



# Kingston Bagpuize with Southmoor Parish Plan

## Looking to the future

The last Village Plan was approved in 1969 – now, forty years on a new plan is being proposed the intention of which is to enable the village to keep its present character without at the same time stifling any further development, for at least the next decade.

Infilling in recent years has expanded the village to fill what one might consider to be its natural 'envelope' The A420 precludes further development to the north and further development to the south would impinge on the Conservation area around

Kingston Bagpuize House and seriously encroach on the green belt of prime agricultural land stretching towards the Hanneys.



Within the village itself the only remaining 'green' areas not already dedicated to recreational activities are Latton Close and the area behind the village hall, stretching beyond the Waggon Path to Beggars' lane. It is generally accepted that this area provides an important 'breathing space' within and the Parish Council is of the view that it should be retained as such and any proposals for housing development should be strenuously opposed. Equally, further development to the east, along the line of the old A420 which could ultimately lead to the running together of Southmoor and Fyfield, is to be strongly discouraged. Any future development should be restricted to the area to the west, beyond 'Little London' cut off as it is from the agricultural land to the north of the A420, this is an area that could well be considered for a limited amount of new housing if further domestic building is required to enable the District Council to meet its targets under the South East Plan ( 11,000+ new homes between 2006/2026) – which accepts that the major areas for developments will be around Grove and Didcot with only minor expansion of the villages in the Vale..

Any further attempts at 'Garden Grabbing' – the destruction of existing quality housing stock in order to squeeze in more and more tightly packed houses or of encroachment around listed buildings such as Westfield, Court Close or Southmoor Farmhouse- will continue to be strenuously opposed by the Parish Council.

**What is the Parish Plan?** - a statement of how the community sees itself developing over the next five years. It:

- Reflects the views of all sections of the community
- Identifies which features and local characteristics people value
- Identifies local problems and opportunities
- Spells out how residents want the community to develop
- Prepares a plan of action to achieve this vision

By involving all sectors of the community, the Parish Plan is an exciting opportunity to influence the future of our village. When allocating priorities and funding, our District and County Councils, healthcare trusts, police and grant awarding bodies will be strongly influenced by a community view expressed in the Parish Plan. Villages without a parish plan may be at a considerable disadvantage. The recent Housing Needs Survey initiated the process which resulted in the building of 12 affordable homes for local people and demonstrates the effectiveness of planning based on community consultation.

### **How do we perceive our village?**

The majority feel the main reason for living in Kingston Bagpuize & Southmoor is the easy road links to Oxford, Abingdon & Witney. In addition the easy access to the M4 and M40 along with the high-speedrail link to London from Didcot or Oxford also puts the village high on the agenda for living in the 21<sup>st</sup> century.



At the present time the village is well served by frequent bus services between Oxford & Swindon, and Witney and Abingdon, taking in surrounding villages, together with Milletts Farm. There is still some scope for improvement but constant vigilance is needed to ensure that the standards of service are maintained and that no cuts in services may be proposed under any of the long term traffic plans being put forward by the

### Traffic Policy

Pressure must be maintained on ensuring that speed limits through the village are observed. There may be an argument for limiting the main road through the village to 20 mph at certain times, such as the early morning and when children are arriving at or leaving John Blandy School. Funding should be found for a crossing attendant (possibly parish Council?) or at the very least warning lights at the crossing point from outside Southmoor House to the lane leading up to the school. The provision of a safer crossing at this point is hi-lighted in the School's Travel Plan which also encourages more walking to the school, the suggestion that year 5/6 pupils may cycle to school (with parental permission) and the possibility of parental car parking at various points within the village. (40% of pupils still travel to school by car - this percentage must be reduced given that 85%+ actually live within walking distance). The Parish Council also feel that the argument for a crossing (Zebra?) across the A415 near the Hinds Head to access the Millennium Green, the Bowls Club, and the Sunrise Day Nursery, (which is attended by many children from the village after school hours) is overwhelming and pressure on OCC Highways dept. needs to be kept up to ensure that this is treated as an absolute priority.

