

# Aston Rowant Neighbourhood Plan

## Consultation Statement

- January 2020 -

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## 1. Introduction

- 1.1 This Consultation Statement supports the Aston Rowant Neighbourhood Plan (ARNP) and has been prepared to fulfil the requirements of The Neighbourhood Planning (General) Regulations 2012.
- 1.2 The Statement:
- gives a background to the formation of the Neighbourhood Plan
  - summarises the consultation history; and
  - describes the Pre-Consultation Process, the handling of responses received and (where necessary) consequent changes to the Plan

## 2. Background

- 2.1 Following on from discussions within the Aston Rowant Parish Council, parish residents were invited to a public meeting on Wednesday 10<sup>th</sup> February 2016 in Kingston Blount Village Hall (KBVH) that was aimed at providing an understanding of the NP process and gauging the level of interest in creating a plan for Aston Rowant. (appendix 1)

Charlotte Colver, a Neighbourhood Planning Officer from South Oxfordshire District Council, made a presentation and answered questions.

The meeting was well attended with 95 people representing more than 80 households.

- 2.2 At the Aston Rowant Parish Council (ARPC) meeting on Wednesday 2<sup>nd</sup> March 2016 the council approved that we should proceed with the Aston Rowant Neighbourhood Plan (ARNP).

- 2.3 The public ARNP kick off meeting was held in KBVH on Tuesday 10<sup>th</sup> May 2016 attended by members of the Parish Council and a number of community residents.

At this meeting basic project roles and potential project team members were identified.

- 2.4 At their 8<sup>th</sup> June 2016 meeting, ARPC agreed that the Aston Rowant Parish Boundary should form the ARNP boundary. The Parish boundary encompasses Aston Rowant, Kingston Blount, Kingston Stert, and Copcourt. (appendix 2)

- 2.5 This proposed ARNP boundary was subsequently confirmed by SODC on 6<sup>th</sup> December 2016.

- 2.6 The first ARNP project team meeting was held on Tuesday 13<sup>th</sup> September 2016 and it was agreed that team meetings would be the second Tuesday of each month and that meetings were open to the public.

The team meetings would be on the night before the PC meetings and thus enabling timely feedback to the PC on progress.

### 3. Who was Consulted, and How

3.1 From September 2016 the ARNP project team worked to:

- establish goals and objectives (approved ARPC 14<sup>th</sup> December 2016)
- prepare the terms of reference (approved ARPC 14<sup>th</sup> December 2016)
- consult with SODC re funding and process
- obtain background demographics and future trends
- understand green space categorisation
- establish website pages and an e mail address

3.2 The next phase of public consultation was to hold public meetings over 3 consecutive evenings – 20<sup>th</sup> and 21<sup>st</sup> June 2017 at KBVH and 22<sup>nd</sup> June 2017 at Aston Rowant Church.

These meetings were publicised in Parish Notes and a flyer. (appendix 3)

People were asked to express their opinions on:

1. which Green spaces should be preserved?
2. what type of housing is best?
3. where should 5, 10 and/or 20 new houses be built?
4. what style of housing?

They were provided with maps and feedback forms to express their opinions, and then during July and August they could also give us views via our website. Landowners were also able to indicate plots of land for future development.

Around 80 households attended these meetings over the three nights.

In addition to input directly onto maps on the three evenings, there were 39 feedback forms submitted via email or by hand. (see appendix 4)

- 21 Green spaces were identified
- 40% suggested individual detached (family) homes complementing existing.
- 25% suggested a mix of 'small' and 'larger' properties
- 40 potential building sites – Red sites – were identified 2 of these sites were promoted by landowners / developers
- The general tone regarding style was:
  - Complement existing
  - Local form and materials
  - Not 'housing estate' like

3.3 The ARNP team subsequently reviewed the input on potential housing sites (to be known as 'red sites') and the sites to be protected spaces ('green sites').

Then, in order to assess suitability and acceptability of the potential **red sites**, the ARNP team developed ten assessment criteria.

Further the **green sites** were classified:

- Green 1:** Established infrastructure—like AR Village Green
- Green 2:** Local Community Amenities—like KB Hillwerke Trust Field etc
- Green 3:** Established open spaces, sometimes with historical significance

*Note SODC guidance in July 2018 recommended summarising these to two categories (see appendix 8)*

3.4 These red site evaluation criteria and green site classifications were sent out to Consultation in December 2017 with a notification in Parish Notes and feedback forms delivered to each household. (see appendix 5)

Input was requested by 31<sup>st</sup> January 2018.

