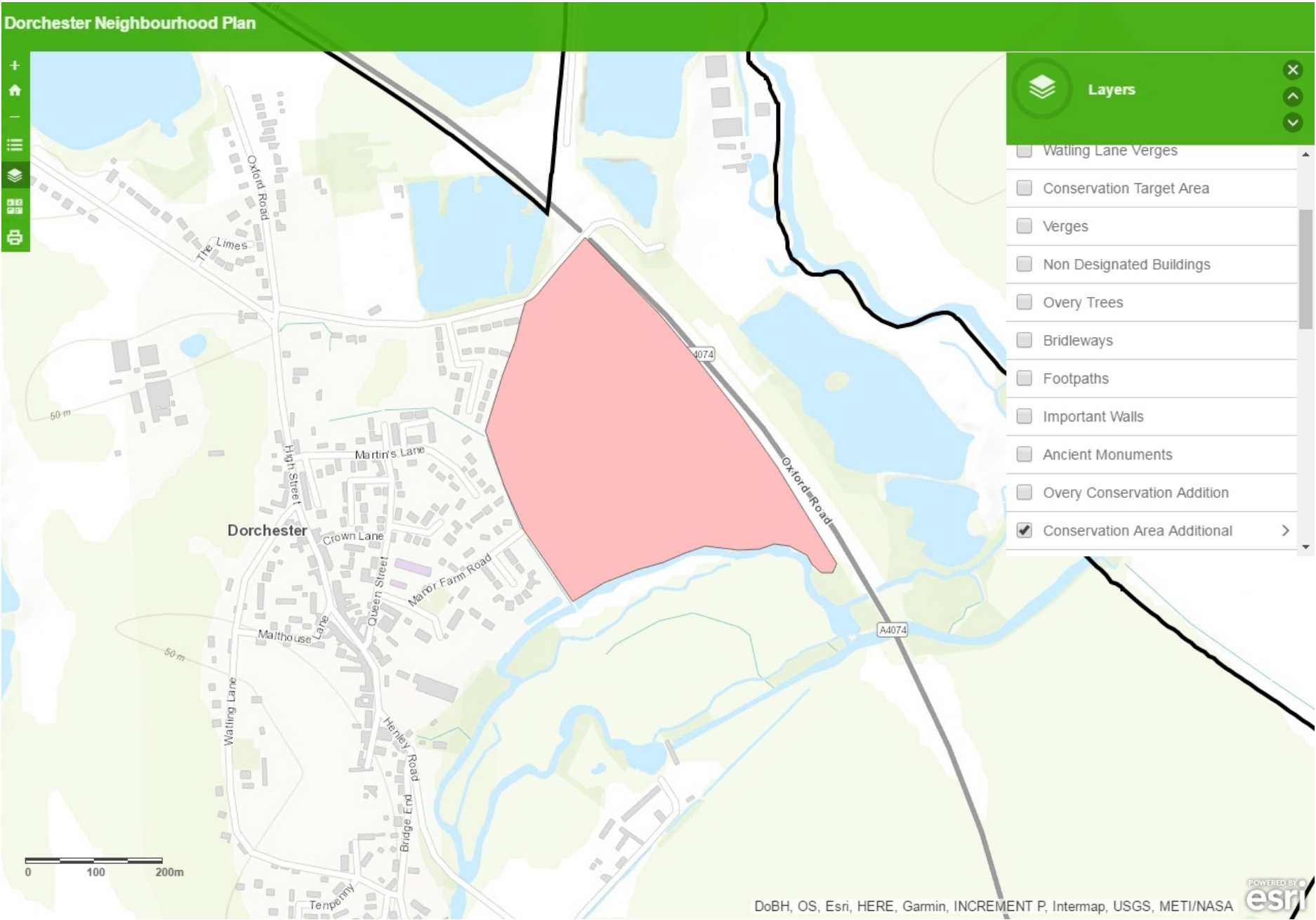
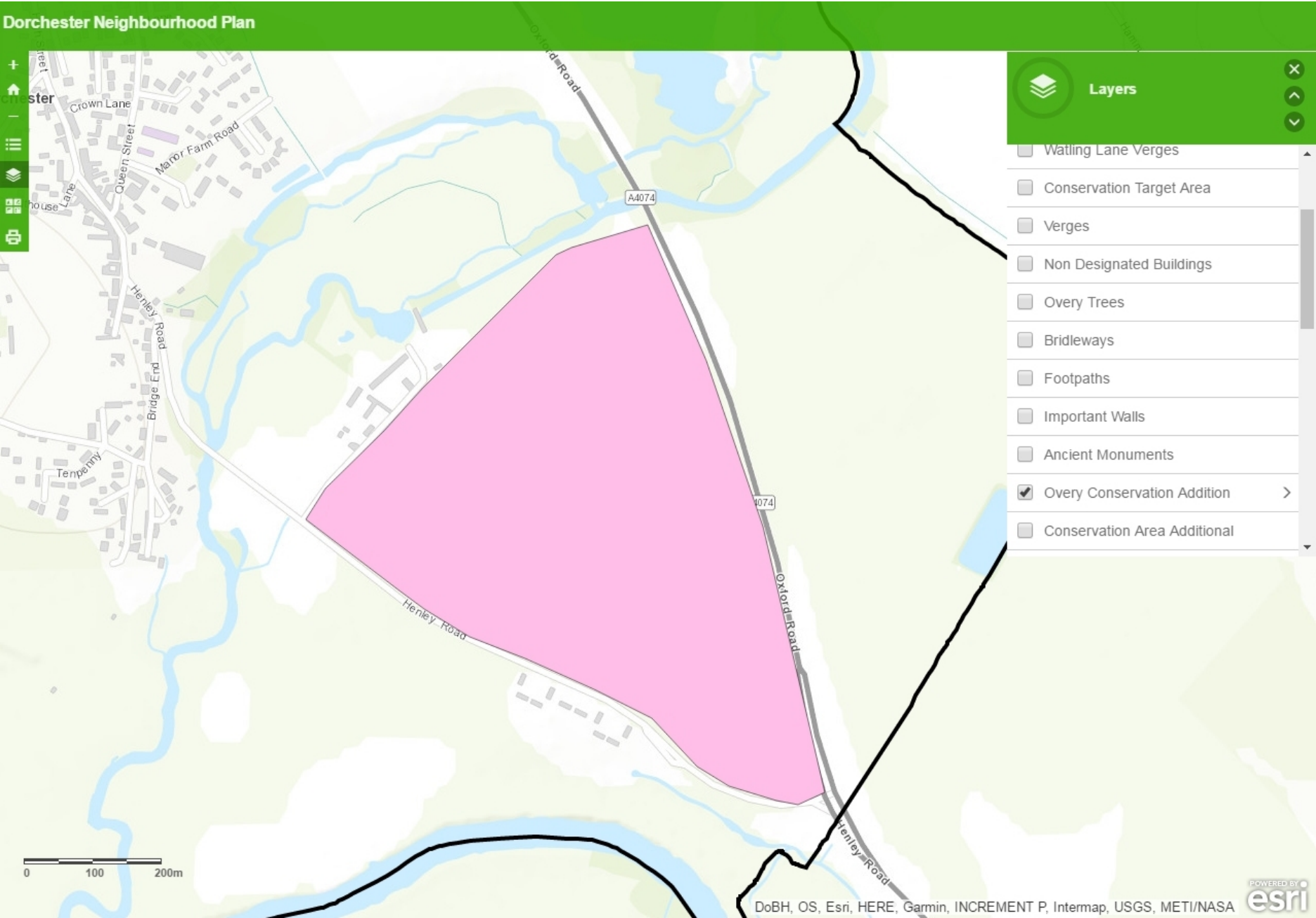


