with A H Cornish that it pays for annually, for operational access to the lock site and parking. This is for agency staff and contractors in connection with its business, and the resident lock keeper and family.

There are no designated rights of way in the Parish under the Countryside and Rights of Way Act, designated town or village greens or routes on the national cycle network. However, there are public rights of way on the Oxfordshire County Council's definitive map. Footpaths are in pink and combined footpaths and bridle ways in green in the figure above.

The whole Parish is designated Green Belt land except for the built-up areas in the villages. This is a higher level non-statutory designation which a neighbourhood plan cannot alter. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries, having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period. The use of land in the Green Belt has a positive role to play in fulfilling the following objectives:

- to provide opportunities for access to the open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes, and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

All of the farmland in the Parish is designated by Natural England as within their non-statutory 'middle-tier' farm management package. The Farm Wildlife Package includes options such as pollen and nectar mixes and wild bird seed mixes for proactive management for birdlife. Applicants to the scheme are expected to aim for 3-5% of their farmed land to be managed under these sorts of options.



**Oxford Green Belt**

Source: <http://magic.defra.gov.uk/MagicMap.aspx>



## 2.5. The interrelation between these issues

At the present the Parish is in a stable state with little change. Any substantial change to any of the issues or areas mentioned above is likely to have a direct effect on other issues. For example, any increase in population may have an impact on water, transport and landscape. The effect may be positive or negative, but any changes would need to be evaluated holistically to ensure that unforeseen consequences are avoided.

## 2.6. SWOT Analysis

The following table presents the findings of the survey of residents undertaken in September 2016, highlighting the strengths and weaknesses of the current environment, and the opportunities and threats which residents currently envisage.

SWOT analysis from survey undertaken September 2016 (actual numbers mentioning the item and percentage of total (194) responses)

<p><b>STRENGTHS</b></p> <p><b>Clubs</b> 76 (39%)  <b>School</b> 78 (40%)  <b>Shop</b> 112 (58%)  <b>Green Space</b> 75 (39%)  <b>Character</b> 145 (75%)</p>	<p><b>WEAKNESSES</b></p> <p><b>Access to Countryside/Footpaths</b> (total) 65 (33%)            Of which: <b>River access</b> 54 (28%)  <b>Traffic and Transport</b> (total) 322 (100%) (mentioned more than once in most surveys)            Of which <b>Loss of bus service</b> 117 (60%)  <b>Access to A420</b> 80 (41%)  <b>Parking</b> 65 (34%)  <b>Speeding</b> 42 (22%)</p>
<p><b>OPPORTUNITIES</b></p> <p><b>Small Scale Housing to meet Parish Needs</b> 103 (53%)</p>	<p><b>THREATS</b></p> <p><b>Large Scale Housing</b> 110 (57%)  <b>Loss of Green Space</b> 32 (17%)  <b>Loss of facilities</b> 30 (15%)</p>

# 3: Sustainability issues and challenges

## 3.1. Issues and challenges

Based on the policy context, baseline evidence, and SWOT analysis, the Steering Group identified the key sustainability issues and problems that the NP could address in the pursuit of sustainable development. These are shown in detail in Appendix 2 and are summarised here.

### ENVIRONMENTAL (STRATEGIC ENVIRONMENTAL ASSESSMENT) ISSUES

**Heritage:** we are concerned about how to continue to respect the heritage of Appleton and Eaton alongside sustainable development. Inappropriately sized or located or designed development that is not in keeping with the size or scale of the Parish could be harmful for our heritage and landscape setting.

**Flood risk and the problems associated with inadequate drainage:** we are aware of, and need to minimise impact as the climate changes, and hope to mitigate this risk when any land is built on.

**Green space:** how can we protect our green spaces as tranquil amenity areas for the benefit of residents while accommodating sustainable development? We do not want to lose the natural green landscape valued by residents and visitors for varied recreational activities and the farmed landscape in the Parish. Access to the river Thames and Thames Path is important, so that residents and visitors can enjoy the historic path that runs along the border of our Parish.

### SOCIAL ISSUES

**Affordable homes:** <sup>3</sup> we need appropriately sized, good quality and affordable housing for young and old, and school and pre-school places for people living in our Parish. We also want sufficient suitable community spaces to maintain our strong community ethos.

