

# Pyrton Neighbourhood Plan - publicity period

## Response 1

### Respondent Details

Information	
<b>Respondent Number:</b> 1	<b>Respondent ID:</b> 77009625
<b>Date Started:</b> 14/03/2018 14:06:22	<b>Date Ended:</b> 14/03/2018 14:18:20
<b>Time Taken:</b> 11 mins, 58 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

### Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Individual

### Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Pyrton is a near and much valued neighbour of Watlington and is totally dependant on the facilities and services provided in the town

In South Oxfordshire we are required to build more houses - a deficit built up over many years of delivery shortfall - Watlington has to address that fact

At the same time, Watlington traffic and traffic problems are increasing

A new Edge Street will contribute to a better and healthier environment for many people and the western section of Pyrton Lane will ultimately become a very much quieter and natural area

Wake up Pyrton!

Change need not be harmful but we have to face it

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Pyrton NDP must conform with other legislation to proceed

### Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Yes, I request a public examination

Q7. Please state your specific reasons for requesting a public examination below

To be sure the full facts are discussed and representations clearly made

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mr  
**Name** Peter Richardson  
**Job title (if relevant)**  
**Organisation (if relevant)**  
**Organisation representing (if relevant)**  
**Address line 1**  
**Address line 2**  
**Address line 3**  
**Postal town**  
**Postcode**  
**Telephone number**  
**Email address**

### Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?	X	
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		

# Response 2

## Respondent Details

Information	
<b>Respondent Number:</b> 2	<b>Respondent ID:</b> 77229358
<b>Date Started:</b> 15/03/2018 10:40:05	<b>Date Ended:</b> 15/03/2018 10:46:16
<b>Time Taken:</b> 6 mins, 11 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Individual

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

A well presented study of the community in Pyrton.

Particular reference should be given to the maintenance of Pyrton as a separate area from Watlington, as the two communities have a very different character. In this regard, development on or around PYR2 should be considered only as a last resort. The offer from the PNP to provide housing even when housing has not been allocated to Pyrton shows good faith and should be respected; additional development on PYR2 should therefore be avoided.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mr

**Name** Paul Boone

**Job title (if relevant)**

**Organisation (if relevant)**

**Organisation representing (if relevant)**

**Address line 1**

**Address line 2**

**Address line 3**

**Postal town**

**Postcode**

**Telephone number**

**Email address**

#### Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?		X
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		X

# Response 3

## Respondent Details

Information	
<b>Respondent Number:</b> 3	<b>Respondent ID:</b> 77388999
<b>Date Started:</b> 16/03/2018 13:42:41	<b>Date Ended:</b> 16/03/2018 13:50:58
<b>Time Taken:</b> 8 mins, 17 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Thank you for asking the Oxfordshire Clinical Commissioning Group to make comments on the Pyrton NDP.

We have read the document closely and found the information informative.

The only comment we would wish to make as a commissioner of health services is around the large scale housing across the South of Oxfordshire. Looking at the Pyrton NDP this may not be a huge issue for your area.

The large scale housing will put increased pressure on our GP practices across the area. The OCCG would look to developers to make financial contributions towards the health economy, whether it is for regular homes, care homes or assisted living accommodation.

If you would like to discuss our comments further please do contact the OCCG.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mrs  
**Name** Anne Lankester  
**Job title (if relevant)** SE/SW locality Coordinator  
**Organisation (if relevant)** Oxfordshire Clinical Commissioning Group  
**Organisation representing (if relevant)** -  
**Address line 1** Jubilee House  
**Address line 2** John Smith Drive  
**Address line 3** -  
**Postal town** Oxford  
**Postcode** OX4 2LH  
**Telephone number** 01865 337007  
**Email address** [anne.lankester@oxfordshireccg.nhs.uk](mailto:anne.lankester@oxfordshireccg.nhs.uk)

Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?		X
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?	X	
Would you like to receive planning policy updates from Vale of White Horse District Council?	X	
Please do not contact me again		X

# Response 4

## Respondent Details

Information	
<b>Respondent Number:</b> 4	<b>Respondent ID:</b> 79421811
<b>Date Started:</b> 10/04/2018 15:44:02	<b>Date Ended:</b> 10/04/2018 17:49:15
<b>Time Taken:</b> 2 hrs, 5 mins, 13 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

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Individual

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

As a Watlington Resident I overall support the Pyrton Neighbourhood Plan however I have concerns that although it accepts the SODC Local Plan and WNDP propose safeguarding for an Edge Road which would pass through Pyr 1 and Pyr 2 they do not similarly safeguard land for the route. I therefore do not believe the plan is safe as it should support the SODC Local Plan and falls short in this respect.

As I'm quite sure most Watlington Residents would agree it would be ideal if the road was front funded and built before any development to prevent unwanted extra traffic coming through quiet villages like Pyrton. I am also convinced that the majority of residents of Pyrton would, in the long term, benefit from the Watlington Edge Road as it would prevent traffic using Pyrton as a rat run to the M40 as I am quite sure is currently the case.

It is regrettable that they seem to have ignored or are not aware of the evidence supporting the need for the Edge Road. e.g. Fore cast figures produced by AECOM, the Watlington Traffic Management Study and the OCC Infrastructure Delivery strategy.

I understand that by designating Pyr 2 as a Local Gap this should not preclude the building of the Edge Road. Although to fund the road some development may be needed on Pyr 2 I would support the proposals to extend the playing fields and the secondary school grounds onto Pyr 2 and thus make it overall a green space when viewed from Watlington Hill.