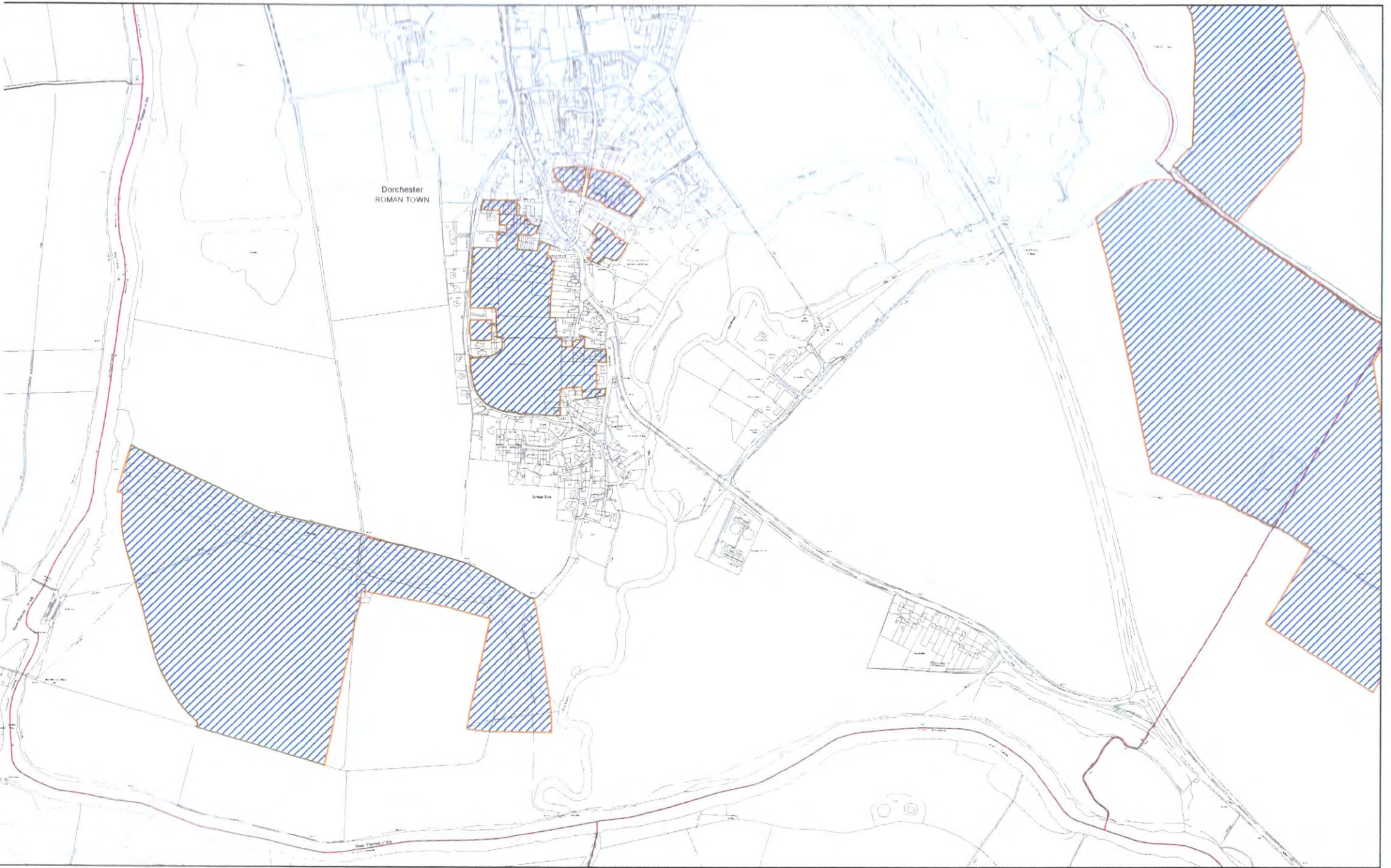
Appendix 1: Map of proposed additions to Dorchester Appraisal map including extended conservation area



Appendix 2: Map of proposed additions to Overy Appraisal map including extended conservation area.