**Traffic:** footpaths and cycle paths are important for safety, health and leisure.

<sup>3</sup> "it must be provided at a level at which the mortgage payments on the property should be more than would be paid in rent on council housing but below market levels". As quoted by the BBC (<http://www.bbc.co.uk/news/business-38067626>) taken from the <https://www.gov.uk/guidance/definitions-of-general-housing-terms#social-and-affordable-housing> accessed 14 February 2017.

## ECONOMIC ISSUES

Access to employment: access to public transport is key for enabling people without a car to get to work.

Small businesses: maintaining the local shop and local pubs is vital to support and enhance an active and connected community.

## CUMULATIVE ISSUES

New housing in the Parish and surrounding area will increase the amount of traffic on local roads.

The next chapter proposes a set of sustainability objectives that address the key issues and problems identified.

# 4: Sustainability Appraisal Framework

## 4.1. Introduction

This final chapter of the Sustainability Appraisal Scoping Report considers how we move forward to the next phase, which includes Stage B of the SEA process (Appendix 1 to this document).

This chapter also sets out how we will test the emerging objectives, policies and any site allocations in our neighbourhood development plan against our sustainability objectives.

## 4.2. Proposed Sustainability Objectives

We have used the Sustainability Objectives set out in the Vale of White Horse Sustainability Appraisals which support the adopted Local Plan 2031 Parts 1 & 2 (as at March 2018) as a starting point. Appleton with Eaton's sustainability issues and challenges identified in Chapter 3 can be addressed by many of the District Council objectives but some require revised objectives and others require additional objectives. We have adapted the District Council objectives as follows.

- Provide sufficient suitable homes including affordable homes.
- Ensure the availability of high quality services and facilities.
- Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.
- Preserve and enhance green spaces to improve the health and well-being of residents.
- Support a strong and sustainable economy.
- Improve and protect the natural environment including biodiversity, water and soil quality.
- Reduce air, noise and light pollution.
- Reduce greenhouse gas emissions and the use of resources, and improve resource efficiency.
- Increase resilience to climate change and flooding.
- Improve and protect the Parish character heritage and landscape setting.

These sustainability objectives are set out in table below, against each of the main themes: environmental, social and economic. Appendix 2 to this document shows how the sustainability issues that underpin these objectives relate to key messages from the review of the policy context.

## APPLETON WITH EATON NP

Sustainability issues and challenges	Proposed sustainability objectives
Environmental	<ol style="list-style-type: none"> <li>1 Improve and protect the natural environment including biodiversity, water and soil quality</li> <li>2 Reduce air, noise and light pollution</li> <li>3 Reduce greenhouse gas emissions and the use of resources, and improve resource efficiency</li> <li>4 Increase resilience to climate change and flooding</li> </ol>
Social	<ol style="list-style-type: none"> <li>5 Provide sufficient suitable homes including affordable homes</li> <li>6 Ensure the availability of high quality services and facilities</li> <li>7 Preserve and enhance green spaces to improve the health and well-being of residents</li> </ol>
Economic	<ol style="list-style-type: none"> <li>8 Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion</li> <li>9 Support a strong and sustainable economy</li> <li>10 Improve and protect the parish character heritage and landscape setting</li> </ol>

## 4.3. SEA Screening Statement

Date: 14th March 2018:

### INTRODUCTION

Appleton with Eaton Parish Council has requested that Vale of White Horse (VoWH) District Council 'screen' the Appleton with Eaton Neighbourhood Plan, to determine whether there is a requirement for Strategic Environmental Assessment (SEA).

This report is the SEA Screening Statement and has been used to determine whether or not the contents of the emerging Appleton with Eaton Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2011/42/EC (the Directive) and associated Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations).

We determine that SEA is not required for the Appleton with Eaton neighbourhood plan. The screening opinion was shared with the statutory bodies.

### BACKGROUND

One of the basic conditions that a Neighbourhood Plan (NP) must be tested against is whether the making of the NP is compatible with European Union obligations, including requirements under the SEA Directive. The aim of the SEA Directive is:

***“to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”***

In order to decide whether a proposed NP is likely to have significant environmental effects, and hence requires SEA, it should be 'screened' at an early stage, i.e. once the plan remit and objectives have been formulated.