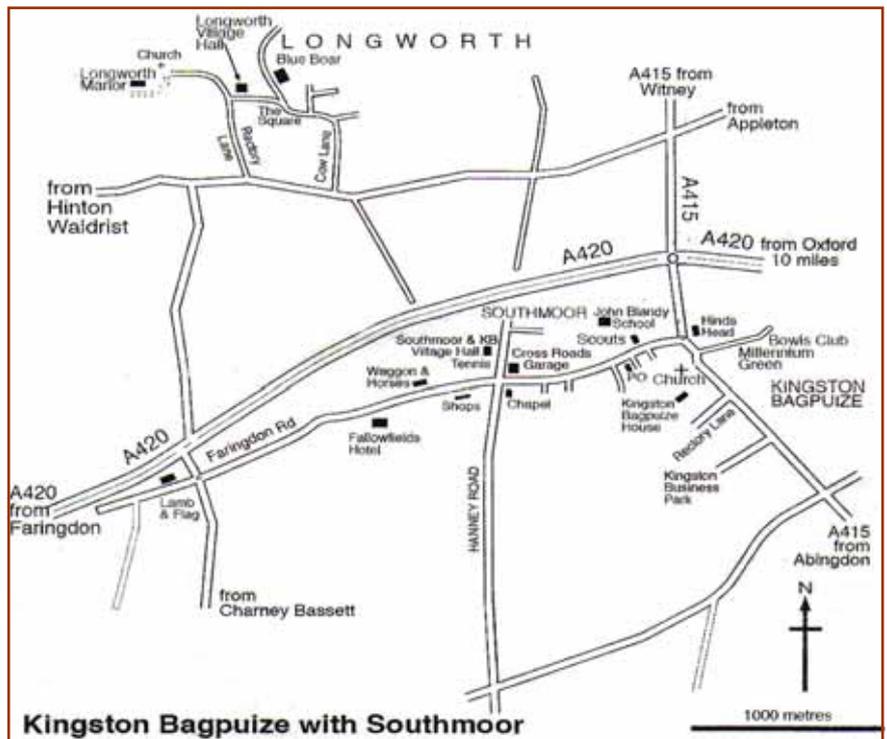


# Affordable Housing



A recent survey has indicated that there is a need for further affordable housing within the village for those on low incomes who work locally or have long-standing links with the village. Under the Vale of White Horse's Local Plan such schemes may be permitted on sites where planning permission would otherwise be refused.

Several sites have been considered – such as the land adjacent to the existing housing in Oxford Close, to the right of Faringdon Road – beyond 'Little London' – or to the right of Hanney Road (in the field behind Hayes Avenue/Cherry Tree Close).



### Facilities For Youth



The Village's record on provision for youth – other than in respect of sports facilities and the uniformed organisations (Scouts & Guides), where it is very good – needs to be improved. Provision of a dedicated youth centre or at least a meeting point is high on the priorities but it does involve the whole community

reaching a consensus on what is required and where as up to now the response to any initiative has been 'Not in my back yard.' It is essential that provision is made for a youth group in the immediate future. Funding is available but a considerable amount of time is going to be required from parents and other local volunteers together with long-term commitment from the young people themselves to enable it to succeed. (Village Hall/ Scout Room ?)

## Education



John Blandy primary school is currently flourishing but care does need to be taken to ensure that rolls are maintained and a close watch is kept on any possible cut-backs or major changes that may be planned by the LEA. Transport facilities to-and-from Faringdon and Matthew Arnold schools also need to be carefully monitored to ensure that they continue to meet the needs of pupils resident in the village.

The Parish Council, School Governors and the LEA need to liaise to on the provision of evening classes and also summer and week-end courses, some of which could also be held in the village hall. At the present time virtually no classes are held in the hall – apart from a weekly French language course.

It is in everyone's interests to ensure that both Playgroup and Pre-school are properly funded, staffed and provided with all necessary facilities – either as at present, in the village hall or on the John Blandy site as may be the case at some time in the future.

## Sports facilities



*The Tennis Club which has two doubles courts and a club house adjacent to the village hall provides professional coaching and runs a Club Tournament every summer together with Junior Open tournament and other events throughout the year. There is a flourishing bowls club;*

*A ladies netball club; the 'Kingston Colts' junior football team and a cricket team which competes in local Oxfordshire leagues. There is additionally a football pitch on the recreation ground together with an all-weather five-a-side pitch, all within easy access of the centre of the village*



**The Village Hall is run by a Board of Trustees representing all groups within the village – it is 'Your Village Hall' – the more widely the hall is used the greater its income, the greater the income the more facilities that can be offered and the greater the likelihood of these facilities being of the highest possible quality. Other meeting spaces include the Methodist Church Hall and the Church Room attached to the Parish Church. All three locations publicise their facilities on the Village website and in the *KBS News*.**