Regarding Pyr 1 the implication is that it is not a site viable for providing employment however the current planning application on Pyr 1 to provide a care home would provide potential employment for local people in addition to providing homes for this comparatively lowly paid sector. I do not think the density of housing suggested in this plan for Pyr 1 is suitable. As it is better screened from Watlington Hill and the current building must be improved upon density should be more in line with SODC recommendation.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

1. Safeguard land for the Edge Road as per SODC local Plan
2. Allow for a higher density of housing on Pyr 1 and possibly the proposed Care Home to provide employment
3. Allow a small number of houses on Pyr 2 with large green space and trees as mitigation to help protect the views and prevent coalescence.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Yes, I request a public examination

Q7. Please state your specific reasons for requesting a public examination below

Pyrton had a say in the hearing of the Watlington Neighbourhood Development Plan and it would only be fair, in my view, to allow Watlington residents a chance to come back and give views on the Pyrton Plan. The Edge Road is important to the residents of Watlington and to have Pyrton not support their neighbours or the Local Plan needs explanation. There are few residents in Pyrton that would be adversely affected by the road. It seems a minority view is being put forth because it is supported by money.

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	Mrs
<b>Name</b>	Terry Jackson
<b>Job title (if relevant)</b>	
<b>Organisation (if relevant)</b>	
<b>Organisation representing (if relevant)</b>	
<b>Address line 1</b>	
<b>Address line 2</b>	
<b>Address line 3</b>	
<b>Postal town</b>	
<b>Postcode</b>	
<b>Telephone number</b>	
<b>Email address</b>	

Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?		X
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		X

# Response 5

## Respondent Details

Information	
<b>Respondent Number:</b> 5	<b>Respondent ID:</b> 80698897
<b>Date Started:</b> 25/04/2018 12:31:38	<b>Date Ended:</b> 25/04/2018 12:34:41
<b>Time Taken:</b> 3 mins, 3 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

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Individual

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Since the Pyrton Neighbourhood Plan impacts adjoining areas significantly, especially Watlington, and Pyrton Lane in particular, I believe that the referendum area should be extended to include residents of those areas.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Don't know

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mr

**Name** P Logan

**Job title (if relevant)**

**Organisation (if relevant)**

**Organisation representing (if relevant)**

**Address line 1**

**Address line 2**

**Address line 3**

**Postal town**

**Postcode**

**Telephone number**

**Email address**

Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?	X	
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		

# Response 6

## Respondent Details

Information	
<b>Respondent Number:</b> 6	<b>Respondent ID:</b> 80710555
<b>Date Started:</b> 25/04/2018 14:00:09	<b>Date Ended:</b> 25/04/2018 14:10:27
<b>Time Taken:</b> 10 mins, 18 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

#### Comments on the Basic Conditions Statement

For the Pyrton Neighbourhood Plan (NP) to be considered appropriate it must be in basic conformity with national policy and the adopted and emerging development plan.

In this case, the NP states that site PYR1 - the former MOD site, should be allocated for residential development for between 15 -20 dwellings and to provide a wide choice of homes. While this is reasonably reflective of national policy, it is considered that the NP should go a step further and reflect the guidance in paragraph 50 of the Framework that seeks to ensure that needs of different groups of the community are accommodated. In this regard, the redevelopment of the site should not be just limited to residential but should also allow for the provision of assisted living accommodation and care related uses.

PYR1 also suggests through the potential allocation of the site for housing that the proposal is consistent with paragraphs 17 and 111 of the Framework that seek to make the best use of brownfield land. The site is nearly 2 hectares in size and if developed for between 15 and 20 units will result in a density of less than 10 dwellings per hectare. Developing the site at this density will not be making the best use of this previously developed site. In this regard, the emerging NP is not consistent with the Framework. It is also worth acknowledging that the contents of the recently published Housing White Paper which at 1.52 and 1.53, seeks to ensure that opportunities are taken to make effective use of brownfield land and avoid building homes at low densities. In this case, given the direction of travel outlined in the Housing White Paper as well as the emerging NPPF, it is considered that just redeveloping the site for 15-20 units, as advocated in the emerging Neighbourhood Plan, would not make the best use of this brownfield site and is therefore not consistent with established and emerging National Planning Guidance.

In addition to the above, it is also worth noting that NPPG seeks to ensure that when communities develop NPs these are deliverable. This set out in Paragraph: 005 Reference ID: 41-005-20140306 which states: -

"If the policies and proposals are to be implemented as the community intended a neighbourhood plan needs to be deliverable. The National Planning Policy Framework requires that the sites and the scale of development identified in a plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened."

Given the above and the need to make the best use of previously developed sites, the deliverability of PYR1 in its current form is questionable and the NP as written does not comply with National Guidance in the form of the Framework and accompanying PPG. In the emerging SODC Local Plan, provision is made for a safeguarding land for a future Watlington bypass/relief road, the route of which passes through part of the Pyrton NP area. While this is the case, the Basic Conditions Statement does not acknowledge this and the NP also fails to make suitable provision for the route. In this regard, the NP is not considered to be in conformity with the emerging development plan.

Finally, given the position of PYR1, it should be acknowledged that while the site lies within Pyrton Parish, any future development of the site will be more directly related to Watlington due to close proximity to the town and therefore any redevelopment of the site should be considered in relation to the needs of the wider community that should include Watlington.

As matters stand, there are a number of residential developments that are being advanced around the periphery of Watlington, which also includes a large amount of land that lies within Pyrton Parish. If all the sites come to fruition there will be a significant amount of new housing. In this regard, it is important to ensure that the housing needs of different community groups are appropriately considered in line with paragraph 50 of the Framework. Therefore allowing flexibility over the end user and occupier of PYR1 should be a key consideration as part of the emerging site allocation. This will ensure an inclusive and mixed community is created as a whole.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

#### Proposed Changes to Emerging NP

The NP plan should be updated and changed where appropriate to account for the points made in relation to the drafted plan above and the accompanying Basic Conditions Statement.