- Total of 36 responses received (32 email responses and 4 via post/hand) (see appendix 6)
- “When commented” 11 were supportive of criteria
- Only 5 suggested a different weighting or additional criteria
- Focus of response was Green sites with 21 responses - mainly requests to upgrade some sites Green 3 to Green 2
- 3 responses from land owners/developers referring to Red/Green sites
- One “petition” ref Butts Way
- Several detailed responses to which appropriate were sent by Mark Thackeray

3.5 Two members of the team met with Jodie Wales of SODC to get further insight on ‘best practices’ for communication with the community. (see appendix 7)

We continued to advise that team meetings were an open to the community to attend, included updates in Parish Notes, provided minutes of meetings on the Parish Council website, and linked with the Aston Rowant fete.

3.6 The Aston Rowant Parish Neighbourhood Planning committee set-up a stand at the Aston Rowant Village Fete on 8<sup>th</sup> July 2018.

The purpose was to share the timeframe which we were working to in the development on the Neighbourhood Plan, outlining the progress made to date, and the process which we still need to go through in order to complete & submit a final plan for The Parish.

We were able to answer any questions the parishioners had, as well as outline in more detail the work which had already been undertaken, along with highlighting the timings for when we would be sharing further information and ultimately sharing the draft plan for consultation with the Parish.

The general feeling was positive and the Parishioners were very much looking forward to seeing the plans in more detail.

#### **4. Pre-Submission Plan Consultation**

4.1 The draft NP was updated following the Jan 2018 consultation.

4.2 The next stage, to commence a further public consultation from Oct 2018, based upon advice from SODC, was postponed, first because a change in draft housing policy by SODC (December 2018), second because of uncertainty as to the status of the Local Plan following local elections in May 2019, and last because of the general election (December 2019).

4.3 The proposed changes to the draft Local Plan, noted in the draft ARNP and in para.4.2 above,

changed the emphasis on the role to be played by smaller villages in the provision of housing land. This led to the reconsideration of the ARNP housing policies, to the extent that the Plan no longer proposed the allocation of previously undeveloped land for new housing and abandoned any requirement for a specific number of new dwellings, over and above previous commitments and infill sites. At this point in the process (late 2018) the Housing Site Analysis, undertaken independently by AECOM, was no longer required as part of the draft ARNP. It was subsequently published on the ARPC website, as part of the evidence base and for reasons of clarity/openness, but not as part of the draft ARNP. These actions were confirmed by ARPC in deferring the consultation planned for early 2019. As a consequence, some of the Goals and Objectives, drafted in 2016, assumed no further relevance.

#### 4.4 The plan is now as follows:

- Autumn 2019 - consultation and confirmation with ARPC
- January/February 2020 - leaflet drop to all residents
- 10 February 2020 – 27 March 2020 - public consultation
- Public meetings on 18 February and 4 March 2020

## 5. Pre-Submission Public Consultation and Response Database

- 5.1 Information of the Consultation Leaflet, in the Parish Notes magazine and on the ARPC website will detail, how, when and where representations may be made, by email response or by post. Representations will be redacted, to secure anonymity, and may be made available, in their redacted state, on request or via the ARPC website.

## 6. Actions following pre-submission consultation feedback

- 6.1 Following the end of the consultation period (27 March 2020), representations will be assessed by the Neighbourhood Plan Steering Group (NPSG) and considered at their scheduled public meetings on 7 April and 12 May 2020 (7.30pm at Kingston Blount Village Hall). Any amendments agreed by the NPSG to be warranted by the representations will be made after 12 May, depending on which the Submission Version of the ARNP would be submitted to SODC in late May/early June.

## 7. Media engagement

- 7.1 Details of the consultation process and timetable will be made available to the local press and on social media, via the KBAR Facebook page.

