

Planning Services

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Listening Learning Leading

Ewelme Parish Council

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DECISION REGARDING DESIGNATION OF EWELME PARISH AS A NEIGHBOURHOOD AREA UNDER SECTION 61G OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED

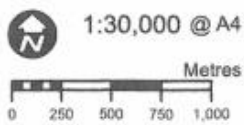
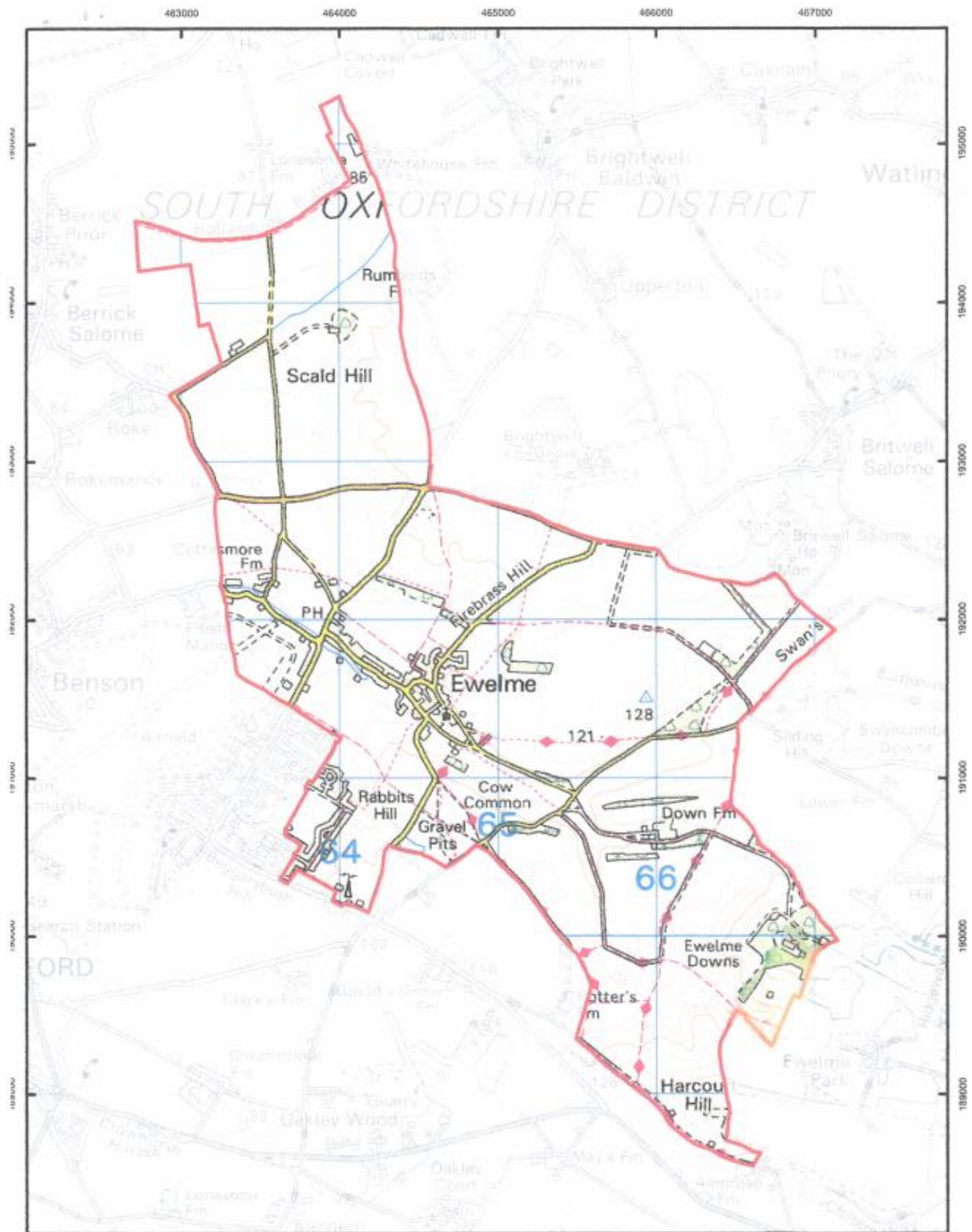
This letter confirms that on 15 May 2017, the Head of Planning at South Oxfordshire District Council, designated the area shown on map 1 below as the 'Ewelme Neighbourhood Plan Area'. This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Ewelme Parish Council under section 61G(1) of the Town and Country Planning Act 1990 as amended. It was decided not to designate the area as a business area under section 61H(1) of the Act as it is not primarily or wholly business in nature. The relevant designation information is set out below:

