

Planning Services

HEAD OF SERVICE: **Tim Oruye**



Listening Learning Leading

By email

Gary Wilson, Clerk,
Stoke Row Parish Council,
High View, Main Street,
Stoke Row,
Henley on Thames,
Oxon,
RG9 5QL
clerk@stokerowpc.gov.uk

CONTACT OFFICER: **Tom Gill**
Planning.policy@southoxon.gov.uk
Tel: 01235 540546

Abbey House, Abbey Close
ABINGDON
Oxfordshire
OX14 3JE

1 October 2025

Dear Gary,

Decision regarding the designation of Stoke Row Parish as a Neighbourhood Area under Section 61G of the Town and Country Planning Act 1990 as amended.

This letter confirms that on 1 October 2025, the Head of Policy and Programmes at South Oxfordshire District Council, designated the area shown on Map 1 below as the 'Stoke Row Parish Neighbourhood Area'.

This designation has been made for the purposes of preparing a Neighbourhood Development Plan by Stoke Row 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:

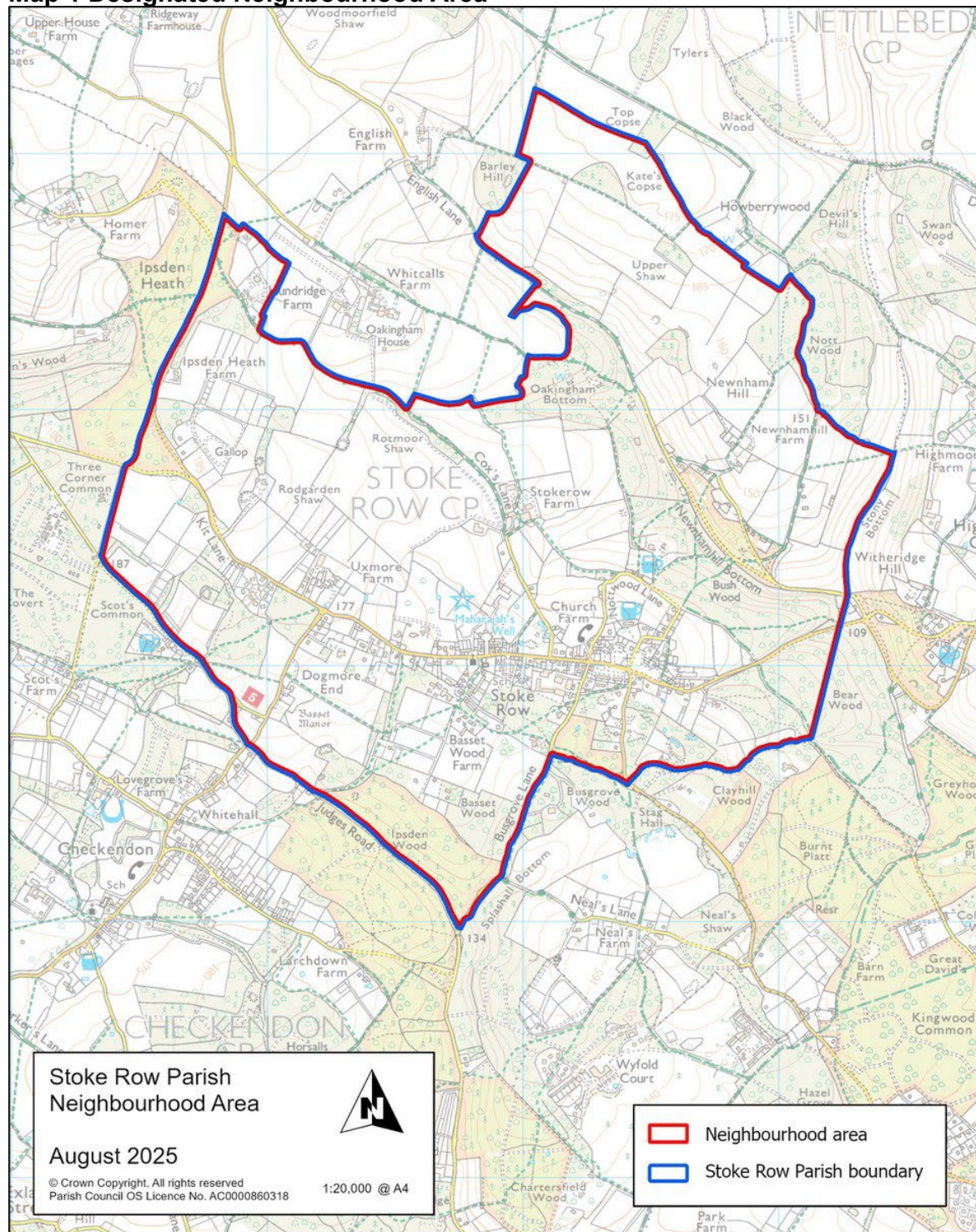
- a) Name of neighbourhood area: Stoke Row Parish Neighbourhood Area
- b) Map of neighbourhood area included below
- c) Relevant body: Stoke Row Parish Council
- d) The area designation application as submitted is available in Appendix 1