## Enquiry System

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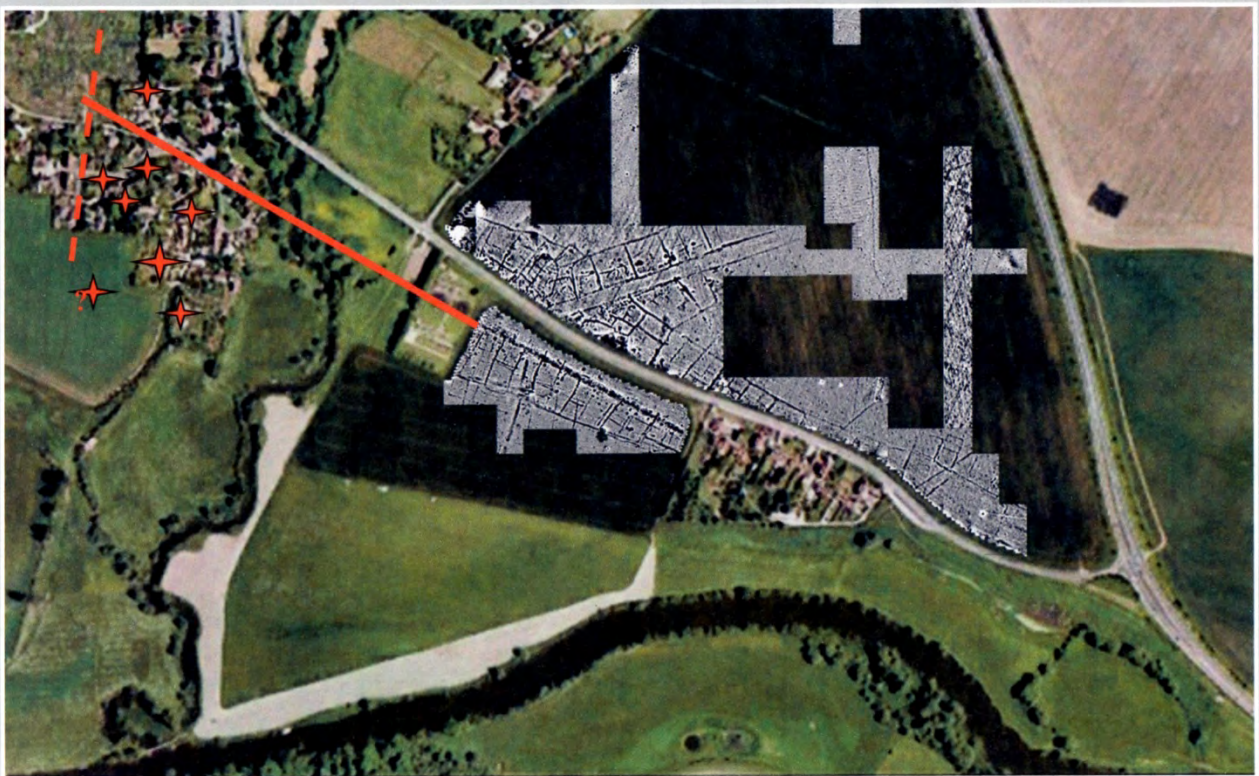
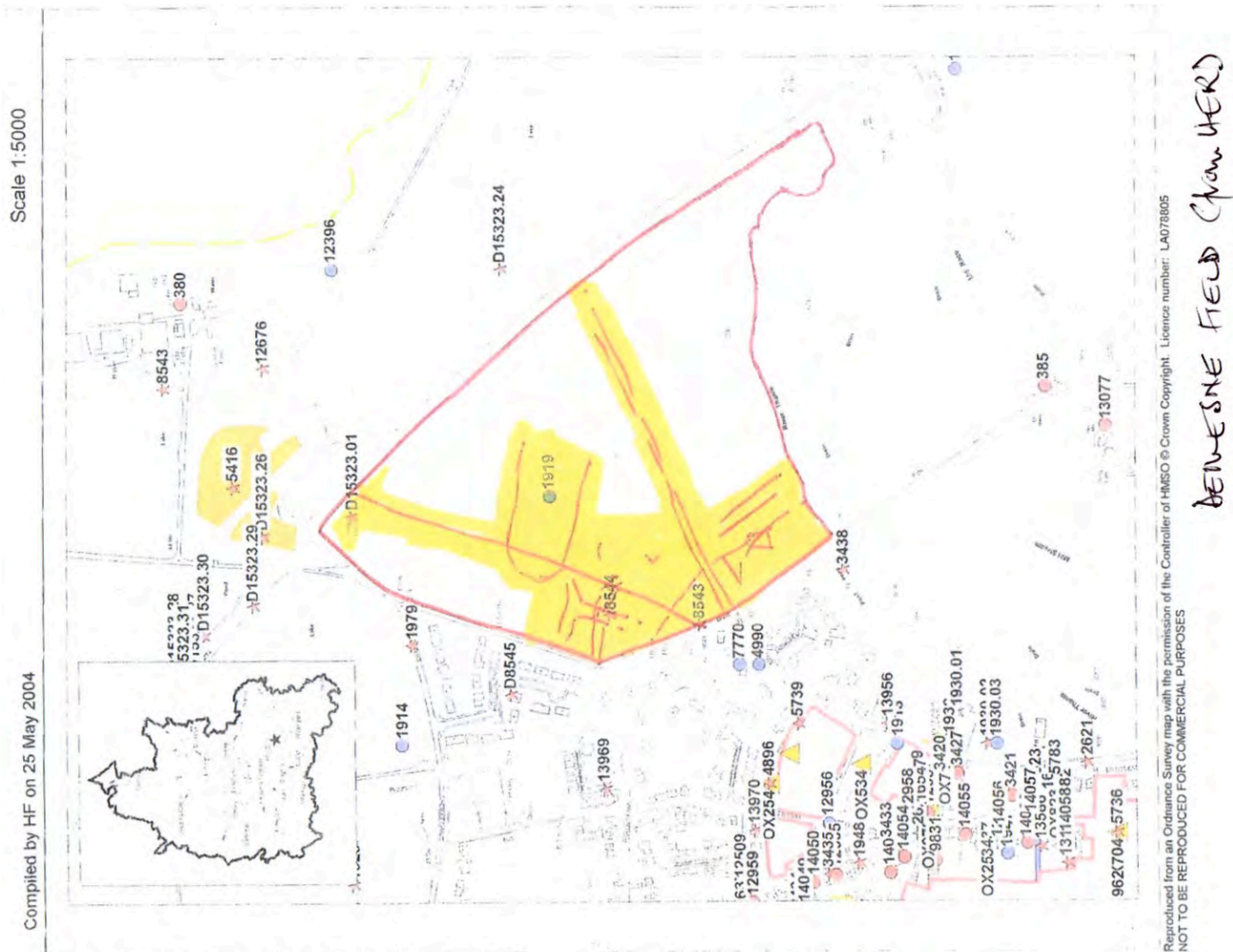
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## APPENDIX 4 Archaeological remains at Overy and the Demense Field