- a) Name of neighbourhood area: Ewelme
- b) Map of neighbourhood area included below
- c) Relevant body: Ewelme Parish Council
- d) The Area Designation Application and Supporting Statement submitted by Ewelme Parish Council is available in Appendix 1

Yours sincerely,

Adrian Duffield
Head of Planning

Map 1 Ewelme Neighbourhood Plan Area



Ewelme Neighbourhood Plan Area

February 2017
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Appendix 1 - Original Area Designation Application

27 APR 2017

Neighbourhood Planning Area Designation Application Form



Application to designate a Neighbourhood Area
Town and Country Planning Act 1990
Neighbourhood Planning (General) Regulations 2012



1. Single point of contact regarding the Neighbourhood Plan

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

2. Parish clerk details (if different from those above)

Title: First Name: Surname:

Address:

Postcode: Telephone:

Email:

3. Relevant Body

Please confirm that you are the relevant body to undertake neighbourhood planning in your area in accordance with section 61G of the 1990 Act and section 5C of the 2012 Regulations.

Yes No

Name of Relevant Body:

Note: in areas covered by a town or parish council, the town or parish council is the relevant body. For applications covering more than one parish area, please nominate a lead parish to act as the Relevant Body. If your area is not covered by a parish council (only a parish meeting), please contact the Planning Policy Team before making your application.

4. Extent of area

Please attach an OS plan showing the extent of the proposed Neighbourhood Area and indicate below the relationship of the proposed area to parish boundaries. For further information about obtaining OS maps please see note 1.

Proposed area covers the whole of a single parish boundary area:

Proposed area covers part of a single parish boundary area:

Proposed area covers multiple parish boundary areas:

5. Applications covering more than one parish area:

If your application area covers more than one parish area, please list the parishes covered by the area application, the extent of the parish included and obtain consent from the parish by getting them to sign below:

Name Town/Parish Council	Extent of parish included in Neighbourhood Area	Name and Position	Authorising Signature
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

By signing this form your Parish Council is agreeing to the inclusion of part or the whole of your parish into the Neighbourhood Area named below and shown on the attached OS map.



6. Name of Neighbourhood Area

Please give the name by which your Neighbourhood Area will be formally known

EWELME PARISH

7. Intention of neighbourhood area:

Please indicate which of the following you intend to undertake within your neighbourhood area:

Neighbourhood Development Plan:
Neighbourhood Development Order:
Community Right to Build Order:

8. Reasons for considering the area appropriate

Please briefly describe below why you consider this area is appropriate to be designated as a Neighbourhood Area:

PLEASE SEE ACCOMPANYING STATEMENT

9. Previous applications

Has this relevant body previously submitted an application to designate a neighbourhood area, which has not yet been determined?

Yes

No

10. Withdrawal of previous application

If you answered 'yes' to question 9 above, please sign below to withdraw your previous application

I/we hereby wish to withdraw any previous application/s to designate a neighbourhood area made by this relevant body

Name: Date:

Signature:

11. Declaration

I/we hereby apply to designate a Neighbourhood Area as described on this form and the accompanying plan.

Name: EWELME PARISH COUNCIL Date: 24/4/2017

Signature: S.L. Gillman

Please return the form to:

Vale of White Horse District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB

or

South Oxfordshire District Council
135 Eastern Avenue
Milton, Milton Park, OX144SB

planning.policy@whitehorsedc.gov.uk

or

planning.policy@southoxon.gov.uk

Publications of applications to the Council's website.