## 8. Appendices

1. 10<sup>th</sup> February 2016 Public Meeting
2. ARNP Parish Boundary
3. June 2017 Consultation flyer
4. June 2017 Consultation feedback summary
5. December 2017 Consultation flyer
6. December 2017 Consultation feedback summary
7. Notes from meeting with Jodie Wales (SODC)
8. Green Spaces alignment with SODC guidance July 2018

## Appendix 1 - 10th February 2016 Public Meeting



### **Public Meeting Wednesday 10<sup>th</sup> February 8.00pm Kingston Blount Village Hall**

You are invited to attend a public meeting to discuss the future of new housing developments, such as social housing and starter homes, in Aston Rowant, Kingston Blount and adjacent sites within the ARPC Area. This is your opportunity to influence where in the Parish; these new homes should be built.

Since 2011, 11,400 homes have been given planning permission or have been built in South Oxfordshire. South Oxfordshire District Council (SODC) hopes to approve up to 5,000 new homes in the region over the coming few years, but is now focusing some of this growth toward small villages.

Development in the county is currently approved under a strict framework called the “South Oxfordshire Core Strategy 2012” which is due for review later this year and will be superseded by Local Plan 2031.

Our local MP John Howell and SODC have recently asked Aston Rowant Parish Council to draft a legally binding document called a “Neighbourhood Plan”, in consultation with local residents and businesses, which will define development in the parish for years to come.

Without this SODC will reserve the right to approve new housing developments in the parish against the wishes of residents.

#### **The Neighbourhood Plan will include;**

- Identification of land within the parish for future new housing development.
- What type and style of housing will be allowed to be built including an allocation for “affordable homes”.
- The regeneration of derelict land.
- Local infrastructure
- Green space and conservation

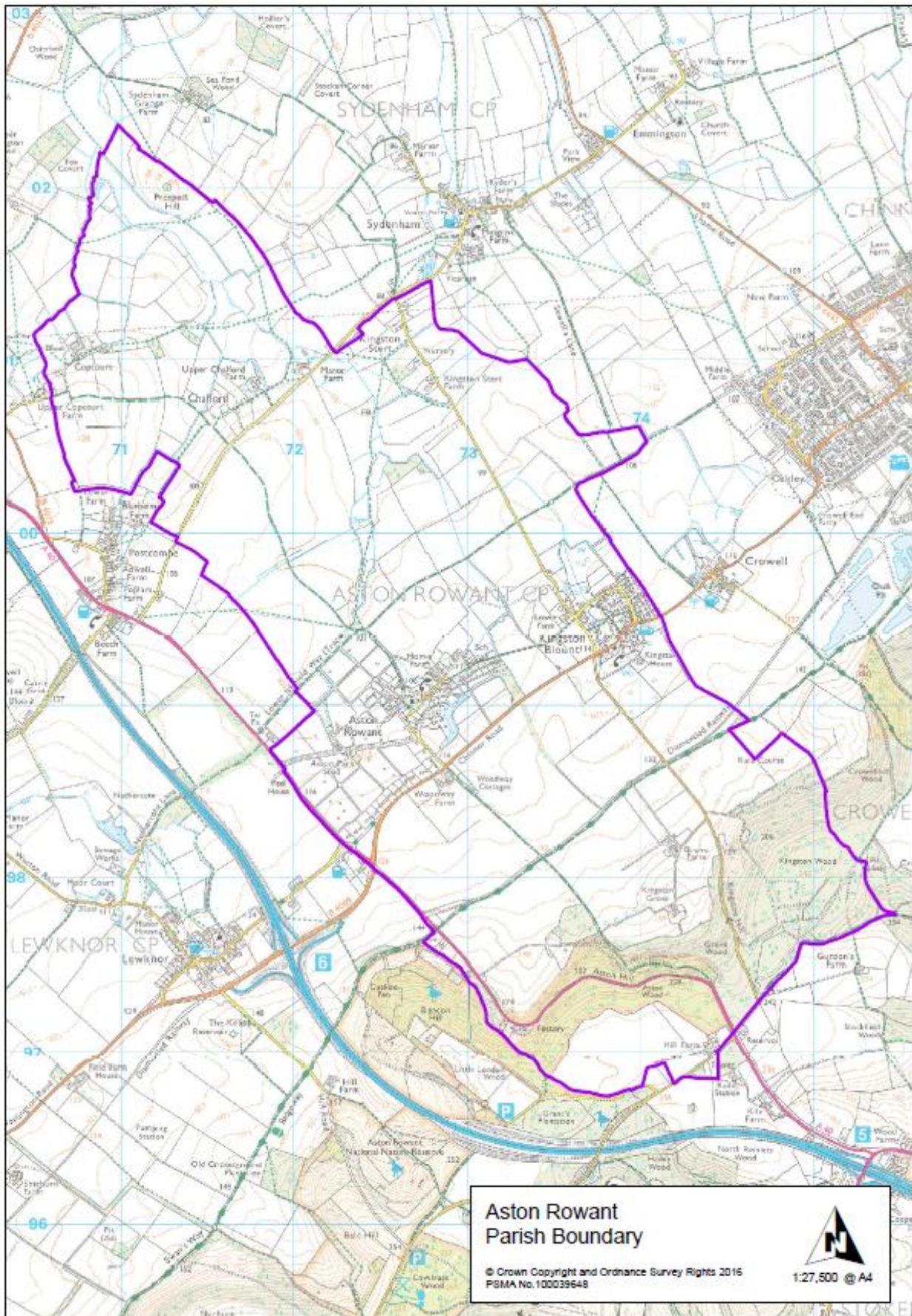
SODC will also provide some funding to help prepare the Neighbourhood Plan. They will review any drafts of the document to ensure it meets legal frameworks and also give guidance on what evidence is needed.