Screening is 'Stage A' in the government's six stage approach to SEA for NPs. If it is determined, through screening, that SEA is not required, then plan-makers need not concern themselves with subsequent stages of the SEA process.

#### Who is responsible for screening?

The SEA Regulations, which transpose the SEA Directive into law, state that a screening determination should be reached by 'the responsible authority'. In this case, the responsible authority is VoWH District Council.

The responsible authority must reach a determination in consultation with the statutory consultation bodies designated under the SEA Regulations, which are Natural England, the Environment Agency and Historic England.

### Screening Process

Screening essentially involves giving consideration to the anticipated scope of the plan in question and the nature of environmental issues (including opportunities for enhancement) locally, before coming to a conclusion on the potential for a cause-effect relationship, i.e. the likelihood of the plan leading to 'significant effects on the environment'.

Schedule 1 of the SEA Regulations lists a series of criteria that should be taken into account when establishing the potential for the plan to result in significant effects. Furthermore, Schedule 2 lists a series of broad environmental issues that should be considered. The criteria/issues listed in the Regulations are helpful in that they provide a methodological basis for screening.

Finally, it is important to note that guidance on NP SEA Screening is provided within the Government's Planning Practice Guidance (PPG). The guidance is brief, but the following advice is helpful:

***“Whether a neighbourhood plan proposal requires a strategic environmental assessment, and (if so) the level of detail needed, will depend on what is proposed. A strategic environmental assessment may be required, for example, where:  
- a neighbourhood plan allocates sites for development - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.”***

### SCREENING ANALYSIS

1. A screening analysis is presented below, having reviewed the vision, objectives, early policy directions and SEA screening questionnaire and having discussed the emerging Appleton with Eaton Neighbourhood Plan with the Parish Council. There are further iterations to take, but the vision, objectives and themes are unlikely to significantly change.

2. There are no site allocations for development proposed in the emerging Appleton with Eaton Neighbourhood Plan or indicated by the SEA questionnaire received from the Parish Council.

3. To be made part of the development plan for the district, neighbourhood plans must be in 'general conformity' with the strategic policies of the local plan. Therefore, it is anticipated that any development in the neighbourhood area will come forward in accordance with the strategy and policies of the adopted Local Plan 2031: Parts 1 and 2. Both of these documents have been subject to Sustainability Appraisal, the details of which can be found on the Vale of White Horse District Council website.

4. The Appleton with Eaton neighbourhood area contains a range of environmental sensitivities and designations that should be considered during plan preparation. These have been highlighted and considered earlier in the report. Any development proposals in Appleton should consider the impact on such sensitivities and designations.

5. There are no Natura 2000 sites (Special Areas of Conservation, Special Protection Areas) within a 5 km radius of the village of Appleton, where proposals are most likely to come forward. In addition, any proposals will come forward in accordance with the local plan. Therefore a Habitats Regulations Assessment Appropriate Assessment is not required.

6. In our opinion there are no aspects of the plan with the potential for likely significant environmental effects.

### Conclusion

7. In conclusion, it has been determined that SEA and HRA is not required and the plan should not be subject to SEA or HRA Appropriate Assessment. <sup>4</sup>

<sup>4</sup> See <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2019/07/14-03-2018-Appleton-with-Eaton-Screening-Statement.pdf> for full SEA Decision

## 5: Next steps

This scoping report was reviewed by the Vale of White Horse District Council as the local planning authority before being sent for formal consultation as required by the Directive, which included seeking the views of the Consultation bodies as listed in Schedule 1 of the Neighbourhood Planning General Regulations 2012 (as amended).

In addition, the Appleton with Eaton NP Steering Group consulted:

- Neighbouring parishes
- Other local groups and bodies that have environmental, social and economic interests and expertise.
- Local residents, businesses and stakeholders as part of the National Development Plan communications strategy

Comments are recorded and in Appendix K to the Consultation Statement.