Please note, as required under the Neighbourhood Planning (General) Regulations 2012, a copy of this form and accompanying information will be published on the Council's website. However, all personal information, with the exception of the name and address of the main contacts, will be redacted from the website. The complete form will be available to view in the council offices. If you require any further clarification, please contact the Planning Policy Team.

Additional Background Information to support Section 8 of the Neighbourhood Plan Area

Designation Application for Ewelme Parish

A Profile of Ewelme Parish

Ewelme is a 'small village' as designated within the emerging SODC Local Plan 2032, Stage three, Appendix 1 (the Settlement Hierarchy). Ewelme sits cheek by jowl with the nearby buildings belonging to RAF Benson and includes an area within the MOD land of approximately 130 dwellings over 11 roads. Outside of the village centre is mostly farmland and countryside in the direction of the northeast toward Roke, and the southeast toward Nuffield, as well as several scattered farmsteads.

Like many parishes in the foot of the Chilterns, the solid geology is chalk overlying gault clay. The drift geology includes some gravel. Most of surrounding land is arable or used for grazing. Running east-west through the middle is a brook and watercress beds which gives the Parish its identity and the *raison d'être* of its inhabitation.

Ewelme is a typical village settlement which is located at a spring line that has been inhabited continuously for more than 1,000 years. In the Domesday Book of 1086 Ewelme was a fairly small manor held by Gilbert de Gand but suddenly gained prominence in the 14th century. As a result of an advantageous marriage to the heiress of the manor, Thomas Chaucer, son of the famous courtier and poet acquired the lands. Their daughter Alice, born in 1404, through three materially advantageous marriages, became a wealthy and politically influential character, whose grandson was briefly heir to the Plantagenet throne. It was through her third marriage to William de la Pole, Earl of Suffolk in 1430, that Ewelme experienced its zenith. Alice and William enlarged and improved the 13th century church and her parents' mooted manor house. They built in red brick, a material new to the area, the complex of the Alms-houses and a Grammar School designed to serve the poor men and able children of their village. Their manor house was designated a Palace when William became Duke of Suffolk in 1448. Alice died in 1475 and her magnificent alabaster tomb is visited by a steady flow of tourists to this day. After the defeat of Richard I at Bosworth in 1485 the de la Pole dynasty, with its strong, legitimate claim to the throne, was gradually obliterated, either in battle or by execution, by the victorious Tudors. By 1513 the manor was forfeited to the Crown, and Ewelme Palace became a favourite lodging of Henry VIII and then his daughter Elizabeth I. Due to Henry VIII's personal holding of the Chantry Chapel of St Mary's Church, its two beautiful tombs escaped destruction in the dissolution of 1536. By 1609 the Palace had fallen into dereliction and another Manor house was eventually built in its place.

Ewelme was on the cusp of the fighting in the Civil War, being briefly held by the King's nephew Prince Rupert of the Rhine. However, it was a Parliamentarian General named Francis Martyn, a Ewelme man, who saved the church and its treasures from desecration a second time, by forbidding his troops to sack it. Thus, having survived dissolution and destruction, the charming, magnificent mediaeval heart of Ewelme is still preserved- mainly as William and Alice constructed it.

For several hundred years from the late 17th Century, Ewelme evolved into large agricultural estates owned by a succession of wealthy yeoman farmers. None of these families survives and the grand houses they once owned are now occupied by more well-to-do incomers. The villagers were mostly labourers on the land, living in small tied cottages where large families were reared. Ribbon development gradually stretched the village along the The Street to the west, with a cross-section of architecture from various eras. Thus, thatched Elizabethan beamed cottages and Victorian brick villas (protected by Article 4 Directions in conservation areas 3.104) exist side by side with modern

houses. In the early decades of the 20th Century the first social housing was built along what is now called Green Lane with the provision of six dwellings. A further twelve Council houses were added between the Wars and sixteen more in Hampden Way during the late 1950s. These new houses were particularly appreciated by the local young married couples, giving them the opportunity to move out of their parents' cramped cottages and set up on their own.