Yours sincerely,

Tim Oruye

Head of Policy and Programmes

Map 1 Designated Neighbourhood Area



Appendix 1

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

Stoke Row 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:

The parish is administered by the Parish Council. Any extended area requires agreement to be reached with neighbouring parish councils

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: Neil Thomson

Date: 26/10/2025

Signature:

Please return the form to:

Vale of White Horse District Council

Abbey House, Abbey Close

Abingdon, OX14 3JE

planning.policy@southandvale.gov.uk

or

South Oxfordshire District Council

Abbey House, Abbey Close

Abingdon, OX14 3JE

planning.policy@southandvale.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.

Neighbourhood Plan for Stoke Row

The rural village of Stoke Row is located a mile from the Chilterns escarpment some 200m above sea level within the Chilterns National Landscape. The settlement is surrounded by ancient woodland, predominantly beech trees, to the east, south and west. To the north the land slopes down through farmland to the head of a dip slope valley. Within the village there is a significant Conservation Area which encircles the village green, one of three large public open spaces, the others being the historic cherry orchard opposite the village store, where there is a children's playground, and the main recreation ground at the east of the village. There are a number of long established public footpaths leading from the village continuing well beyond the Parish giving residents good access to the surrounding countryside.

In the summer of 2023 a survey was conducted in Stoke Row to determine the priorities of the parishioners for the long-term future of the village and parish as the basis to producing a Neighbourhood Priority Statement (NPS). A draft of this Statement was approved by SODC in 2024 prior to a final consultation with the community. However secondary legislation securing the validity of the NPS has not been forthcoming from the current central government and SODC advised the Parish Council that this document might reasonably be restructured as a Neighbourhood Plan. In July 2025 the Parish Council unanimously approved a commitment to this course of action and plan to continue consulting the community with the view to adopting firm parish based policies that follow principles established in the SODC Local Plan and National Planning Policy Framework.

The Stoke Row NPS summarised the output from the 2023 survey, providing a description and vision for each of the priority areas in the parish, and set out how future policies could help to address the identified priorities. In general, there were two themes to the priorities:

- **Conservation:** All the villagers recognise the importance of Stoke Row being in The Chilterns National Landscape. Policies which conserve the parish assets whether they be views, buildings, green spaces, footpaths or recreation facilities are seen to be fundamental, as are policies which secure the long-term future of the village school.
- **Enhancement:** There was a strong feeling that the village should be enhanced further by improving the road system and opening up the historic Well Orchard to create a more attractive central hub for the village and improve the village tree-scape.

On this basis the Stoke Row Neighbourhood Plan will continue to consider the entire Parish to secure policies that conserve and enhance the character of the parish.