## Roman burials and road alignments

## APPENDIX 5 LOCAL LIST OF NON-DESIGNATED BUILDINGS

As identified on the Conservation Area Maps as 'buildings of local note'

### BRIDGE END

No. on Map	Address	Description/historic details	Justification
1	No 4.	House of red brick with yellow brick dressings. Clay tile roof. Attached carriage house with timber doors and a hay loft above.	Dated by inscription 1909. The house original functioned as a sweet shop and tea room on the ground floor.
2	No 6. The Old Castle.	Brick and clay tile with a rendered and timbered upper storey.	Early C20 in an arts & crafts idiom. Former public house for Halls Brewery of Oxford.
3	No 7.	Cottage of coursed clunch with a tiled roof.	One and a half storeys high with a central entrance and two dormer windows. Roof possibly original thatched.
4	Plumtree Cottage.	Rubble stone with brick dressings and a clay tiled roof. Gable end onto the road.	One and a half storeys high with a single dormer and a later lean-to along the length of the entrance elevation.
5	Loreto Cottage.	Partly timber framed with a thatch roof. Gable end onto the road.	One and a half storeys high.
6	No 15.	Rubble stone and brick with a clay tile roof. Gable end onto the road.	One and a half storeys high. Lean to extensions to either side. Some of the larger stones in the gable end might have been taken from the medieval bridge.
	<b>All four cottages (numbers 3-6 on map) are of modest size and were probably built on the waste after the demolition of the medieval bridge in 1816.</b>		
7	No 25.	Brick with a tiled roof.	Modern rebuild of a cottage that formed part of a terrace with the adjacent timber framed and thatched No 23 (listed). Group value.
8	No 17.	The cob single storey building with a slate roof attached to the south of the cottage.	Built as the Primitive Methodist chapel and schoolroom in 1839. Despite its modern windows it is of great importance in understanding nonconformist worship in the village in the C19.

9	No 22	Brick with a slate roof.	Originally only one room deep with a rear outshot. Characteristic of modest C19 labourer's cottage.
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## WATLING LANE

No. on Map	Address	Description/historic details	Justification
10	No 17.	Painted brick cottage at right angles to the lane with a slate roof and a central entrance.	Early C19 two storeyed cottage along the roadside waste with later extensions to the rear.
11, 12,13	Port House.	Large detached house of brick set back from the lane with its outbuildings.	A C19 gentleman's house of a distinctive designed architectural character. The cob summerhouse with gothic windows is listed but there are two other outbuildings which contribute to the ensemble – a brick workshop parallel to the lane to the north and a gardener's bothy of brick adjacent to the house.
14	Nos 47-9.	Semi-detached pair of brick cottages facing on to the allotments.	Simple two-storeyed C19 workers' cottages.
15	No 51.	Rendered and slate roofed cottage adjoining 47-9 above.	A detached two-storeyed cottage with a modest extension.
16	Nos 52-4.	Semi-detached pair of brick and tiled cottages parallel to the lane.	C19 workers' cottages. Two storeys with a lean to service area fronting onto the lane and the main aspect facing the open countryside to the south west.
17	No 62.	Brick cottage in header bond with a slate roof.	Part of the group of C19 workers' cottages running along the south side of the lane.
18	Peppers Plot.	Brick cottage with a slate roof.	C19 with a later extension to the west.
	<p><b>All three groups (numbers 14-16 on map) lie parallel to the lane and were probably built on the roadside waste to provide accommodation for the labouring workforce. They are present on the 1846 Tithe Map as are Nos 47-51 above (numbers 12 and 13 on map) . They represent tangible evidence for the provision of ordinary housing in the village at that period.</b></p>		
19	No 69. The Old Cottage.	Brick with some timber and a thatched roof. Parallel to the lane.	One and a half storeys high with a central entrance and a lean-to outshot. Of late C17 or early C18

			date and probably the earliest surviving labourer's cottage in the village.
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#### **MALTHOUSE LANE**