In terms of the site allocation PYR1, the emerging policy should be changed as set out within the amended text below with the changes highlighted in red: -

#### "Policy SA1: Former MoD site (PYR1)

1. The redevelopment of the former MoD site (PYR1), as outlined in Fig.25 below, for C3/C2 use should look to make the most efficient use of this previously developed site in a manner that is appropriate to the character of the area residential development consisting of around 15 units, along with associated landscape and infrastructure works required to support the scheme., The redevelopment will be supported in principle provided:

- a. Consultation takes place with the local community from the outset and throughout the planning process. Any planning application should explain the nature of the consultation so far undertaken, the percentage of parishioners involved, the views of parishioners, and how those views have been taken into account in formulating a development proposal.
- b. Affordable housing where appropriate will be sought in line with SODC's adopted requirements, subject to viability.
- c. Vehicle access to the site is off the Shirburn Road (B4009), as now.
- d. Design and access statement as required by SODC's adopted Validation Checklist, should be prepared and submitted as part of any

application. In addition to the statutory expectations for a design and access statement, the statement should:

- i. Draw on relevant precedents and demonstrate how and why they are related to the proposed development, and how these have influenced the proposal in formulating an appropriate scheme;
- ii. Include sufficient drawings, photomontages, viewpoints and illustrations to allow a realistic appreciation of the proposal;
- iii. Explain how and why the building types, scale, appearance and materials have been selected and are appropriate for the environment;
- iv. Demonstrate how the proposed development responds to on-site and surrounding heritage, landscape and environmental opportunities/constraints/designations. In particular, proposals should demonstrate how management of the existing boundary vegetation would maintain the visual containment of the site and lighting management would reduce light pollution from the site.
- v. Demonstrate a prospective net gain in biodiversity on the site through appropriate ecological surveys.
- e. Planning applications must take into account the recommendations of the SODC Landscape Capacity Study (2015) in relation to this site and be accompanied by a Landscape and Visual Impact Assessment.

#### Supporting text

1. Parishioners support the principle of redeveloping this circa 1.9-hectare site for C3/C2 residential development, to contribute towards meeting district needs. The redevelopment should look to make efficient use of this previously developed site. It would have a density of around 7.9 dwellings per hectare.

2. The site is previously developed land. It has not made a significant contribution to employment needs in recent years in view of long periods of vacancy, the poor quality of accommodation at the site, and temporary low quality usage. These suggest the site is not viable as a pure employment location. Having regard to national policy, the need for new homes in South Oxfordshire and the location and potential of this site, it is considered that a change of use to residential or mixed residential/assisted living/care employment represents a positive planning response to an underused site. The site benefits from pavement linkages to services and facilities in Watlington, in reasonable proximity to the site. It is therefore in a sustainable location, although any development is likely to lead to additional local traffic.

3. The potential of the site for residential development has previously been considered by SODC, the results of which are presented in its Landscape Capacity Assessment Report, 2015. It is identified as a site that is potentially suitable for housing, subject to landscape and visual mitigation and the protection of the adjacent AONB. In relation to the potential capacity of the site, the assessment makes the following key points:

- a. Redevelopment of a similar area of floorspace or of a similar mass and scale would be detrimental to the local landscape and settlement character and the setting of the AONB and Shirburn park.
- b. The site could be considered further provided that any development is no higher than the existing and the mass and scale of the built form is reduced.
- c. It is important that any new development not only conserves the landscape and visual status quo but enhances the character of the site to be in keeping with the pattern of loose knit low numbers of
- d. Any access should be off Shirburn Road using the current access to the site. Green infrastructure should be provided.
- e. At a nominal density of 25dph, 18 dwellings might be accommodated on the site. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density would be necessary to avoid visual intrusion from the built form and to retain the rural character of this area.
- f. Making the best use of this previously developed site should not compromise the character of the surrounding area and any proposals should be sensitive to the AONB to the west and Shirburn Park to the north. This SODC analysis has informed the decision to allocate the site for around 15 new homes on the basis that a higher density would be inappropriate, given the sensitivity of this site as described in the Land Capacity Assessment Report, 2015.
- g. Parishioners' preference would be for a detailed planning application (as opposed to an outline application) to be submitted when bringing forward this site, so that they are able to review full details of any proposal.
- h. The Oxfordshire HER does not contain any findspots or archaeological information in relation to this site.
- i. This site is subject to an outline planning application P18/S0002/O, lodged on 2 January 2018, for 37 assisted living units, a care home and four staff accommodation units."

In addition to the changes to the above policy, any other reference to the site PYR1 in the NP should not set a specific allocation for the site but suggest, given the previously developed nature of the site, that the most efficient use should be made of the site as part of any future development providing the redevelopment is sensitive and sympathetic to the surrounding land uses and designations.

As a further general point, the NP doesn't deal with the safeguarding of the Watlington Relief/Edge Road and as a proportion of this is proposed for inclusion within Pyrton Parish, this should be appropriately referenced within the emerging NP. It should also be noted that following the recent examination of the Watlington NP, the Examiner concluded that there is sufficient evidence to support the merits and purpose of the road. In this regard, although the Watlington NP as yet to be adopted as it still has to go through its Referendum, the fact that the Examiner found the route of and principle of the Edge Road to be acceptable, this should be something that is reflected within the Pyrton Plan and attributed appropriate weight.

#### Q5. You can upload supporting evidence here

- File: Pyrton Neighbourhood Plan Comments.docx - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Yes, I request a public examination

Q7. Please state your specific reasons for requesting a public examination below

To enable a full debate of all the key issues involved in the preparation of the plan and to allow key issues, such as housing allocations and the Watlington Relief Road to be explored in detail given the implications of this for the residents of both Pyrton and Watlington.

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	Mr
<b>Name</b>	Giles Brockbank
<b>Job title (if relevant)</b>	Director
<b>Organisation (if relevant)</b>	Hunter Page Planning Ltd
<b>Organisation representing (if relevant)</b>	Beechcroft Developments Ltd
<b>Address line 1</b>	Thornbury House
<b>Address line 2</b>	18 High Street
<b>Address line 3</b>	-
<b>Postal town</b>	Cheltenham
<b>Postcode</b>	GL50 1DZ
<b>Telephone number</b>	+441242230066
<b>Email address</b>	<a href="mailto:giles.brockbank@hunterpage.net">giles.brockbank@hunterpage.net</a>

### Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?	X	
Would you like to receive planning policy updates from Vale of White Horse District Council?	X	
Please do not contact me again	X	



# Response 7

## Respondent Details

Information	
<b>Respondent Number:</b> 7	<b>Respondent ID:</b> 80724991
<b>Date Started:</b> 25/04/2018 15:36:49	<b>Date Ended:</b> 25/04/2018 15:57:11
<b>Time Taken:</b> 20 mins, 22 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

We fully support the designation of the PYR2 area of open space as a local gap between any development area and the village as indicated in Policy BNE4 of the proposed Pyrton Neighbourhood Plan for playing fields whether as part of development or otherwise. Watlington Cricket Club is a thriving club that is growing in both its senior and junior sections and has need of a larger playing area, as stated in the SODC Playing Pitch Strategy which could be accommodated on this land. The Club would be happy to take control over an agreed area and maintain it at its own expense in return for tenure to provide a quality ground and facility commensurate with its setting.