Charlotte Colver, a Neighbourhood Planning Officer from South Oxfordshire District Council will make a presentation and answer any questions about the Neighbourhood Plan at the public meeting.

As residents of our Parish your input will be most welcome, as you can also volunteer to help.



Appendix 2 – ARNP Parish Boundary



# Neighbourhood Plan Public Consultation

## 20+ NEW HOUSES - WHERE WOULD YOU PUT THEM?

- Each village must make provision for significant new housing to meet the SODC/ District targets to 2032.
- Our share in Aston Rowant Parish will be more than twenty houses.
- If we do not agree our plan, the choice might be made for us, by SODC or by housing developers.

### **This is your chance to influence where all new houses are built in your area.**

After the well attended public meeting held in February 2016 the Parish Council decided to proceed with the development of a Neighbourhood Plan (NP).

Since September 2016 a small Steering Group of local residents has been working to:

- Prepare the terms of reference and establish the goals/objectives
- Lay out a timetable which submits the plan mid 2018 and gets approval during 2019
- Consult with SODC re. funding and the process for a referendum
- Obtain background demographics and future trends
- Establish a website ([www.astonrowant.org.uk/neighbourhood-planning.html](http://www.astonrowant.org.uk/neighbourhood-planning.html)) and e-mail address ([np@astonrowant.org.uk](mailto:np@astonrowant.org.uk))

This work has now been completed and so the next phase of public consultation now commences. We

have arranged for 3 meetings (all starting at 7.30pm) for you to come and express your opinions

**Tuesday 20<sup>th</sup> June Kingston Blount Village Hall**

**Wednesday 21<sup>st</sup> June Kingston Blount Village Hall**

**Thursday 22<sup>nd</sup> June Aston Rowant Church**

The following concerns need to be considered...

- Which Greenspaces should be preserved?
- Where should 5, 10 and/or 20 new houses be built?
- What type of housing is best?
- What style of housing?

You will be provided with maps and feedback forms to express your opinion, and then during July and August you may also give us your views via our website. Landowners may also indicate plots of land for future development.

Until December 2017 the NP Team will consider all your inputs and then prepare a first draft of the Plan in 2018, which will be reviewed via a further public consultation.

**Don't miss this chance to give your input !**

**Give us your thoughts and ideas in the boxes below.**

Bring the response along to one of the Public Meetings on June 20<sup>th</sup> - 22<sup>nd</sup>, fill it in at the meeting or scan/email it back to us afterwards to [np@astonrowant.org.uk](mailto:np@astonrowant.org.uk).

**1. Which Green spaces should be preserved?**

**2. What type of housing is best?**

**3. Where should 5, 10 and/or 20 new houses be built?**

**4. What style of housing would you prefer?**

**Your name (optional) .....**

## Appendix 4 – June 2017 Consultation feedback summary

### Neighbourhood Plan Consultation June 2017

- Public meetings over 3 consecutive evenings – 20th and 21st June 2017 at KBVH and 22nd June 2017 at Aston Rowant Church
- People were asked to express their opinions on:
  1. which Green spaces should be preserved?
  2. what type of housing is best?
  3. where should 5, 10 and/or 20 new houses be built?
  4. what style of housing?
- They were provided with maps and feedback forms to express their opinions, and then during July and August they could also give us views via our website. Landowners were also able to indicate plots of land for future development.
- In addition to input directly onto maps on the three evenings, there were 39 feedback forms submitted via email or by hand.

