

North Farm, Aston

Presentation to Aston Parish Council - November 2021

Charles Maxlow-Tomlinson - New Reality on behalf of Oxfordshire County Council
Sharon Brentnall - Bluestone Planning on behalf of Oxfordshire County Council



Agenda

Meet the New Reality

1. Who Are We
2. Where Are We
3. Next Steps
4. Questions



Who Are We?





Appointed by Oxfordshire County Council
(as Landowner not as Statutory Authority)



Our Experience

We have a track record of delivering similar schemes, such this one (shown right) in Hampshire for 20 dwellings, a football pitch, multi-sports court, pavilion, allotments and village green which won a Royal Town Planning Institute award.



We also have a number of on-going schemes in Oxfordshire and Berkshire for community led development including new village halls, community car parks, recreation facilities and housing.



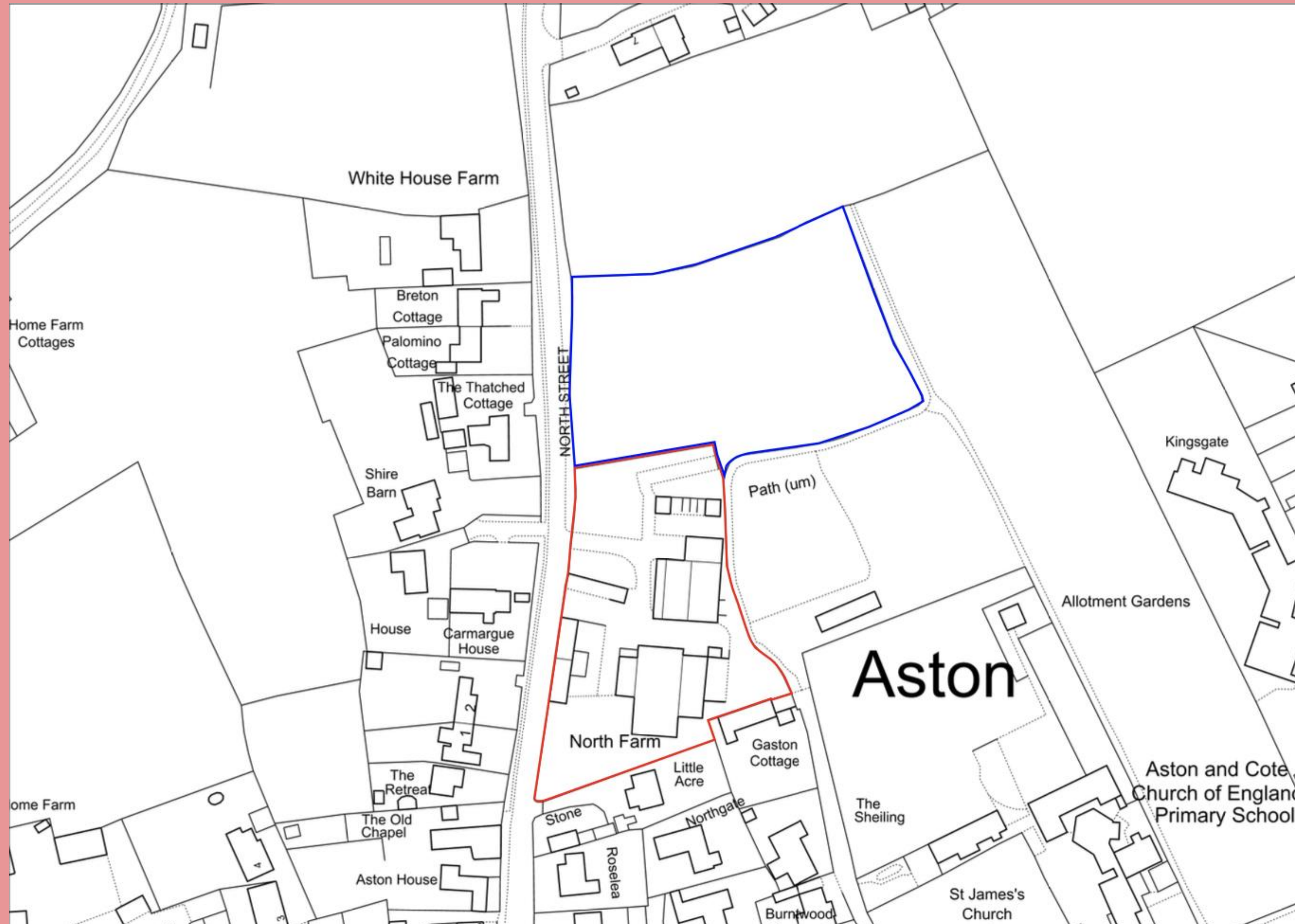
We also work with Neighbourhood Plan groups. Having worked on over 30 Plans to date, we have extensive knowledge of how to best work collaboratively with parishes to balance community needs with policy constraints



Where Are We?