Supporting documents available on request.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mr

**Name** Owen Lewis

**Job title (if relevant)** Secretary of Watlington Cricket Club

**Organisation (if relevant)** Watlington Cricket Club

**Organisation representing (if relevant)** -

**Address line 1** 27 Love Lane

**Address line 2** -

**Address line 3** -

**Postal town** Watlington

**Postcode** OX49 5RA

**Telephone number** 07887 693024

**Email address** owen@watlingtoncc.co.uk

Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?	X	
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		X

# Response 8

## Respondent Details

Information	
<b>Respondent Number:</b> 8	<b>Respondent ID:</b> 76860332
<b>Date Started:</b> 13/03/2018 17:53:59	<b>Date Ended:</b> 26/04/2018 09:16:25
<b>Time Taken:</b> 1047 hrs, 22 mins, 26 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Individual

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** Mr

**Name** Paul McNamara

**Job title (if relevant)**

**Organisation (if relevant)**

**Organisation representing (if relevant)**

**Address line 1**

**Address line 2**

**Address line 3**

**Postal town**

**Postcode**

**Telephone number**

**Email address**

#### Your future contact preferences

	Yes	No
Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?	X	
South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?		X
Would you like to receive planning policy updates from Vale of White Horse District Council?		X
Please do not contact me again		

# Response 9

## Respondent Details

Information	
<b>Respondent Number:</b> 9	<b>Respondent ID:</b> 80491417
<b>Date Started:</b> 23/04/2018 17:54:07	<b>Date Ended:</b> 26/04/2018 09:20:38
<b>Time Taken:</b> 63 hrs, 26 mins, 31 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

For the Pyrton Neighbourhood Plan (NP) to be considered appropriate it must be in basic conformity with national policy and the adopted and emerging development plan.

In this case, the NP states that site PYR1 - the former MOD site, should be allocated for residential development for between 15 -20 dwellings and to provide a wide choice of homes. While this is reasonably reflective of national policy it is considered that the NP should go a step further and reflect the guidance in paragraph 50 of the Framework that seeks to ensure that needs of different groups of the community are accommodated.

PYR1 also suggests through the potential allocation of the site for housing that the proposal is consistent with paragraphs 17 and 111 of the Framework that seek to make the best use of brownfield land. The site is nearly 2 hectares in size and if developed for between 15 and 20 units will result in a density of less than 10 dwellings per hectare. Developing the site at this density will not be making the best use of this previously developed site. In this regard, the emerging NP is not consistent with the Framework. It is also worth acknowledging that the contents of the recently published Housing White Paper which at 1.52 and 1.53, seeks to ensure that opportunities are taken to make effective use of brownfield land and avoid building homes at low densities. In this case, given the direction of travel outlined in the Housing White Paper as well as the emerging NPPF, it is considered that just redeveloping the site for 15 -20 units, as advocated in the emerging Neighbourhood Plan, would not make the best use of this brownfield site.

In the emerging SODC Local Plan, provision is made for a safeguarding land for a future Watlington bypass/relief road, the route of which passes through part of the Pyrton NP area. While this is the case the Basic Conditions Statement does not acknowledge this and the NP also fails to make suitable provision for the route. In this regard, the NP is not considered in conformity with the emerging development plan.

Finally, given the position of PYR1, it should be acknowledged that while the sites lies within Pyrton Parish, any future development of the site will be more directly related to Watlington due to close proximity to the town and therefore any redevelopment of the site should be considered in relation to the needs of the wider community.

# Response 10

## Respondent Details

Information	
<b>Respondent Number:</b> 10	<b>Respondent ID:</b> 81162464
<b>Date Started:</b> 30/04/2018 09:02:42	<b>Date Ended:</b> 30/04/2018 09:24:29
<b>Time Taken:</b> 21 mins, 47 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

In our review of the Pyrton Neighbourhood Plan we have a few comments to make:

We advise that the PNP take advice from the Chilterns Conservation Board; their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to guide development here.

We advise mentioning that development will contribute to a biodiversity net gain through appropriate green infrastructure measures in policy 6.2.3.1.

Natural England offers a Discretionary Advice Service (DAS), giving environmental advice about your development proposal early in the planning process. For more information on DAS, please click [here](#).

We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish".

The recently produced Neighbourhood Plan for Benson, in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

#### Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:

- Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;
- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

#### Strategic Environmental Assessment and Habitats Regulation Assessment

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance here.

Where a neighbourhood plan could potentially affect a European protected site, for example a Special Protection Area or Special Area of Conservation, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title** -

**Name** Pierre Fleet

**Job title (if relevant)** Focus Area Adviser

**Organisation (if relevant)** Natural England

**Organisation representing (if relevant)** -

**Address line 1** Hornbeam House

**Address line 2** Crewe Business Park

**Address line 3** Electra Way

**Postal town** Cheshire

**Postcode** CW1 6GJ

**Telephone number** 03000603900

**Email address** [Pierre.Fleet@naturalengland.org.uk](mailto:Pierre.Fleet@naturalengland.org.uk)

#### Your future contact preferences

	Yes	No
<b>Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?</b>		X
<b>South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?</b>		X
<b>Would you like to receive planning policy updates from Vale of White Horse District Council?</b>		X
<b>Please do not contact me again</b>		

# Response 11

## Respondent Details

Information	
<b>Respondent Number:</b> 11	<b>Respondent ID:</b> 81165341
<b>Date Started:</b> 30/04/2018 09:27:55	<b>Date Ended:</b> 30/04/2018 09:31:03
<b>Time Taken:</b> 3 mins, 8 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where our interests would be affected by the proposals made.