Nos. on Map	Address	Description/historic details	Justification
20	Cob Cottage	Two storeyed cottage of cob with a slate roof parallel to the lane.	Mid C19 cottage providing evidence of the continued use of cob as a building material at that period.
21	Garage to No 3A	Simple cob building with pitched roof and doors in gable end.	C19. The last surviving structure of the forge which originally occupied the yard.

#### **MARTIN'S LANE**

Nos. on Map	Address	Description/historic details	Justification
22	Jemmetts Row	Brick-built terrace of vitrified headers with a clay tile roof. At right angles to the lane.	C19 terraced housing. The rubble stone gable end fronting the lane shows evidence for the incorporation of an earlier house.

#### **QUEEN STREET**

Nos. on Map	Address	Description/historic details	Justification
23	Village Hall	Distinctive Gothic building in English Bond brickwork with stone dressings. Gable end to the street with two pointed windows surmounted by a rose window.	Designed by Sir Giles Gilbert Scott as the Girls' and Infants' school and built in 1871.
24	No 11. The Old School	More restrained design in brick with segmental arched windows and a bell cote in the gable end facing the street.	Built in 1896 as the Boys' school. The design reflects the shift from gothic to Queen Anne at the end of the century.
25	No 12	Timber and brick cottage with a clay tile roof.	Probably early C18 with later additions.
26	Nos 14-16	Brick built semi-detached pair of two storeys with vitrified headers and a slate roof.	Indicative of C19 housing away from the medieval High Street of a slightly higher status than the developments in Watling Lane.
27	Nos 18-20	Brick built semi-detached pair of two storeys with a clay tile roof and a central chimney stack.	Part of a group with 14-16 and 22-4.
28	Nos 22-4.	Brick-built semi-detached pair	Dated 1889 by inscription. Part of

	Abbey Cottages	with stone dressings and a clay tile roof with decorative ridge tiles. Decorative key stones to the windows.	a group of semi-detached houses with 14-16 and 18-20.
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## CEMETERY

Nos. on Map	Address	Description/historic details	Justification
29	Cemetery chapel	Gothic stone building with ogee heads to the mullion windows and a central archway with decorative timberwork. Unroofed.	A key building in the C19 social and religious history of the community.

## CLOISTER GARDEN

Nos. on Map	Address	Description/historic details	Justification
30	Cow Shed	Brick with a clay tile roof and offset door.	C19. Said to have been built to supply fresh milk to the adjacent Rectory.

## OVERY

Nos. on Map	Address	Description/historic details	Justification
31	Overy Court	Brick-built complex of single storey farm buildings.	C19. Originally associated with the Manor House and the Davey family of progressive farmers.
32	Field barn	South-east of Overy Mill. Weather boarded with a clay tile roof.	C18. Probably originally served the mill.

## DYKE HILLS

Nos. on Map	Address	Description/historic details	Justification
33 & 34	Two pill boxes	One at either end of the Dyke Hills. Brick and concrete.	Built in response to the invasion scare in World War II, they demonstrate the strategic importance of the confluence of the Thame and the Thames from the Iron Age to the C20.

## HIGH STREET

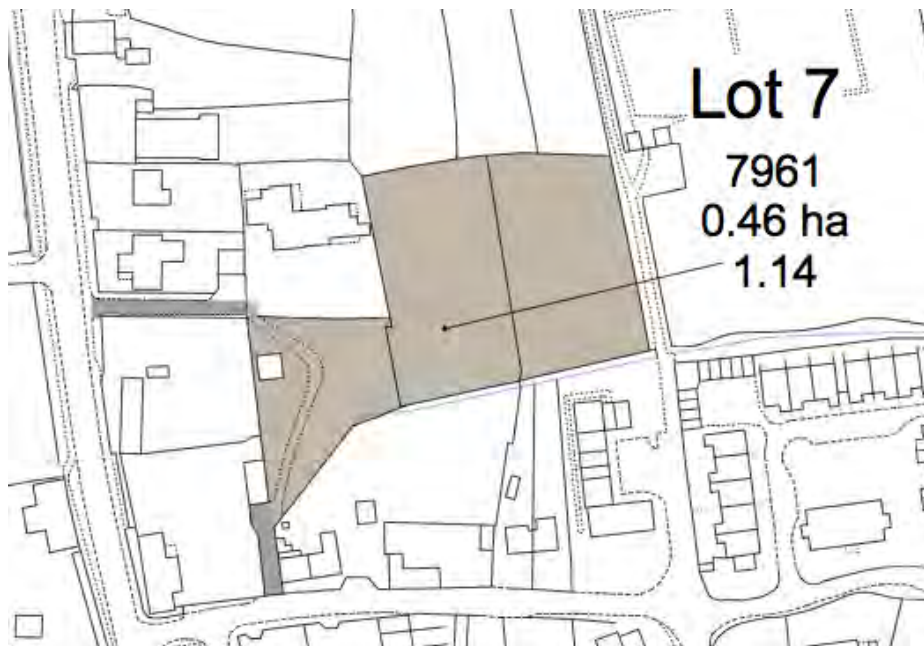
Nos. on Map	Address	Description/historic details	Justification
35	No. 2	Modern movement house and garage. Raised above flood plain on stilts.	Excellent example of 1960s architecture and landscaping. Designed by Feilding & Morrison for their own occupation.
36	No. 3	Brick-built butcher's shop and adjacent weather-boarded barn.	Dated by inscription 1860. Terminates view at south end of High Street.