OCC Land Ownership



Planning Policy

National Policy and the West Oxfordshire Local Plan

- Aston is a village where new residential development may be acceptable depending on the location.
- Policy sets out that acceptable locations could include sites within or adjacent to the built up area, particularly where it results in the provision of affordable housing.
- North Farm is in the Conservation Area and any development will need to show it conserves the special interest, setting, character and appearance of area.
- Aston is a location where new business and community development (including new services and facilities) which enhance the vitality, health and wellbeing of the community will be supported.
- Community led development gives us the opportunity of working together to deliver a viable scheme which meets these policy objectives and results in a community benefit.

Planning Policy Compliant

6 Large Houses (5 new build & refurbished farmhouse)



Please note that all layouts are purely illustrative

The Art of the Possible

16 Houses (9 market & 7 affordable) & Pub & Open Space



Please note that all layouts are purely illustrative

The Art of the Possible

23 Houses (15 market & 8 affordable) & Pub & Open Space & Community Hub

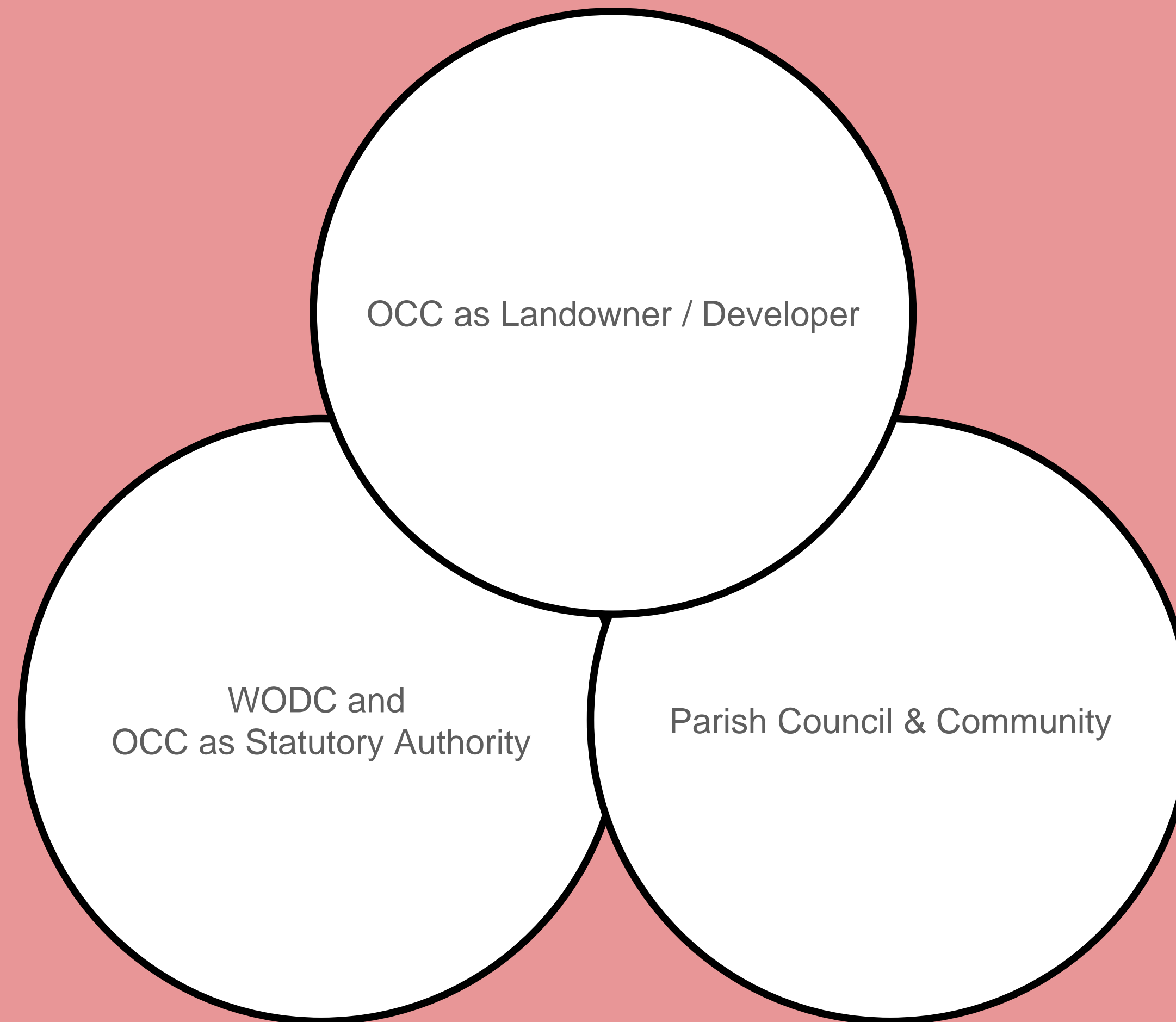


Please note that all layouts are purely illustrative

Next Steps

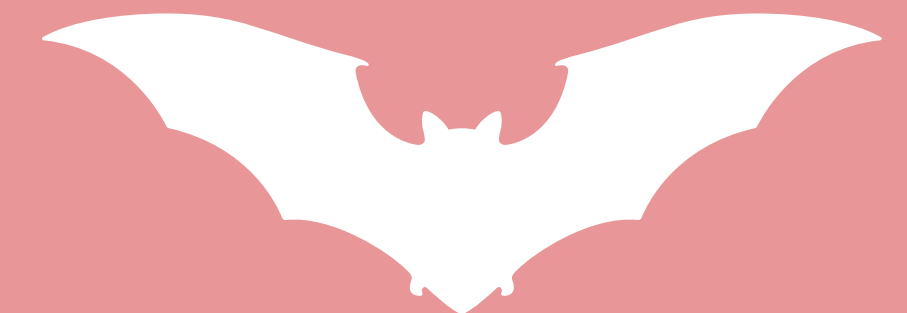
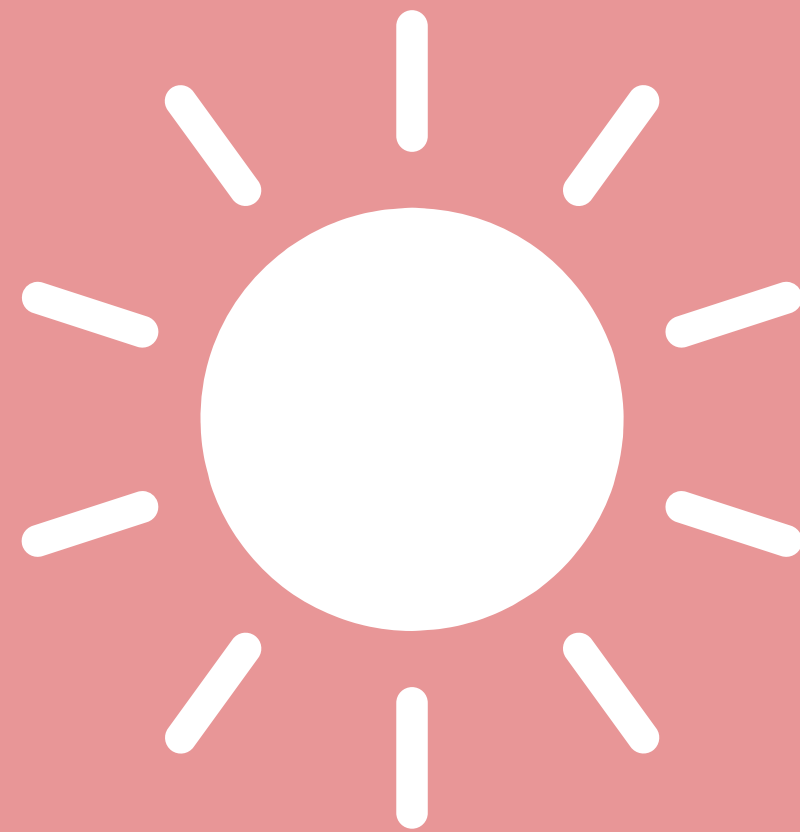


Opportunity to Work Together

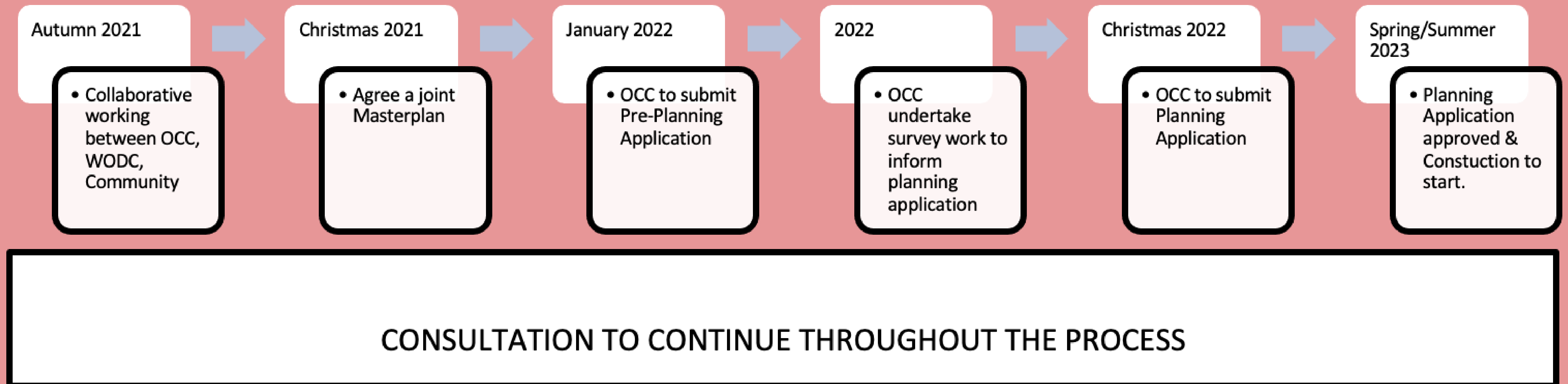


Opportunity to Work Together

What we already know....



Proposed Timeline





NEW REALITY



MAKING PROPERTY WORK

www.newrealityproperty.com