## Retail Services



The village is currently extremely well served by the existing shops but in this day and age it is obviously a case of 'Use them or lose them.....' a maxim which applies equally

To the Waggon and Horses and the Lamb and Flag. It looks as if the Hind's Head may have already gone – but imagine a village with no pub at all!! In addition to the wide range of grocery and hardware products that are available from Southmoor Food and Wine many people may not be aware that, for instance, in addition to newspapers, magazines and greeting cards the Log cabin also provides a good cup of coffee and provides an efficient dry-cleaning service or that cash can be withdrawn at the Post Office precluding unnecessary visits banks in Abingdon or Oxford.

There seems little chance that The Cross Roads Garage may once again become a petrol service station. On the other hand the garage can provide MOT and service facilities for all makes of cars – again a case of 'Use it or lose it....'

One innovation which would be welcomed would be a small café in the centre of the village providing breakfasts, light lunches, hot drinks and sandwiches in a pleasant environment. At present the 'Kingston Café' in the Methodist Hall opens on Thursday mornings only and there is little prospect of it opening more frequently or of it extending its menu tea, coffee, cakes and biscuits. Nevertheless it continues to provide a weekly meeting place for all comers in the centre of the village.

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## The environment & Waste Management



Everyone wants to live in a clean, healthy environment. In order to achieve this it is essential that services – most of which are provided by the District Council – are maintained at the very least at existing levels. This means:

**Weekly general refuse collections**

**Weekly collections of recycling boxes - to include not only glass, paper and plastics but cardboard and other recyclable items**

**Fortnightly collections of bulk garden waste**

**The provision of recycling bins at a site to be agreed – such as the old A420 (?)**

**Frequent emptying of rubbish bins & dog bins throughout the village**

**The continuing employment of a 'litter picker' to keep the streets and verges clean and tidy**

**Monthly grass cutting – along verges, playing fields and recreation areas – throughout the growing season**

**Frequent street cleaning and general maintenance of verges, guttering and pavements**

**Constant vigilance to prevent fly-tipping on the edges of the village**

**On the other hand residents would not look kindly on a local 'pay-as-you-throw' tax imposed by the District nor 'Big Brother' style intrusions into personal privacy - such as the placing of electronic chips in refuse bins to check on the weight of non-recyclable household waste.**

## Allotments

At the present time there are no allotments in the village – the nearest are in Fyfield or Longworth. If there was felt to be sufficient demand the Parish Council can actively seek potential sights – small plots of land unsuitable for further development (land along

Faringdon Road the west of little London, to the east of School Lane or along Race Farm Lane adjacent to the old vegetable gardens of Kingston Bagpuize

## Health

At the present time the surgery in the village hall is only held for a few hours each week. Every effort should be made to ensure that funding is available to ensure that more frequent surgeries are held on a permanent basis, together with pre-natal clinics, child clinics etc. to meet the obvious demand and to limit the number of visits that have to be made by car or bus to surgeries in Abingdon or Faringdon. The ideal would be to have a nurse permanently based in the doctors' surgery in the village hall – available for consultations in the surgery and for home visits within the village.

It is appreciated that provision of a village dispensing service would be impractical so volunteers will continue to be needed to pick up prescriptions from the dispensaries in Abingdon/Faringdon and deliver them direct to individual homes or to the Post Office for collection. Volunteer drivers are also needed to drive the elderly or infirm to hospital and Health centres in the absence of the 'Dial-a-ride' service or until such time as a community bus might become available.

## Police, crime & traffic control



It is generally accepted that perception of crime is much greater than the actuality. The Vale and Southmoor in particular is an extremely safe place to both live and work.

The Parish Council is part of the neighbourhood Action Group, working closely with the police to ensure a minimum level of crime and to tackle the key issues of anti-social behaviour, speeding and litter. (including fly-tipping).

In order to ensure success in all these areas constant vigilance is required on the part of all residents combined with frequent police patrols – preferably including foot patrols, which inspire greater confidence.