#### Reviewing the forms:

- Q1: 21 Green spaces were identified
- Q2:
  - approx. 40% suggested individual detached (family) homes complementing existing.
  - approx. 25% suggested a mix of 'small' and 'larger' properties ('small' to include starter/affordable/social housing)
  - approx. 20% identified starter/first time buyer and affordable housing (incl flats) – of these, approaching half suggested that 100% of the housing should be affordable
  - approx. 5% identified sheltered/retirement exclusively
  - The balance (approx. 10%) did not express a particular view on Q2.
- Q3: 40 potential building sites – Red sites – were identified 2 of these sites were promoted by landowners / developers
- Q4: The general trend of responses was:
  - Complement existing
  - Local form and materials
  - Not 'housing estate' like

Note: 2 responses from landowners/developers were quite specific on plans and style

Appendix 5 – December 2017 Consultation Flyer

## DRAFT Site Assessment Criteria & Green Sites - FOR COMMENT

Each site identified by you in the previous consultation exercise is known as a **RED site** and will be scored (max 100 points) using the criteria set out below, **with higher scores** indicating a more favoured site.

This assessment will cover each sites **suitability** and **acceptability**. Their **availability** will be subject to discussions with owners/land owners/developers.

Each **GREEN site** (identified by you as **not** for development) will be classified as:

**Green 1:** Established infrastructure—like AR Village Green

**Green 2:** Local Community Amenities—like KB Hillwerke Trust Field etc

**Green 3:** Established open spaces, sometimes with historical significance

Sites which are listed as Green 1 and 2 **WILL NOT** be assessed as there is no development potential according to SODC guidelines.

However all RED sites also listed as GREEN 3 will be processed using the proposed criteria below.

<b>Landscape</b>	<ul style="list-style-type: none"> <li>• Sites which may be developed without impact upon the landscape, nor upon strategic or sensitive views</li> <li>• Sites which maintain and do not infringe upon existing green and open spaces</li> </ul>
<b>Character</b>	<ul style="list-style-type: none"> <li>• Sites where development would preserve or enhance the special rural character of the area, including the existing conservation areas and Chilterns AONB.</li> <li>• Sites which may be developed without material detriment to the vista enjoyed by residents of existing dwellings, including visual impact</li> <li>• Sites which preserve the integrity and special character of the distinctive village community's</li> <li>• Sites which do not detract from the setting, character or enjoyment of protected spaces, conservation areas or any listed buildings.</li> </ul>
<b>Settlement Boundaries*</b> <small>* Defined boundaries within the current village envelopes which preserve the integrity of the distinctive village communities</small>	<ul style="list-style-type: none"> <li>• Sites within the defined settlement boundary having an established hedge/tree frontage to any roads, on the presumption that development may only take place behind that retained vegetation</li> <li>• Sites within the defined settlement boundary which do not impinge upon the setting of the principal villages of AR and KB, nor upon the strategic gap between those villages, as so defined in the Neighbourhood Plan</li> <li>• Sites which avoid ribbon development and/or isolated development on existing protected spaces and farm land , so NOT extending any building into open countryside</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Sites where levels of protection from traffic noise(from B4009 and M40) are commensurate with those enjoyed by existing residents</li> <li>• Sites where development would not detract from established ecological or biodiversity features, including protected species or where appropriate mitigation may be introduced</li> <li>• Sites where all ancient trees, hedges and Tree Preservation Orders(TPOs) would be maintained</li> </ul>
<b>Infill</b>	<ul style="list-style-type: none"> <li>• Site is an infill site, being undeveloped land between two built-up properties and that reaffirms the established frontage;</li> <li>• Site with minimal visual impact to any neighbours of infill site</li> </ul>
<b>Brownfield</b>	<ul style="list-style-type: none"> <li>• Brownfield sites - previously developed land occupied by a permanent structure and land associated with it - but excluding gardens to the front or rear of existing residential properties</li> </ul>
<b>Infrastructure</b>	<ul style="list-style-type: none"> <li>• Sites capable of development with direct access to existing roads and services (utilities, drainage, waste disposal) while requiring minimal additional infrastructure</li> <li>• Site locations that avoid known stress points in existing infrastructure</li> <li>• Sites which will not result in a significant increase in traffic on minor roads or lanes</li> </ul>