In our review of the Pyrton Neighbourhood Plan we have a few comments to make:

- We advise that the PNP take advice from the Chilterns Conservation Board; their knowledge of the site and its wider landscape setting, together with the aims and objectives of the AONB's statutory management plan, will be a valuable contribution to guide development here.
- We advise mentioning that development will contribute to a biodiversity net gain through appropriate green infrastructure measures in policy 6.2.3.1.

Natural England offers a Discretionary Advice Service (DAS), giving environmental advice about your development proposal early in the planning process. For more information on DAS, please click here. <https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>

We would like to draw your attention to the requirement to conserve biodiversity and provide a net gain in biodiversity through planning policy (Section 40 of the Natural Environment and Rural Communities Act 2006 and section 109 of the National Planning Policy Framework). Please ensure that any development policy in your plan includes wording to ensure "all development results in a biodiversity net gain for the parish".

The recently produced Neighbourhood Plan for Benson (<http://www.bensonplan.org/>) in South Oxfordshire provides an excellent example. Although the Plan has not been to referendum yet, we are of the opinion that the policy wording around the Environment, Green Space and Biodiversity is exemplar. We would recommend you considering this document, when reviewing yours.

Q4. If appropriate, you can set out what change(s) you consider necessary to make the plan able to proceed below. It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

#### Further Recommendations

Natural England would also like to highlight that removal of green space in favour of development may have serious impacts on biodiversity and connected habitat and therefore species ability to adapt to climate change. We recommend that the final local plan include:

- Policies around connected Green Infrastructure (GI) within the parish. Elements of GI such as open green space, wild green space, allotments, and green walls and roofs can all be used to create connected habitats suitable for species adaptation to climate change. Green infrastructure also provides multiple benefits for people including recreation, health and well-being, access to nature, opportunities for food growing, and resilience to climate change. Annex A provides examples of Green Infrastructure;
- Policies around Biodiversity Net Gain should propose the use of a biodiversity measure for development proposals. Examples of calculation methods are included in Annex A;

#### Strategic Environmental Assessment and Habitats Regulation Assessment

Where Neighbourhood Plans could have significant environmental effects, they may require a Strategic Environmental Assessment (SEA) under the Environment Assessment of Plans and Programmes Regulations 2004. Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance here. (<https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>)

Where a neighbourhood plan could potentially affect a European protected site, for example a Special Protection Area or Special Area of Conservation, it will be necessary to screen the plan in relation to the Conservation of Habitats and Species Regulations (2010), as amended (the 'Habitats Regulations'). One of the basic conditions that will be tested at Examination is whether the making of the plan is compatible with European obligations and this includes requirements relating to the Habitats Directive, which is transposed into the Habitats Regulations.

Annex A provides information on the natural environment and issues and opportunities for your Neighbourhood planning.

Q5. You can upload supporting evidence here

- File: 241262 Pyrton Neighbourhood Plan Reg 14 NE response.pdf - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Pierre Fleet
<b>Job title (if relevant)</b>	Focus Area Adviser
<b>Organisation (if relevant)</b>	Natural England
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Hornbeam House
<b>Address line 2</b>	Crewe Business Park
<b>Address line 3</b>	Electra Way
<b>Postal town</b>	Cheshire
<b>Postcode</b>	CW1 6GJ
<b>Telephone number</b>	03000603900
<b>Email address</b>	<a href="mailto:Pierre.Fleet@naturalengland.org.uk">Pierre.Fleet@naturalengland.org.uk</a>

# Response 12

## Respondent Details

Information	
<b>Respondent Number:</b> 12	<b>Respondent ID:</b> 81165780
<b>Date Started:</b> 30/04/2018 09:31:39	<b>Date Ended:</b> 30/04/2018 09:37:47
<b>Time Taken:</b> 6 mins, 8 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Pyrton Neighbourhood Plan Consultation

#### SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

#### About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

#### Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus.

National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:

- FM07 - Old Warden to Chalgrove
- FM09 - Steppingley to Chalgrove

From the consultation information provided, the above overheads powerline does not interact with any of the proposed development sites.

Gas Distribution – Low / Medium Pressure Whilst there are no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Hannah Bevins
<b>Job title (if relevant)</b>	Consultant Town Planner
<b>Organisation (if relevant)</b>	Amec Foster Wheeler
<b>Organisation representing (if relevant)</b>	National Grid
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<b>Postal town</b>	-
<b>Postcode</b>	CV32 6JX
<b>Telephone number</b>	01926439000
<b>Email address</b>	<a href="mailto:hannah.bevins@woodplc.com">hannah.bevins@woodplc.com</a>

# Response 13

## Respondent Details

Information	
<b>Respondent Number:</b> 13	<b>Respondent ID:</b> 81166530
<b>Date Started:</b> 30/04/2018 09:38:25	<b>Date Ended:</b> 30/04/2018 09:45:05
<b>Time Taken:</b> 6 mins, 40 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Dear Sir or Madam

Please find the below comments on the submission draft Pyrton Neighbourhood Plan, submitted on behalf of Archstone Projects Ltd and Bloor Homes.

The current draft of the Neighbourhood Plan does not include the safeguarding of the route for the proposed new edge road around Watlington, to accord with the last version of the SODC Local Plan and the approach in the Watlington Neighbourhood Plan which has been supported by an independent examiner.

The sites in question are PYR1 and PYR2 which are proposed for redevelopment and a local gap respectively.

As demonstrated by the current planning application for PYR1, it is possible to include a safeguarded route for the road to future-proof the proposals.

The draft Neighbourhood Plan Policy for the local gap BNE4 refers to development at PYR2. It is currently too inflexible and should be amended as follows to allow objective assessment of development proposals in relation to the measurable function of the gap:

“Development proposals should ensure the retention of the open character of the local gap and should not unacceptably harm this, either individually or cumulatively. Such proposals should demonstrate that any diminution of the gap will not lead, visually, perceptually or physically, to adverse coalescence between Pyrton and Watlington. A Landscape and Visual Appraisal must accompany any development proposal and show no significant impact on important views and the intended function of this local gap.”