The Parish Council should be encouraged and supported in any attempt to increase the police presence, possibly in conjunction with other communities in the Vale and to consider the possibility of the village hall becoming a 'hub' for both foot and vehicle patrols with direct contact to the Abingdon headquarters



## THE PARISH CHURCH AND METHODIST CHAPEL



**THE PARISH CHURCH** – (St. John the Baptist) is situated at the east end of the village in the Conservation area immediately adjacent to Kingston Bagpuize House, near the junction of the A415 and the A420. The present building dates from 1799 but the first church on the site was consecrated by Osmund, Bishop of Salisbury between 1078 and 1107 and stood for almost 700 years.

Services are held every Sunday – followed by coffee and cake in the adjacent church room. There is a flourishing all-age choir, Sunday School and a range of study, discussion and fellowship groups. The church has its own web-site and amongst other activities organises the annual Harvest Supper in the village hall and the village's summer fete, every June. The adjacent Church Room is available for hire and is frequently used by the Drama Group and Calligraphers.

**THE METHODIST CHAPEL** – at the crossroads, on the corner of Hanney Road, opposite the garage – dates from 1841. Morning services are held every Sunday.

The nearest **ROMAN CATHOLIC CHURCH** is in Faringdon where Mass is said every Sunday, with occasional services in Buckland

### Medical facilities



Most residents are registered with medical practices in Abingdon or Faringdon. There are two surgeries in Faringdon one of which, the Fern Hill Practice, currently holds weekly surgeries in the Village Hall. The possibility of the other practice also operating a weekly village surgery is currently under review by the Primary Care Trust. There is also a monthly Southmoor Child Health Clinic and of course prescriptions from all the surgeries can be delivered to the village Post Office.

### Employment Opportunities

The village, in the main, now serves as a dormitory for Oxford, Abingdon, etc. Many commute even further afield, mainly by rail from Didcot Parkway. Milton Park and Harwell are only a few miles distant. There are opportunities for employment locally at Kingston Business Park on the edge of the village (A315) and the various retail units within the village itself.

A large number (Presently unquantifiable) of residents work from home and given that unemployment in the vicinity is reckoned to be virtually non-existent (until of course recession kicks in) it is obvious that the majority of the community has been able to find suitable employment, although not necessarily in the immediate vicinity.

Further Education is available in Oxford and at Abingdon/Witney College.

### Green Spaces



It is in the interest of the whole community to ensure that there is no further loss of green spaces within the village and that existing spaces – The Millennium Green, the recreation ground, the childrens' play area are all properly maintained and managed.

The village is extremely fortunate in having a dedicated bowling green, tennis courts, cricket and football pitches and it is in the interest of everyone in the village to ensure that these continue to exist and to be able to offer the level of facilities required in the 21<sup>st</sup> century.

The Parish Council needs to work closely with the Trustees of the Millennium Green and the committees of the various sporting clubs to ensure that the facilities within the village are widely publicised, widely used by all age groups and of the highest possible standard. There is a strong argument for some new footpaths, particularly to the south of the village – linking Bullocks Pit lane to the west with the path from Swannybrook Farm to Rectory Lane, or across the fields from Race Farm to Norwood Avenue, and discussions need to be pressed forward between the Parish Council, the OCC Footpaths Officer and the relevant landowners whose agreement would of course be essential to any progress.

### Kingston Bagpuize House



The village of Kingston Bagpuize was, for over a thousand years, centred around the Kingston Bagpuize Estate and for over two hundred and fifty years the centre of the estate was Kingston Bagpuize House itself until the break up of the estate in the 1930s. The house was originally built in the 1660s and extensively remodelled c1720 giving it the 'Queen Anne' look that we see today.

## The Elderly



Southmoor House has long existed as a private care home and forms an integral part of the village. It is hoped that Planners will look unfavourably on any plans to restrict the site or develop the grounds other than for the use of residents. There is also likely to be a need-as for affordable housing-for sheltered accommodation in the village and potential sites need to be considered and earmarked in the same way.

The Parish Council needs to ensure that all facilities for the elderly currently available through the

VOWHDC or the NHS are carefully monitored with a view to their being expanded and improved, rather than the reverse.

The village's own community bus might be considered for general use within the vicinity by residents both young and old. There could possibly be funding available for such an enterprise as there is through Help the Aged/Age Concern for a range of activities aimed at improving the well-being and quality of life of both the elderly and those of all ages who may be housebound or otherwise cut off from social contact.