## Appendix 1: Relevant Policies and Programmes

Documents assessed in the review of the policy context for key messages were:

POLICY, PLAN OR PROGRAMME	DESCRIPTION
<b>European/International</b>	
Kyoto Climate Change Protocol, 1997 and subsequent 2015 Paris agreement on climate change	Aims to keep global average temperature below 2 degrees Celsius and aim to keep it below 1.5 degrees Celsius by reducing emissions, and to mitigate impacts of climate change
The European Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (The Habitats Directive) 1992	Relevant objectives of the Directive are: a. to contribute towards ensuring biodiversity through the conservation of natural habitats and of wild flora and fauna (note Appleton Lower Common is SSSI)
European Sustainable Development Strategy, May 2001	Objectives and priorities focus on: a. limiting climate change and increasing the use of clean energy b. addressing threats to public health c. combating poverty and social exclusion d. dealing with the economic and social implications of an ageing population e. managing natural resources more responsibly f. improving the transport system and land use.
The European Directive on Ambient Air Quality Assessment and Management (The Air Quality Framework Directive) 1996, and subsequent Air Quality Directive (2008/50/EC) June 2008	Relevant objectives are to maintain ambient air quality where it is good and improve it in other cases.

European Commission Thematic Strategy for Soil Protection, 2006

The main objectives of this strategy are:  
a. preventing further soil degradation and preserving its functions: • When soil is used and its functions are exploited, action has to be taken on soil use, • Management patterns, and • When soil acts as a sink/receptor of the effects of human activities or environmental phenomena, action has to be taken at source.  
b. restoring degraded soils to a level of functionality consistent at least with current and intended use, thus also considering the cost implications of the restoration of soil.

The European Water Framework Directive, 2000

The overarching objective is ensuring sustainable water use, including both surface and ground water resources. River Basin Management Plans summarise the actions required in order to meet the objectives of the Water Framework Directive.

Convention on Biological Diversity, 1992

Objectives are: a. conservation of biological diversity b. sustainable use of its components c. fair and equitable sharing of the benefits arising from the use of genetic resources.

### National

The National Planning Policy Framework (2019) & National Planning Practice Guidance (last updated 2020) (DCLG)

'presumption in favour of sustainable development'

National Heritage Protection Plan Historic England 2012/13

Includes info on local planning processes for proactive and positive local heritage management. Info on connecting communities producing Neighbourhood Plans with local museums and Record Offices

Link to Building in Context website: a toolkit that helps local authorities, developers and communities to enhance new development proposals so that they respond well to the historic area, local context and wider surroundings

### County

Connecting Oxfordshire: Local Transport Plan 2015 - 2031 (2015)

Connecting Oxfordshire is our new Local Transport Plan (LTP4) setting out our proposed transport solutions for the county up to 2031, ...we have a huge challenge to enable people to make the journeys they need to as the population grows, and avoid damage to the economy caused by severe congestion, as well as to protect the environment.

Over-arching transport goals: · To support jobs and housing growth and economic vitality; · To reduce transport emissions and meet our obligations to Government; · To protect, and where possible enhance Oxfordshire's environment and improve quality of life; and · To improve public health, air quality, safety and individual wellbeing

Water Resources Management Plan 2015-2040 (Thames Water) & River Basin Management Plan - Thames River Basin District (2009) (Environment Agency)

Sets out TW's plan to maintain the balance between supply and demand for water over a 25-year period. EA's Thames River Basin Management Plan aims to protect biodiversity and ecosystems and show how it is adapting to climate change

Oxfordshire's Biodiversity Action Plan 2015 (Oxfordshire County Council)

Conserving biodiversity for Oxfordshire's wildlife and people. The need for biodiversity action planning and protection of the main biodiversity hotspots in the county.

Thames (2014) & Cherwell, Thame and Wye Catchment Abstraction Licensing Strategies (2012) (Environment Agency)

Strategies to ensure water availability within the Thames Corridor, especially at low flows. Seek to ensure that new development supports greater autonomy of water supply and can manage during periods of low flow.

Oxfordshire Local Economic Partnership Strategic Economic Plan (March 2014)

Oxfordshire has Europe's largest concentration of multi-million pound science research facilities, underpinning its leading position in advanced engineering, manufacturing and life sciences.

Oxfordshire Draft Rights of Way Management Plan 2014-2024 (2014) (OCC)

Safeguarding rights of way and their management.