During the early 1960s, three major private housing developments were built in the village. Eleven houses were erected along Green Lane on the former orchard of The Old Mill. In 1968 twelve houses were built on the site of The Mount, an Elizabethan manor house, and is now known as Chaucer Court. Finally, an eight house complex was built on land in Eyre's Lane. These developments attracted a major influx of new residents from other localities who, mainly, drove to their workplaces in areas outside the village. Fortunately, this increase in population by families with young children has enabled the village school to flourish and, so far, escape the threat of closure. Furthermore, due to its peaceful, unspoilt charm and yet geographical convenience for other towns and transport links, Ewelme is also appealing to retired newcomers.

In the late 19th Century the Watercress Beds industry was started up along the Ewelme brook, and Ewelme watercress was taken to the railhead at Watlington to be taken, via the main line at Princes Risborough to Manchester, the West Midlands and Covent Garden. This successful industry lasted approximately 100 years, ending commercially in the late 1980s. However, the watercress work force was comparatively small and it was not until the mid-1930s that the Cowley Motor Works in Oxford enticed many of the men folk away from the land to earn higher wages in the car factories. This migration of labour coincided with the mechanisation on the land enabling local farmers to shed most of their labour force. Perhaps the greatest modern social impact on Ewelme was the building of RAF Benson, begun in 1937 and completed in 1939. The Station provided further employment for the villagers and today the pre-school, school and pub all benefit from its presence. The Rowse Honey Factory, situated in the heart of the village, also gave employment from 1952 until it was relocated to Wallingford in 1986 (its old site by the Kings Pool was used to build a number of private houses in a style and materials which blend in well with the area.) Today, Ewelme Coachworks, off the Street, operates a high class body repair garage, R Hazel operate a site at the northern part of the village and Grundons the largest waste management business in the country, is located on the southern edge of the village, giving employment to some villagers.

In modern times Ewelme has suffered the same problems as many small English country villages in the decline in the number of its shops. Although Ewelme once boasted many shops that served the needs of the community and three public houses, today there is but one public house left. The village shop was successfully reopened following the 2008 Ewelme Village Plan where residents voted overwhelmingly to support a new village store run by volunteers on a not for profit basis.

Also, the pressures of increased traffic place an ever increasing burden on narrow lanes. Fortunately, in 1968 The Ewelme Society was formed to lobby for the busy B4009 road route to be diverted away from the village and to have the main part of the village designated a Conservation Area within the Area of Outstanding Natural Beauty. The derelict Watercress Beds were purchased by The Chiltern Society in 2000 and the site has been renovated and is now maintained by an enthusiastic body of volunteers.

Ewelme benefits from the support of the Ewelme Trust Foundation, dating from 1437 – to look after the elderly and educate the poor of the village. Today they still own approximately 10% of property in the village which they maintain to a high standard.

Ewelme has a village hall, a church, a pre-school and primary school, a shop with a tea room and post office counter, a public house and a number of working farms. Employment in the Parish is, as it has always been, dominated by agriculture although nowhere near the same numbers earn a living from the land as in the past. Since 2006 Ewelme has hosted the annual Chiltern Chase, a charity run starting and finishing on Cow Common, supporting local charities.

There are now only limited bus services linking Ewelme to Wallingford and Cholsey. These operate during peak and off-peak times. There is no bus service through the main part of the village.

There is a high level of perceived transport issues within the heart of the village and on-street car parking around the village centre is particularly problematic during school drop off and pick up times, as well as for village hall users.

There are limited paved footpath links in and around the village centre.

Any future development, should enhance the existing character and setting of the Parish, and be based on a Neighbourhood Plan rather than individual ad-hoc planning applications, that fail to follow the overall development strategy for the whole village. It will require perceptive planning and considerate decision making to preserve the unique character and special landscape setting within which it lies.

The Parish Council is a properly constituted elected body representing the local community within the defined Parish boundary.

The Neighbourhood Plan Steering Committee presently comprises eight representatives from the local community with two Parish Councillors. Further members will join as the Plan process evolves.

The Parish is appropriate to be designated as a Neighbourhood Plan Area.