## APPENDIX 6

Sites within the plan area that might be acceptable for appropriate development

**Site 1** Land behind 80 High Street

**Site area** 0.46 ha



**Description** A parcel of backland close to the centre of the village, adjacent to the village cemetery. Recently sold as part of the disposal of Bishops Court Farm estate.

The site is to the north of Belcher Court, a South Oxfordshire Housing Association (SOHA) building. SOHA have indicated that they intend to redevelop the Belcher Court site.



#### Ariel view



**Amount of development** The site could be suitable for an affordable housing development, within the context of the NPPF and NDP policies on Rural Exception Sites.

**Planning Policy** There is no recorded history of planning applications on this site.

The site is within the Dorchester on Thames conservation area.

The site is within the green belt.

The NPPF provides for limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan. (NPPF para 89)

The site could be considered as a rural exception site

**SLHAA status** None

**Opportunities** Opportunity to provide affordable housing to met identified needs

Opportunity to carry out a development, which incorporates the Belcher Court site.

**Constraints** Access to the site from High Street and from Martins Lane is very constrained.

**Assessment** **Site is suitable?** The site is suitable for small scale development

**Site is available?** The intentions of the new owners are not known.

**Site is achievable?** Access constraints would need to be resolved.

**Conclusions** It has recently emerged that once the remaining residents of Belcher Court have left, SOHA are likely to make the building available for redevelopment. This would offer an opportunity to redevelop the site with a scheme that would be more sympathetic to the scale and character of the village, and provide an extension to the cemetery. With careful planning such a scheme could provide access to Site 1 to the north thus offering a further

exception site, which could be integrated with the established built area of the village. This would be provided that any new development respected the privacy of the existing houses on the east side of the High Street and the south side of the Drayton Road. Such a development could incorporate affordable housing and a small number of market homes to enable the delivery of the affordable units.

Within this context, we would favour:

schemes where the majority of housing comprises two and three bedroom homes and/or

schemes which provide small scale housing units suitable for older people

**Site 2** Allen's Pit. behind 55 Abingdon Road

**Site area** 1.24 ha (?)

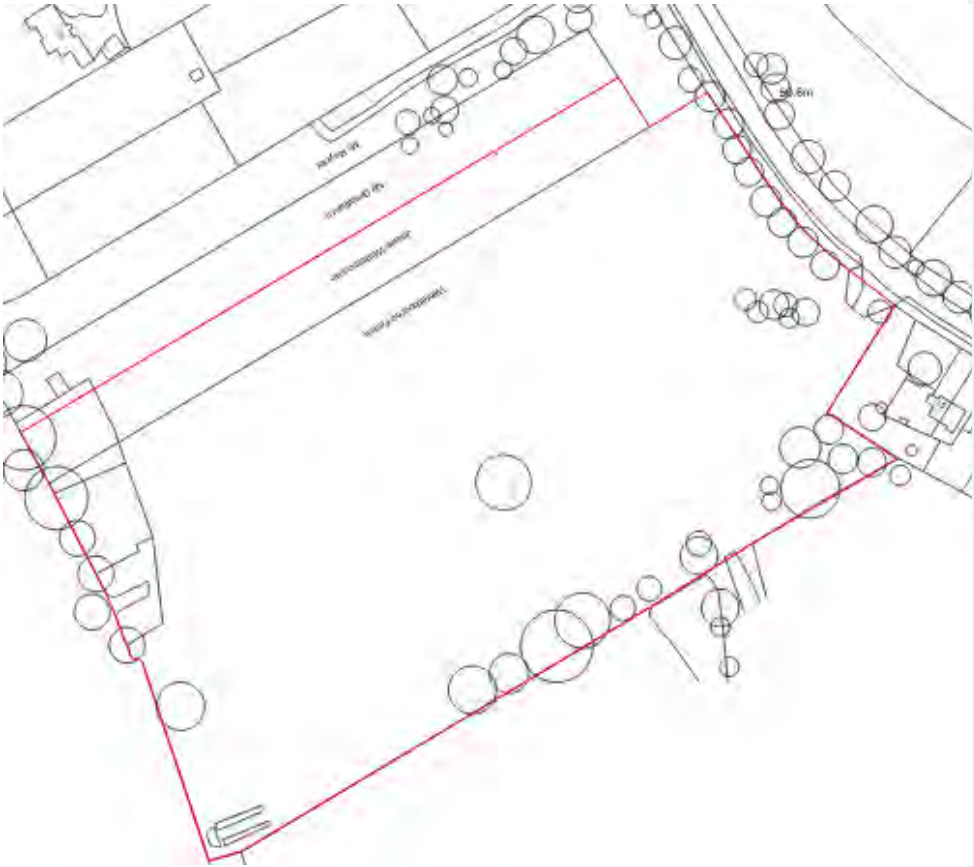
**Description** A parcel of open land on the south-west of Abingdon Road, between the historic centre of the village (c1 km approx by road) and the main Abingdon Road A415.

The total site continues to the river Thames and includes x m of river frontage.

It lies on the boundary between the development of smaller dwellings, including semi-detached agricultural cottages closer to the village centre, and larger detached houses many with river frontages, towards the main road.