North Wessex Downs AONB Management Plan 2009-2014 (North Wessex Downs AONB Council of Partners)

Emphasis on AONB Partnerships to protect precious environments. Local communities at the heart of delivery.

## District

Oxfordshire Strategic Housing Market Assessment (SHMA) 2014

The SHMA is concerned principally with issues related to housing development, and considers in particular questions relating to: · how many homes might need to be developed in the future; · what mix of homes is needed; and · the housing needs of specific groups within the population.

VoWHDC The Strategic Housing and Land Availability Assessment (SHLAA) 2017

Part of the evidence base for the Vale of White Horse Local Plan 2031 Part 2 establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

The emerging Science Vale Action Plan

SODC and VoWHDC are producing a Science Vale Area Action Plan, to support the implementation of a Science Vale Vision and delivery of the strategic sites in the local plans. This will be a positive planning tool that will help shape, coordinate and deliver sustainable growth across the area.

Vale of White Horse District Council Topic Paper 4: Housing (evidence for Emerging Local Plan Part 1)

Summary of VoWHDC approach to the topic of housing and includes how they identified our overall housing target in the emerging Local Plan.

Development in both smaller and larger villages will be considered as part of Local Plan Part 1 in the distribution strategy in the context of the up to date housing target for the district. The categorisation of the different villages within the settlement hierarchy will also be reviewed as part of this process.

Vale of White Horse Green Belt review Feb 2014

Appleton with Eaton parish is not in the Oxford City Green Belt

Vale of White Horse Employment Land Review 2013 Update

The overall purpose of the ELR is to assess the quantity, quality and viability of the District's employment land supply and forecast the future demand for employment land over the next planning period (2012 to 2029).

Vale of White Horse Green Infrastructure Assessment Feb 2013

Identifies provision of Accessible Natural Green Space (ANG) i.e. green spaces which are both "natural" and accessible. There are no large ANG sites over 20ha in Appleton with Eaton Parish. Appleton with Eaton is noted as having a deficit of ANG in this report.

Current Supplementary Planning Documents: Design Guide March 2015; Sustainable design and construction Dec 2009; Open Space, Sport, Recreation July 2008 Developer Contributions 2017

South Oxfordshire District Council and Vale of White Horse District Council Strategic Flood Risk Assessment (FRA). Final Report (July 2013) (SODC & VOWH)

SPDs provide guidance to planners, developers, architects and facilities managers on how to achieve the council's requirements in sustainable design and construction when preparing planning applications. They also help the council achieve policies set out in its adopted Local Plan.

The FRA provides general advice for planners and developers on flood risk and other issues that need to be considered when carrying out development close to watercourses. Built up areas of Appleton with Eaton are highlighted in the assessment.

General guidance is given for planners and developers to cover all types of development, including: Permitted development within the flood zones and requirements for flood risk assessments (FRAs) and applying the Sequential and Exception Tests · Taking into account other sources of flooding · Surface water runoff and drainage · Making development safe · River restoration and enhancement · Existing watercourses, defences and assets · Developer contributions to flood risk improvements · The WFD and water quality

General advice: If a site within Flood Zone 1 site has been identified by the SFRA as having a known drainage problem, or has experienced flooding from other sources, then a detailed FRA is required... the proposed development should include the appropriate application of sustainable drainage techniques so as to maintain, or preferably reduce the existing runoff and flood risk in the area

Vale of White Horse District Council Level 1 Strategic Flood Risk Assessment (SFRA) Update (Feb 2018)

This document updates the joint 2013 SFRA.

## Local

Appleton with Eaton Community Led Plan

Footpaths, dog fouling and litter; flood prevention and control; Northmoor Weir; doctors' surgery in village hall; increased use of the sportsfield; broadband; playground and recreation area; bus services; road safety.