The policies for PYR1 and PYR2 should include safeguarding for the edge road, which could be incorporated while still maintaining the Parish's landscape objectives for the Local Gap.

The Neighbourhood Plan therefore needs to be modified to include the safeguarded route and flexibility for the edge road. Otherwise it will be ignoring the needs of its neighbouring Parish and service centre and will not be in general conformity with the key strategic policy (TRANS3) contained in the emerging development plan for the area (i.e. will not meet the basic conditions).

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Jonathan Porter
<b>Job title (if relevant)</b>	Planning Director
<b>Organisation (if relevant)</b>	Archstone Projects Limited and Bloor Homes
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	16 Imperial Square
<b>Address line 2</b>	Cheltenham
<b>Address line 3</b>	-
<b>Postal town</b>	-
<b>Postcode</b>	GL50 1QZ
<b>Telephone number</b>	01242 572700
<b>Email address</b>	jp@archstone.co.uk

# Response 14

## Respondent Details

Information	
<b>Respondent Number:</b> 14	<b>Respondent ID:</b> 81167423
<b>Date Started:</b> 30/04/2018 09:46:31	<b>Date Ended:</b> 30/04/2018 09:53:07
<b>Time Taken:</b> 6 mins, 36 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Please find response attached.

Q3. You can upload supporting evidence here

- File: Pyrton NP Consultation WPC response.docx - [Download](#)
- File: OCC traffic figures west of M40 1 to 19 Jan 2018.xlsx - [Download](#)
- File: SODC Ricardo LES Assessment Report V1.pdf - [Download](#)
- File: AECOM Watlington Parking Study.pdf - [Download](#)
- File: OCC traffic figures west of M40 at Lewknor.xlsx - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Yes, I request a public examination

Q7. Please state your specific reasons for requesting a public examination below

We request that there is a hearing as part of the examination and if the hearing is held would want to make representations about the safe guarding of land for the Watlington edge road.

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Rachel Gill
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	Watlington Parish Council and Watlington Neighbourhood Plan Forum co-ordination Group
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	1 Old School Pl
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	Watlington
<b>Postcode</b>	OX49 5QH
<b>Telephone number</b>	01491 613867
<b>Email address</b>	<a href="mailto:info@watlingtonnp.org.uk">info@watlingtonnp.org.uk</a>

# Response 15

## Respondent Details

Information	
<b>Respondent Number:</b> 15	<b>Respondent ID:</b> 81168649
<b>Date Started:</b> 30/04/2018 09:54:59	<b>Date Ended:</b> 30/04/2018 09:59:09
<b>Time Taken:</b> 4 mins, 10 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Thank you for consulting the Environment Agency on the Draft Neighbourhood Plan for Pyrton.

The Environment Agency aims to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.

Based on the environmental constraints within the area we have no detailed comments to make in relation to your Plan. Together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning. This sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: [http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT\\_6524\\_7da381.pdf](http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf)

We are pleased to see that the proposed housing allocation site ('PYR1') has been directed to an area at the lowest probability of flooding and is located within Flood Zone 1.

Oxfordshire County Council will be able to advise if there are areas at risk from surface water flood risk (including groundwater and sewerage flood risk) in your neighbourhood plan area. Any relevant Surface Water Management Plan will contain recommendations and actions about how such sites can help reduce the risk of flooding. This may be useful when developing policies or guidance for particular sites.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Judith Johnson
<b>Job title (if relevant)</b>	Sustainable Places team
<b>Organisation (if relevant)</b>	Environment Agency
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Goldcrest House
<b>Address line 2</b>	Alice Holt Lodge
<b>Address line 3</b>	Farnham
<b>Postal town</b>	Surrey
<b>Postcode</b>	GU10 4LQ
<b>Telephone number</b>	020 3025 9495
<b>Email address</b>	<a href="mailto:planning_THM@environment-agency.gov.uk">planning_THM@environment-agency.gov.uk</a>

# Response 16

## Respondent Details

Information	
<b>Respondent Number:</b> 16	<b>Respondent ID:</b> 81169305
<b>Date Started:</b> 30/04/2018 10:00:37	<b>Date Ended:</b> 30/04/2018 10:08:17
<b>Time Taken:</b> 7 mins, 40 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Thank you for consulting Historic England on the Submission version of the Pyrton Neighbourhood Plan. As the government's advisor on planning for the historic environment, Historic England's remit is to support the conservation of heritage assets and to champion good design principles in historic places. As such we have restricted our comments to those areas of the plan that fall within our areas of interest. We hope these comments are of assistance to the examiner.

I am pleased to confirm that, without prejudice to comments we may wish to make on individual planning applications, Historic England do not have any objections to any elements of the plan. As such the comments we have relate to areas where we feel the plan policies could be enhanced to provide clarity, where some evidence could be added to ensure they are robust or where we wish to state particular support for policies, the evidence that underpins them or the process by which they have been developed.

Policy BNE 1: We support the policy and its intent to ensure the heritage assets for the parish are conserved and given appropriate consideration in planning decisions. As a very minor point we suggest the words "historic significance" in the first clause of Policy BNE1 are replaced by "heritage significance" so as to more closely reflect the wording of the NPPF, which encompasses, archaeological interest, artistic interest and architectural interest, in addition to historic interest.

We strongly support the community's initiative in commissioning an appraisal of the conservation area as evidence to support the neighbourhood plan and commend this to the examiner. There are no limitations on who can commission such documents, although it will be the local planning authority's decision whether to give weight to this document. Nevertheless, as an assessment of the special interest and character or appearance of the conservation area we consider it an appropriate document to inform the plan's policies on the character of the area and appropriate design of new development including policy D1.