As the name implies, the land was previously used as a refuse tip, and has limited agricultural value

Site plan





Ariel view



**Amount of development**

The site could provide an opportunity for some dwellings whose character should be in sympathy with the adjacent traditional agricultural cottages. The site could accommodate some affordable housing to meet local needs and a small number of market homes to enable the delivery of the affordable units.

The development should maintain a significant element of openness, and a substantial part of the frontage of the site to the Abingdon Road should remain open.

The south-western section of the site including the river frontage could be considered for community amenity space, such as a managed nature with public access for the benefit of the community.

The river frontage should remain undeveloped.

**Planning policy**

The site is within the Green Belt.

The site is outside the Dorchester Conservation Area

A proposal in 2014 for 5 new houses was refused on the grounds that:

- The provision of new dwellings on this site would consolidate existing ribbon development and would have a greater impact on openness than the current use, would detract from the landscape setting of Dorchester on Thames and the openness of the Green Belt.
- The scheme failed to provide any affordable housing to meet the local need contrary to Policy CSH3 of the emerging South Oxfordshire Core Strategy.
- The scheme failed to provide a mix of units to meet the identified local need contrary to Policy CSH4 of the adopted Core Strategy 2027.

**SLHAA status**

None

**Opportunities**

The site is available and could provide an element of affordable housing, and some village amenity space.

**Constraints**

A section of the site is in flood zone 2, although not the section close to the Abingdon Road frontage

The site is 1km from the village centre

Development of the site would have some impact on the openness of the green belt, and the ribbon development along Abingdon Road.

The land would need to be assessed for contamination

**Assessment scores**

**Suitable?** The site does provide an opportunity for some affordable housing.

**Available?** The site is available.

**Achievable?** Subject to possible land contamination issues, the site is achievable.

**Conclusions**

It is considered that part of the field known as Allen's Pit on the Abingdon Road would provide the best opportunity for a rural exception site to provide affordable housing in accordance with the other policies, local and national, in the plan. Given its previous use, it has elements of a brownfield site and it is already characterised by established housing on either side to the north west and the south east. Although the site has a history of refusals of planning permission in the past, in the changed circumstances of the affordable housing need locally and for the District, it could help to meet that demand without compromising the unique character of Dorchester. A scheme which provided affordable housing, contributed to the mix of housing in the village and maintained a significant element of openness, could be an asset to the village.

Any development should be confined to the roadside portion of the site, , should maintain

a significant element of openness, and should reflect the scale and proportions of the row of cottages to the south east. It is essential that a substantial area of land to the south down to the river should remain undeveloped to protect the open nature of the countryside when viewed from the River Thames

Site 3 Land adjacent to Tenpenny

Site area 0.18 ha

Description Tenpenny consists of a development of (former) local authority houses, originally built in the 1950s. Subsequently further local authority homes were added in the 1970s. The site is a plot at the end of the Tenpenny cul de sac .

Site location





Ariel view



Amount of development	Could provide a suitable site for one or two infill dwellings
Planning policy	<p>The site is within the green belt.</p> <p>The site is not within the Dorchester Conservation Area.</p> <p>In 1973, planning permission was granted for the construction of a bungalow and garage on the site, subject to access conditions.</p>
SLHAA status	None
Opportunities	An opportunity to provide a small infill development on a site that has previously had a residential planning permission, and that would complement the established housing at Tenpenny
Constraints	Limited access.
Assessment scores	<p>Suitable? The site is suitable for infill development</p> <p>Available? The site is believed to belong to SOHA</p> <p>Achievable? Development would be achievable, subject to the owners wishing to do so</p>
Conclusions	The former local authority housing scheme at Tenpenny is laid out with a vehicular access to the south which currently terminates in a cul de sac. This could provide access to the parcel of land beyond with the potential for a housing development in a similar form to the existing houses in Tenpenny. It is understood that this was the

Comment [RB1]: check ownership

original intention when the estate was first laid out.

Site 4            Adjacent to 9 Oxford Road

Site area        0.14 ha

Description     Oxford Road, formerly the main road through the north of the village, is now a cul-de-sac with through access for pedestrians and cyclists only. The section of the road north of the junction with Drayton Road comprises a mixture of 20<sup>th</sup> century detached houses and bungalows. The site is open space at the end of the built section of the road, with the sailing lake to the north-west. There are mature trees on the road frontage.

Site location





Amount of development	The site could provide the setting for one or two infill dwellings.
Planning policy	<p>The site is within the green belt.</p> <p>The site is within the Conservation Area</p> <p>The site could provide an opportunity for a small Infill development. Infill development is defined as: “the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.” (SODC Core Strategy CSR1 para 13.10, NPPF para 89)</p>
SLHAA status	None
Opportunities	<p>The site provides an opportunity for one or two infill houses.</p> <p>While it is adjacent to orchid lakes sailing lake, it is not within an Environment Agency flood</p>



zone 2 or 3.

Constraints	There are a number of mature trees on the site.
Assessment scores	<p>Suitable? The site is suitable for some infill development.</p> <p>Available? It is believed to be available.</p> <p>Achievable? There are few physical constraints to a small infill development.</p>
Conclusions	The parcel of land at the north west end of the old Oxford Road adjacent to no.9 , could accommodate a small housing development which visually would terminate the northern limits of the built area of the village and complement the existing buildings on the east side of the road. Any development should be restricted to the road frontage with a western limit, which continues the rear boundary line of the adjacent houses to the south in order to complement the established built form.

## APPENDIX 7

### Other sites considered

The following sites were also examined, but are not considered suitable for development as rural exception sites, or as sites for infill development, for the reasons given below.