# Appendix 2: Table of key policy messages, local baseline situation, sustainability issues, and objectives

## ENVIRONMENT/SEA ISSUES

### Biodiversity, flora and fauna

Key messages from policy content	<p>Conserving biodiversity for Oxfordshire's wildlife and people.</p> <p>The need for biodiversity action planning and protection of the main biodiversity hotspots in the county</p> <p>Conserve habitats that depend on water</p>
Policy documents	<p>EU Habitats Directive Convention on Biological Diversity</p> <p>Oxfordshire's Biodiversity Action Plan 2015 (OCC)</p> <p>VoWHDC Local Plan Parts 1 &amp; 2</p> <p>National Planning Policy Framework (2019)</p> <p>Thames River Basin management plan</p>
Baseline situation	<p>River, woodland, hedgerows, farms, farm buildings and fields</p> <p>Significant geological features: e.g. Corallian Ridge</p> <p>Ancient and replanted woodland, Appleton Common</p> <p>Hedgerows, farms and farm buildings</p> <p>Osse Brook with water meadow</p> <p>River Thames and flood plain with associated wildlife</p> <p>Large range of wildlife species, including rare species (e.g. brands bats, hoverfly, and nearly 50 bird species)</p> <p>Bird breeding sites in farm buildings</p>
Issues and challenges	<p>Retention and conservation of existing diversity and habitats in the face of any development</p> <p>Retaining Green Spaces and views</p>
Sustainability objectives	<p>Maintain and enhance biodiversity and ancient habitats</p>

### Population and human health

Key messages from policy content	<p>Meet housing needs (including rental and purchase)</p> <p>Scale and location of new housing ensuring development is built in the most appropriate locations</p>
Policy documents	<p>National Planning Policy Framework (2019)</p> <p>Vale of White Horse Topic Paper 4: Housing (evidence for Emerging Local Plan)</p> <p>VoWHDC Local Plan Parts 1 &amp; 2</p>
Baseline situation	<p>See Housing Needs survey results</p>
Issues and challenges	<p>Protection of the Green Belt to retain integrity of the Parish</p> <p>Development to meet local needs</p> <p>Sympathetic development to match local building style</p>
Key messages from policy content	<p>Cater for ageing population-health, housing</p> <p>Homes should be well designed and easily adapted to the changing needs of residents throughout their lives</p>
Policy documents	<p>VoWHDC Local Plan Parts 1 &amp; 2</p> <p>EU Sustainable Development Strategy</p>
Baseline situation	<p>Doctor's surgery in Appleton Village Hall (closed summer 2019)</p> <p>Parish facilities such as shop and post office</p> <p>Supportive community, e.g. Appleton Volunteer Transport Scheme (AVTS)</p> <p>Shop will deliver to homes if required</p>
Issues and challenges	<p>Lack of public transport to health services</p> <p>Suitable housing for changing needs</p>

Key messages from policy content	Promoting healthy community- increased opportunities to meet, safe crime free environment
Policy documents	National Planning Policy Framework (2019) VoWHDC Local Plan Parts 1 & 2
Baseline situation	Several clubs (e.g. yoga, toddler group) Village shop and village hall Church and pub Low-crime area
Issues and challenges	Maintaining and enhancing existing amenities

Key messages from policy content	Promote healthy lifestyles and participation in sport/ recreation.
Policy documents	National Planning Policy Framework (2019) VoWHDC Local Plan Parts 1 & 2
Baseline situation	Sportsfield Tennis Club Playground (includes exercise equipment for adults)
Issues and challenges	Limits on membership, times available Maintaining access to footpaths

### Soil, water, air

Key messages from policy content	Balance supply and demand for water Ensure water availability within the Thames Corridor, especially at low flows.
Policy documents	Water Resources Management Plan 2015-2040 (Thames Water) River Basin Management Plan - Thames River Basin District (2009) (EA) Thames (2014) & Cherwell, Thame and Wye Catchment Abstraction Licensing Strategies (2012) (EA)
Baseline situation	No current issues
Issues and challenges	None known

Key messages from policy content	Environmental protection- pollution, noise, surface water, groundwater
Policy documents	VoWHDC Local Plan Parts 1 & 2 National Planning Policy Framework (2019) EU Water Framework Directive
Baseline situation	Risk of flooding around Osse Brook and the river Thames Flooding caused by blocked drains Blocked ditches and problems with piping into ditches causing flooding
Issues and challenges	Maintenance of ditches and drains