<b>Ground</b>	<ul style="list-style-type: none"> <li>• Sites which may be developed without remodelling or re-contouring of the existing ground levels and that maintain historical ground and land characteristics</li> <li>• Sites shown to benefit from well-drained soil and where there is no risk of flooding or interference with natural water courses.</li> </ul>
<b>Density</b>	<ul style="list-style-type: none"> <li>• Sites that realise a development potential for no more than 5 new dwellings, in accordance with the building density as defined in the Neighbourhood Plan</li> <li>• Sites of less than 0.5 Hectares</li> <li>• Sites able to accommodate parking for residents and visitors within any development to avoid traffic overspill</li> </ul>
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Sites within convenient walking distance of the school, village hall, playground and Church</li> <li>• Sites with safe pedestrian access to existing public transport</li> </ul>

## We need your views NOW !!

1. Are these appropriate criteria to assess potential housing sites?
2. Should anything be added or omitted?
3. Should there be a weighting system whereby some criteria should be afforded greater or lesser weight than others, and, if so, which criteria should be so weighted?

The table below lists the nominated Green sites in the 3 categories (the ‘S’ references in brackets relate to the maps on the NP website):

<p><b>Green 1: “Established infrastructure”</b></p> <ul style="list-style-type: none"> <li>• AR Village Green (S2)</li> <li>• KB Village Green (S6)</li> </ul>	<p><b>Green 2: “Local Community Amenities”</b></p> <ul style="list-style-type: none"> <li>• KB Hillwerke Trust Playing Field (S10)</li> <li>• KB Allotments incl. Field(North) (S13)</li> <li>• KB ARCC original Cricket Field (S3)</li> <li>• KB ARCC “New” Cricket Field (S3)</li> <li>• AR Church grounds</li> </ul>
<p><b>Green 3: “Established open spaces, sometimes with historical significance”</b></p>	
<ul style="list-style-type: none"> <li>☐ AR Triangle entrance to AR (B4009) (S8)</li> <li>☐ AR Open space/Horse paddock (S12 and S12A)</li> <li>☐ AR Open Fields North East (S15)</li> <li>☐ AR Field adjacent to original London Road (West) (S11)</li> <li>☐ AR Field adjacent to original London Road (East) (S9)</li> <li>☐ AR/KB Field(Stud) adjacent to B4009 (North side) S14</li> <li>☐ KB ARCC Potential 3<sup>rd</sup> Cricket field (East/ adjacent B4009) (S5)</li> <li>☐ KB Strip farming field adjacent original “Shoulder of Mutton” (S4 A)</li> </ul>	<ul style="list-style-type: none"> <li>• KB Strip farming field front of original “Shoulder of Mutton” (S4 B)</li> <li>• KB Donkey Paddock behind original “Shoulder of Mutton” (S4 C)</li> <li>• KB Field to North of Allotments (S17 A?)</li> <li>• KB Fields surrounding Kingston Manor House (S17 B?)</li> <li>• KB Field to the north of “new” Cricket Field (S17 C?)</li> <li>• KB Field to the north of Farm buildings (S16)</li> </ul>

4. Should anything be added or omitted?
5. Should any Green site be moved to another Green category, if so which and where to?

Please give feedback before January 31<sup>st</sup> via the NP email address – [np@astonrowant.org.uk](mailto:np@astonrowant.org.uk)

or hand deliver to ARNP, c/o Brook House, The Green, Kingston Blount, OX39 4SE

## Don’t miss this chance to give your input!

## Neighbourhood Plan Consultation Dec 2017/Jan 2018

- Announced in Parish Notes, Dec/Jan edition
- Leaflets(Yellow) all hand delivered end Nov 2017
- Called “DRAFT Site Assessment Criteria and Green sites—FOR COMMENT”
- Total 32 email responses and 4 via post/hand delivered to Brook House
- “When commented” 11 supportive of criteria
- Only 5 suggested a different weighting or additional criteria
- **Focus of response was Green sites with 21 responses**
- Mainly requests to upgrade some sites Green 3 to Green 2
- Especially Red 2(AR), Red 5 (AR) and Red 4 (AR)
- 3 responses from land owners/developers referring to Red/Green sites
- Red 4 (AR) Mr Chapman
- Red 27 (KB) Mr Pope
- Red 3 (KB) Strut and Parker
- 5 comments ref process and timing of red site assessment
- Several comments ref understanding the location of Green sites and the access to maps via the website
- Several detailed responses to which appropriate replies have already been sent by Mark Thackeray
- One “petition” ref Butts Way
- All responses and emails etc will be filed in drop box folder for NP Team
- Last response (hand written dated 5<sup>th</sup> Feb)