Policy BNE3: We are pleased to support the identification of the Field opposite the Village Hall for identification as Local Green Space. The historic interest of the land and its local character is recognised in its inclusion within the conservation area and supported by the conservation area appraisal, in particular its contribution to the open and rural character of the conservation area, including the southerly views to the Chilterns AONB. We would welcome some additional information on the Charity Land, in particular an explanation of its history as 'charity land'. Is this in fact land presented to the village to provide an income for a local charity? This might provide a particular historic significance that would support identification as Local Green Space.

Policy BNE4: We are pleased to support the policy to protect the green gap, which we can see plays an important role in the setting of the settlements and their individual character and identity. We concur that this supports the conservation of the setting of the grounds of Pyrton Manor which the Conservation Area Appraisal successfully argues have historic interest and a valued character or appearance beyond the limits of the present conservation area boundary (and at the present time would therefore be considered a non-designated heritage asset as well as the setting of a Grade II\* Listed Building).

Policy BNE6: We are pleased to support this policy, including the recognition of the footpaths as valued elements of the area's landscape character and some of which are of particular heritage significance, including the Icknield Way.

Policy D1: Given the preparation of the Conservation Area Appraisal and Landscape Study we feel that sufficient evidence is provided to justify policies that specify a limit on the height of new buildings and suitable materials for cladding in paragraph 2.a and 2.b of the policy, particularly given the sensitive landscape and built character of the plan area. We also support recognition of supporting the dark sky value of the area and the AONB.

We hope these comments are of assistance to the examiner but would be pleased to answer any queries that relate to them or to provide additional information if necessary.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Robert Lloyd-Sweet
<b>Job title (if relevant)</b>	Historic Places Adviser (South East England)
<b>Organisation (if relevant)</b>	Historic England
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	Eastgate Court
<b>Address line 2</b>	195-205 High Street
<b>Address line 3</b>	-
<b>Postal town</b>	Guilford
<b>Postcode</b>	GU1 3EH
<b>Telephone number</b>	01483 252028
<b>Email address</b>	<a href="mailto:Robert.lloydsweet@HistoricEngland.org.uk">Robert.lloydsweet@HistoricEngland.org.uk</a>

# Response 17

## Respondent Details

Information	
<b>Respondent Number:</b> 17	<b>Respondent ID:</b> 81170352
<b>Date Started:</b> 30/04/2018 10:08:44	<b>Date Ended:</b> 30/04/2018 10:17:37
<b>Time Taken:</b> 8 mins, 53 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Please find response attached.

Q3. You can upload supporting evidence here

- File: County comment on Pyrton Submission Neighbourhood Plan April 2018.pdf - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

No, I do not request a public examination

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Lynette Hughes
<b>Job title (if relevant)</b>	Senior Planning Officer
<b>Organisation (if relevant)</b>	Oxford County Council
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	County Hall
<b>Address line 2</b>	New Road
<b>Address line 3</b>	-
<b>Postal town</b>	Oxford
<b>Postcode</b>	OX1 1ND
<b>Telephone number</b>	0792 0084 360
<b>Email address</b>	<a href="mailto:Lynette.Hughes@Oxfordshire.gov.uk">Lynette.Hughes@Oxfordshire.gov.uk</a>

# Response 18

## Respondent Details

Information	
<b>Respondent Number:</b> 18	<b>Respondent ID:</b> 81171615
<b>Date Started:</b> 30/04/2018 10:18:53	<b>Date Ended:</b> 30/04/2018 10:20:18
<b>Time Taken:</b> 1 min, 25 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Individual

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Given that Pyrton residents potentially impacted by Watlington Neighbourhood Plan will be allowed to vote in Watlington's referendum, it seems reasonable that affected residents of Watlington should have the same right.

I should be grateful if you would pass this view to the inspector of Pyrton's plan.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

**Title**

**Name**

Mike Gardner

**Job title (if relevant)**

**Organisation (if relevant)**

**Organisation representing (if relevant)**

**Address line 1**

**Address line 2**

**Address line 3**

**Postal town**

**Postcode**

**Telephone number**

**Email address**

# Response 19

## Respondent Details

Information	
<b>Respondent Number:</b> 19	<b>Respondent ID:</b> 81172207
<b>Date Started:</b> 30/04/2018 10:23:04	<b>Date Ended:</b> 30/04/2018 10:27:15
<b>Time Taken:</b> 4 mins, 11 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Please find response attached.

Q3. You can upload supporting evidence here

- File: 18.04.25 L CB South Oxfordshire Pyrton Neighbourhood Plan submission consultation.docx.pdf - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Carmelle Bell
<b>Job title (if relevant)</b>	Senior Planner
<b>Organisation (if relevant)</b>	Savills
<b>Organisation representing (if relevant)</b>	Thames Water Utilities Ltd
<b>Address line 1</b>	Ground Floor
<b>Address line 2</b>	Hawker House
<b>Address line 3</b>	5-6 Napier Court
<b>Postal town</b>	Napier Road
<b>Postcode</b>	Reading
<b>Telephone number</b>	01189520509
<b>Email address</b>	CTBell@savills.com

# Response 20

## Respondent Details

Information	
<b>Respondent Number:</b> 20	<b>Respondent ID:</b> 81178679
<b>Date Started:</b> 30/04/2018 11:12:21	<b>Date Ended:</b> 30/04/2018 11:20:32
<b>Time Taken:</b> 8 mins, 11 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Agent

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

Please find attached our representations on behalf of Providence Land Limited to the submitted Pyrton Neighbourhood Plan.

If there is to be a public examination we would like to attend as we represent the landowners of PYR2 which is important for the delivery of the Watlington bypass/edge road and is proposed for designation as a local gap in the submitted PNP, which we strongly object to.

We would also like to be notified of SODC's final decision to adopt the Pyrton Neighbourhood Plan, if it indeed reaches that stage.