Key messages from policy content	New development must follow principles of good design including water and energy efficiency
Policy documents	VoWHDC Local Plan Parts 1 & 2 National Planning Policy Framework (2019) Thames River Basin Management Plan EU Sustainable Development Strategy
Baseline situation	Current development has followed principles of good design and energy efficiency with some houses in the Parish being “lifelong” houses, and others being low energy
Issues and challenges	Inappropriate development exacerbating water and other pollution problems Inadequate drainage provision for new developments

Key messages from policy content	Protect and improve the quality of the land, air and water environments
Policy documents	EU Strategy for Soil Protection VoWHDC Local Plan Parts 1 & 2 Thames River Basin Management Plan
Baseline situation	No issues at present
Issues and challenges	Protect existing farmland and Green Belt environments Prevent pollution of Osse Brook and other water courses

## Climatic factors

Key messages from policy content	All new developments should be energy efficient and acknowledge climate change
Policy documents	VoWHDC Local Plan Parts 1 & 2 Kyoto Protocol and 2015 Paris agreement EU Sustainable Development Strategy
Baseline situation	The majority of new developments use sustainable energy sources Some sustainable building techniques have been used for new builds
Issues and challenges	Most domestic properties use oil for energy (no gas in Parish) The cost and viability of building with, or changing to, sustainable energy sources
Key messages from policy content	Mitigation measures Mitigate effects of floods and droughts
Policy documents	Kyoto Protocol and 2015 Paris agreement VoWHDC Local Plan Parts 1 & 2 Oxfordshire's Biodiversity Action Plan 2015 (OCC) VoWHDC core strategy and emerging local plan National Planning Policy Framework (2019) Thames River Basin Management Plan
Baseline situation	Some mitigation measures in place (e.g. dredged ditches and cleared drains)
Issues and challenges	Drainage (ditch and pipe) and hedgeways, and use of permeable materials for hard-standing surfaces

## Landscape, material assets, heritage

Key messages from policy content	Continued protection of the region's biodiversity and enhancement of its landscape and built and historic heritage
Policy documents	VoWHDC Local Plan Parts 1 & 2 National Planning Policy Framework (2019) National Heritage Protection Plan Historic England VoWHDC Green Infrastructure Assessment
Baseline situation	SSSI Areas of ancient woodland Green Belt Conservation Area Listed buildings VoWHDC Green Belt Review Archaeological digs
Issues and challenges	Threats to existing landscape, biodiversity, etc., through development, land use changes, increased needs of population (e.g. traffic)
Key messages from policy content	Developments should be aware of impact on Chilterns and North Wessex AONB
Policy documents	Chilterns AONB management plan 2014-2019 North Wessex Downs AONB Management Plan 2009-2014 VoWHDC Local Plan Parts 1 & 2
Key messages from policy content	Preserve open space, green infrastructure, rights of way
Policy documents	National Planning Policy Framework (2019) VoWHDC Local Plan Parts 1 & 2 VoWHDC Green Infrastructure Assessment Oxfordshire Rights of Way Management Plan
Baseline situation	Sportsfield - owned by Parish Council Footpaths officer monitors the condition of public rights of way Application for Definitive Maps Modification Order lodged
Issues and challenges	Balancing preservation of these spaces with community needs

Key messages from policy content	Development on greenfield sites only after consideration of other sites. Use worst quality agricultural land first
Policy documents	National Planning Policy Framework (2019) VoWHDC Local Plan Parts 1 & 2
Baseline situation	No issues at present
Issues and challenges	Green belt protection being threatened

Key messages from policy content	Development should be located and designed to enable more sustainable use of the region's natural resources
Policy documents	VoWHDC Local Plan Parts 1 & 2 VoWHDC Design Guide SPD

## SOCIAL

Key messages from policy content	Protection of existing services and facilities and provision of new ones Provision and retention of small-scale local leisure facilities
Policy documents	VoWHDC Local Plan Parts 1 & 2 National Planning Policy Framework (2019)
Baseline situation	The Parish has;  Shop, post office, school, two pubs, surgery (closed summer 2019), park, Tennis courts, sportsfield, pre-school (closed summer 2020)
Issues and challenges	Maintaining the existing services and amenities  Availability of land School at capacity No bus services