## Appendix 7 – Notes from meeting with Jodie Wales (SODC)

### Neighbourhood Plan Consultation – Notes from Meeting with Jodie Wales SODC

#### Community Engagement

##### Online

- Add tab to the NP page along the top and a link on the home page
- Replicate the updates provided in the Parish Notes online to provide more up to date news
- Ensure meeting dates, minutes and agendas are all easily accessible and up to date
- Utilise KBAR facebook page to advertise events / meetings / regulation 14 consultation

##### Parish Notes

- Request that website and email contact information is noted at the end of NP update – either in bold or a colour
- Request that the consultation date (when known) is printed on the front cover of Parish notes

##### Village Events

- Link with other events, such as Street Fayre / AR Fete – to help raise awareness of the Plan – have a table with leaflets/information already in the public domain

##### Site allocations

- Provide a clear timetable (in bullet points) of when information will be presented and when the community will have opportunity to comment – update this information to the website
- Hold further event to update people on sites allocations and next steps ahead of formal consultation
- Hold a meeting specifically for the site neighbours of the allocated sites

#### Regulation 14 Consultation

Prior to submission of the plan to SODC, the qualifying body must *'Publicise in a way that is likely to bring it to the attention of people who live work or carry on business in the area'*

- The draft NP and draft sustainability appraisal / Environmental report (if applicable) – communicate to the public when and where can these be inspected.
- Communication to include details of where the plan can be viewed, ie., hard copies of all the documents are available to view at: Kingston Blount Village Hall and/or St Peter & St. Paul's Church, Aston Rowant between xxx and xxx daily, and online at [www.astonrowant.org/planning/neighbourhoodplanpage](http://www.astonrowant.org/planning/neighbourhoodplanpage)
- Include email address and postal address of where comments should be sent to
- Make a deadline for making representations: not less than 6 weeks from first publicised
- Make allowances for holiday periods



Appendix 8 – Green spaces alignment with SODC guidance July 2018

**Recategorisation of Green Spaces to align with SODC guidance July 2018**

<p><b>Local Open Spaces and Community Amenities</b></p>	<p><i>(Was Category 1 – Established Infrastructure)</i></p> <ul style="list-style-type: none"> <li>• Aston Rowant Village Green</li> <li>• Kingston Blount Village Green</li> </ul> <p><i>(Was Category 2 – Local Community Amenities)</i></p> <ul style="list-style-type: none"> <li>• Hilwerke Trust Playing Field, Kingston Blount</li> <li>• Kingston Blount Allotments</li> <li>• Aston Rowant Cricket Club (original field)</li> <li>• Aston Rowant Cricket Club (new field)</li> <li>• Aston Rowant Parish Church and grounds</li> </ul>
<p><b>Incidental Open Spaces, of historic significance and/or contributing to the setting and character of the villages</b></p>	<p><i>(Was Category 3 – Established Open Spaces, of historic significance and/or contributing to the setting and character of the villages)</i></p> <ul style="list-style-type: none"> <li>• Butts Way B4009 site (Aston Rowant)</li> <li>• Horse Paddock (NE side of Aston Rowant Road)</li> <li>• All land between Lower Icknield Way and the built-up area of Aston Rowant</li> <li>• Land on either side of Church lane, Aston Rowant beyond the existing dwellings</li> <li>• Stud Farm land between B4009 (Chinnor Road) and dwellings in Aston Rowant</li> <li>• Land to either side of the Aston Rowant – Kingston Blount footpath not already protected</li> <li>• Land on Stert Road to north and south of Town Farm</li> <li>• Paddocks / Strip-Farming Fields adjacent to, in front of and behind the former Shoulder of Mutton PH, Kingston Blount</li> <li>• Curtilage of Kingston House.</li> </ul>