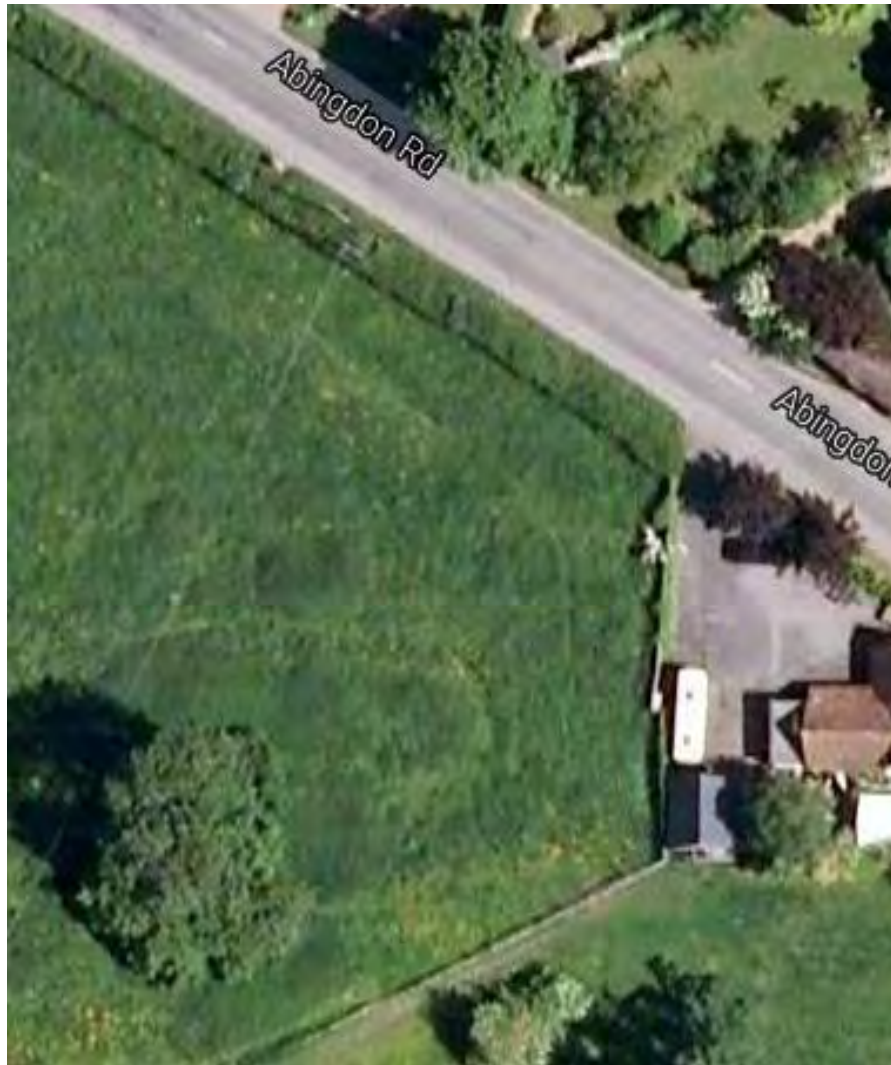
#### Site 5

Land on the south side of Abingdon Road, close to the junction with High Street, west of 1 Abingdon Road, the former Plough public house (now a private dwelling)

(0.22 ha).

Agricultural land.





The land is within the green belt

The land is within the conservation area.

There is no recorded planning history on this land.

Comment

The land is an important element in the setting of Bishops Court Farm, a grade 2 listed farmhouse, and is key to the open aspect of the approach to the historic village core. It is not considered suitable for development as a rural exception site, as to do so would be detrimental to the openness of the green belt, and would compromise the established character of this part of the Dorchester Conservation Area.

Site 6

Orchard off Watling Lane (0.27 ha)

Agricultural land (Orchard)





The land is within the green belt

The land is within the Dorchester conservation area.

The site is part of a scheduled ancient monument

The land has been subject to several planning applications, to change from agricultural use to private garden, (partially agreed after appeal 11981), to construct 2 dwellings (refused 1962), and to station a caravan (refused 1964)

#### Comment

This site is not considered suitable for development as a rural exception site or for infill development.

The Dorchester Conservation Area Appraisal noted that Dorchester has two intermingled characters, urban and rural. The appraisal noted that the rural side of Dorchester's character is very evident in Watling Lane, with its hedges, borders and glimpses of open country. The site is a precious remnant of the densely planted orchards, which characterized this part of the conservation area into the twentieth century. Until recently it was in productive horticultural use.

Development of the site would adversely affect the appearance and character of the area.

In addition, Watling Lane is not adequate in size or condition to serve additional traffic.

#### Site 7

Land north of Watling Lane, opposite 69 – 71 Watling Lane (0.3 ha)

Part of the Dorchester allotments

The land is within the green belt

The land is within the Dorchester conservation area.

The site is part of a scheduled ancient monument

There are no recorded planning applications on the site.



#### Comment

The parish council purchased the allotments in the 1950s to ensure their protection in perpetuity. The site covers a substantial area of the Roman town, and Oxford University and other bodies carry out archaeological studies of the allotment site on an annual basis.

The allotments have their own distinctive and important character: semi-rural, semi-urban, open and bounded by footpaths. They provide one of the most important views of the historic core of the village, and of the Abbey.

The site is not considered suitable for a rural exception site as any development would substantially adversely affect the appearance and character of the area, and jeopardize the open views to the historic core of the village, which are an important part of its overall character.

It cannot be considered as an infill site, and Watling Lane is not adequate in size or condition to serve additional traffic.