Key messages from policy content	Encourage public transport, footpaths, cycleways
Policy documents	VoWHDC Local Plan Parts 1 & 2 National Planning Policy Framework (2019) Oxfordshire Local Transport Plan 4
Baseline situation	No public transport through Parish. No cycle routes shown on Sustrans.org.uk Footpaths: some under dispute

Issues and challenges	Maintenance of footpaths No public transport
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Key messages from policy content	Encourage traffic management measures Tailored transport solutions for rural communities Deliver integrated transport improvement programme Improve road safety
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Policy documents	National Planning Policy Framework (2019) Oxfordshire Local Transport Plan 4 Oxfordshire LEP Strategic Economic Plan
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Baseline situation	Some concerns over parking and clear sightlines around parked cars Appleton volunteer driving group to assist mobility
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Issues and challenges	Parking in Appleton village centre
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Key messages from policy content	New developments need adequate car parking
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Policy documents	National Planning Policy Framework (2019) Oxfordshire Local Transport Plan 4
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Baseline situation	Most houses have off road parking
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## ECONOMIC

Key messages from policy content	The life of the countryside and rural communities should be sustained through economic diversity
Policy documents	Oxfordshire LEP Strategic Economic Plan VoWHDC Local Plan Parts 1 & 2
Baseline situation	Four farms in the Parish Large homeworking community Village shop Village primary school Businesses, e.g. WG Carter, Advanced Electrical 2 pubs
Issues and challenges	Maintain good online and other communication channels and technologies
Key messages from policy content	Ensure sufficient choice of school places
Policy documents	National Planning Policy Framework (2019)
Baseline situation	Appleton school 196 spaces - at capacity - (catchment area includes Besselsleigh, Tubney and Fyfield) (and other local primary and secondary schools also at - or close to - capacity) No choice for state school (either primary or secondary)
Issues and challenges	Supporting any Parish growth with adequate spaces at the school Transport to secondary education (in Oxford)
Key messages from policy content	Support measures that ensure young people leave education with skills needed and employers identify skills gap Promote agriculture and land based businesses
Policy documents	National Planning Policy Framework (2019)
Baseline situation	Not aware of any local apprenticeships or job placements/work experience

Support the visitor economy  
Tourism - promote tourism and improve visitor facilities and make more use of historic/cultural attractions

Key messages from policy content

National Planning Policy Framework (2019)  
Thames River Basement Management Plan

Policy documents

Farm based visitor attractions (e.g. Christmas barn)  
Summer river campsite

Baseline situation

Transport into and out of the Parish - increased road usage

Issues and challenges

Expand/improve high speed broadband

Key messages from policy content

The VoWHDC Local Plan Parts 1 & 2  
National Planning Policy Framework (2019)  
Oxfordshire LEP Strategic Economic Plan

Policy documents

High speed broadband (50-1000 mbps) available in Parish (depending on contract)

Baseline situation

Cost and sustainability of broadband  
Increased reliance on high internet connectivity

Issues and challenges

## CUMULATIVE IMPACTS

Strategic sites

Key messages from policy content

VoWHDC Local Plan Parts 1 & 2

Policy documents

None

Baseline situation

Oxford Science Vale  
Will this affect Appleton with Eaton? Traffic? Housing?

Key messages from policy content

Oxfordshire LEP Strategic Economic Plan  
Science Vale Action Plan

Policy documents

No

Baseline situation

<b>Key messages from policy content</b>	Climate change: effects of floods
<b>Policy documents</b>	<p>Kyoto Protocol and 2015 Paris agreement</p> <p>VoWHDC Local Plan Parts 1 &amp; 2</p> <p>Oxfordshire's Biodiversity Action Plan 2015 (OCC)</p> <p>National Planning Policy Framework (2019)</p> <p>Thames River Basin Management Plan</p>
<b>Baseline situation</b>	<p>Some historic groundwater flooding</p> <p>Average incidence of basal cell carcinoma caused by global warming.</p>
<b>Key messages from policy content</b>	Development in other communities near Appleton with Eaton
<b>Policy documents</b>	VoWHDC Local Plan Parts 1 & 2
<b>Baseline situation</b>	Sites to the Parish may come forward in Part 2 of the Local Plan