### ***The villages as we see them today.....***

Kingston Bagpuize with Southmoor (the two parishes were combined in the 1970s) is one of the largest villages in the Vale of the White Horse, situated some ten miles from Oxford on the 'Golden Ridge', famous for its fruit and hops. The village is almost equidistant from Abingdon and Witney with their hospitals, supermarkets, business parks and trading estates, all of which are served by frequent bus routes. Hopfields and farmland to the south stretch to the A338 and ultimately the Berkshire Downs. To the north, ploughed fields and pasture land stretch for two miles down to the banks of the Thames and one of the river's oldest crossings at 'Newbridge'. Virtually all the farmland surrounding the three villages belongs to St. Johns College, Oxford. The College is Patron of the three sister churches of Fyfield, Tubney & Kingston Bagpuize and still owns the Lordship of the Manor of Draycott Moor.

Despite its rural setting the village is largely a 'dormitory' village for Oxford and the surrounding market towns with some residents even commuting as far as Reading or even to the City from Didcot Parkway railway station ( appx. 11 miles distant).

Very few new work on the land but limited opportunities for local employment are provided Kingston Business Park, with local jobbing builders, The Renault garage, Fallowfields Hotel, the Post Office, newsagent, hairdresser and thriving minimarket. The present population, including the households from South Longworth shortly to be incorporated into the Parish, is approximately 2600 of whom some 13% are over the age of 65. Over 85% of the residents are home owners and a high percentage have lived in the village for more than twenty-five years. The statistics available are rather dated, but the number of families with young children has increased considerably since the completion of the most recent phase of new housing.

High house prices mitigate against young couples – figures for early 2008 indicated prices for detached houses were in some cases 25% above the national average and semi-detached almost 30% higher. Nevertheless the demand for 'Affordable' housing has not been particularly great. Several units have been built in the last couple of years and a further development is under consideration.

Unemployment is still very low – 0.34% of the population at the last count. There is a very small percentage (less than 1%) of households on low incomes or actually classified as 'deprived' and again a small percentage with special care or mobility needs – largely catered for by Social Services/Age Concern from Abingdon or else resident in Southmoor House Care Home. There is no permanent doctors' surgery in the village but occasional clinics are held in the village hall where Playschool, Pre-School and the Baby & Toddler Group are also held. There is additionally a privately run Children's nursery on the eastern edge of the village. The village primary school, with over 170 children currently on roll, has an excellent reputation; secondary pupils travel by bus to Faringdon or Matthew Arnold School in Cumnor (Oxford)

There are no figures available giving a breakdown of the number of teenagers –both in education, at work or currently unemployed – although it is estimated that some 17% of the adult population have left school with no qualifications whatsoever. Teenagers do however form the section of society for which the village currently has least to offer - There is no youth club at present and most of the village organisations tend to cater more for (or at least are perceived to be for) an older generation with the exception of the various sports clubs and the long established Scout and Guide groups (which include rainbows, brownies, Cubs, etc).

A change in the civil boundaries between Kingston Bagpuize and the adjacent parish of Longworth is due to become effective in 2011. This will effectively end a thousand years of history as the former Manor of Kingston Bagpuize, which pre-dates the Norman Conquest – taking its name from a Norman knight, Ralph de Bachepuise who was granted the estate soon after the Conquest – will then be split in two. The area to the north of the A420 – largely farmland, running down to the Thames at New Bridge, will be transferred to Longworth Parish and Kingston Bagpuize will gain the residential area to the west of the village between the two public houses – The 'Waggon and Horses' and the 'Lamb and Flag'. Approximately one hundred additional households.

Development of the village dates only from the 1960s. Prior to that date the population only amounted to a few hundred. During the 2<sup>nd</sup> World War what was then Draycott Wood (the site of the present Draycott Moor Estate) was cut down and the Air Ministry site, housing up to 3000 RAF & USAAF personnel, stretched from the Abingdon to the Hanney & Draycott roads. At the end of the war the camp housed Eastern European refugees and subsequently workmen constructing Harwell Atomic Energy Establishment. The site of the airfield itself is now occupied by Kingston Business Park.

In 1969 the then Village Plan noted that 'over 100 dwellings have been completed and some 250 more approved.....the population is likely to rise to almost 2,000....' The next significant date was 1992 when the northern bypass was completed and during the following decade a certain amount of in-filling followed, resulting in the village that we see to date.

*'Kingston Bagpuize with Southmoor – a sense of place'* &

*'Village Millennium – a short history of Kingston Bagpuize with Southmoor'* both available through the Longworth & District History Society

Please click [here](#) to complete the online survey or visit the [village website](#)