Q3. You can upload supporting evidence here

- File: PLL Rep to PNP April 2018.pdf - [Download](#)
- File: Technical Note Local Gap - PLL Rep to PNP April 2018.pdf - [Download](#)
- File: Technical Note Figs 1-2 Location and Landscape Character.pdf - [Download](#)
- File: Technical Note Fig 3 SODC Watlington Bypass.pdf - [Download](#)
- File: Technical Note Fig 4 3097\_2001\_F Concept Masterplan.pdf - [Download](#)
- File: Technical Note Fig 5 Green Infrastructure.pdf - [Download](#)
- File: PLL Rep to PNP April 2018 WAT8+9+10 Masterplan.pdf - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Tom Hutchinson
<b>Job title (if relevant)</b>	Associate Planner
<b>Organisation (if relevant)</b>	Howard Sharp & Partners LLP
<b>Organisation representing (if relevant)</b>	Providence Land Limited
<b>Address line 1</b>	79 Great Peter Street
<b>Address line 2</b>	-
<b>Address line 3</b>	-
<b>Postal town</b>	Westminster
<b>Postcode</b>	SW1P 2EZ
<b>Telephone number</b>	07786 913803
<b>Email address</b>	tom@howardsharpandpartners.com

### Your future contact preferences

	Yes	No
<b>Would you like to be notified of South Oxfordshire District Council's decision to 'make' (formally adopt) the plan?</b>	X	
<b>South Oxfordshire and Vale of White Horse District Councils have a shared planning policy mailing list. Would you like to receive planning policy updates from South Oxfordshire District Council?</b>		
<b>Would you like to receive planning policy updates from Vale of White Horse District Council?</b>		
<b>Please do not contact me again</b>		

# Response 21

## Respondent Details

Information	
<b>Respondent Number:</b> 21	<b>Respondent ID:</b> 81397483
<b>Date Started:</b> 01/05/2018 12:57:56	<b>Date Ended:</b> 01/05/2018 12:59:49
<b>Time Taken:</b> 1 min, 53 secs	<b>Translation:</b> English
<b>IP Address:</b>	<b>Country:</b> Unknown

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

I refer to your message below in respect of the above topic / location and I can confirm that, at this present time, I have no comments to make.

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Chris Gaskell
<b>Job title (if relevant)</b>	-
<b>Organisation (if relevant)</b>	Scottish & Southern
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	1 Woodstock Road
<b>Address line 2</b>	Yarnton
<b>Address line 3</b>	Kidlington
<b>Postal town</b>	-
<b>Postcode</b>	OX5 1NY
<b>Telephone number</b>	-
<b>Email address</b>	<a href="mailto:chris.gaskell@sse.com">chris.gaskell@sse.com</a>

# Response 22

## Respondent Details

Information	
<b>Respondent Number:</b> 22	<b>Respondent ID:</b> 88894659
<b>Date Started:</b> 27/06/2018 09:50:31	<b>Date Ended:</b> 27/06/2018 09:55:48
<b>Time Taken:</b> 5 mins, 17 secs	<b>Translation:</b> English
	<b>Country:</b> United Kingdom

## Pyrton Neighbourhood Plan - publicity period

Q1. Pyrton Parish Council has submitted its neighbourhood plan to South Oxfordshire District Council. There is now an opportunity to comment on the plan and supporting documents during a publicity period running from Monday 12 March until 5pm on Wednesday 25 April 2018. You can view the Neighbourhood Plan and supporting documents below: Neighbourhood Plan Basic Conditions Statement Sustainability Appraisal Consultation Statement Consultation Statement - Table of actions Consultation Statement Appendix P (other appendices available on request) Please note: as the neighbourhood planning process includes an independent examination, your name and address are required for your comments to be considered. (\* denotes mandatory question) Are you completing this form as an:

Organisation

## Your comments

Q2. You can provide your comments on the Pyrton Neighbourhood Plan below. When commenting, you should bear in mind that the examiner will mainly assess the plan against the 'basic conditions', which are set out in the Basic Conditions Statement. If you are commenting on a specific section or a supporting document, please make this clear. If you wish to provide evidence and any supporting documents to support/justify your comments, there is a facility to upload your documents below. After this stage, the opportunity for further comments will be only at the request of the examiner.

South Oxfordshire District Council has worked to support Pyrton Parish Council in the preparation of their neighbourhood plan and compliments them on a very thoughtful, comprehensive and well produced plan.

In order to fulfil our duty to guide and assist, required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended), the council commented on the emerging PNDP during the pre-submission consultation. We note that the qualifying body has taken the council's advice on board and addressed some of the concerns previously raised.

We are committed to helping this plan succeed. To achieve this, we offer constructive comments on issues that are considered to require further consideration. To communicate these in a simple and positive manner; we produced a table containing an identification number for each comment, a description of the relevant section/policy of the NDP, our comments and, where possible, a recommendation.

Our comments at this stage are merely a constructive contribution to the process and should not be interpreted as the Council's formal view on whether the draft plan meets the basic conditions.

Q3. You can upload supporting evidence here

- File: 2018-06-20 Pyrton NDP Reg 16 Response.docx - [Download](#)

## Public examination

Q6. The majority of examinations are expected to be through written representations, however the examiner will decide whether there is a need for a public examination. Please indicate below whether you think there should be a public examination on the Pyrton Neighbourhood Plan:

Unanswered

## Your details and future contact preferences

Q8. How your personal details will be used Your name, address and comments will be forwarded to the independent examiner. This is required by the regulations covering neighbourhood plans. We have received assurance they will be kept securely and not used for any other purpose. All representations and related documents are held by the independent examiner and South Oxfordshire District Council until we have made the relevant statutory decisions on whether to adopt the plan and the deadline for a Judicial Review has passed, which is six weeks after the decision notice has been published. If you submit comments they will be published on our website along with your name, again because this is a requirement. If you are responding as an individual rather than a company or organisation, we will not publish your address or any other contact details, just your name. If you believe we have not handled your personal data as we have described here, please either call 01235 422485 or email details to [Adrianna.Partridge@southandvale.gov.uk](mailto:Adrianna.Partridge@southandvale.gov.uk) and your concerns will be fully investigated. If, after we have investigated your concerns, you are not satisfied with our conclusion, you have the right to refer the matter to the Information Commissioner's Office (ICO). You can reach them through this link to their website or call them on 0303 1231113. Their mailing address is: Information Commissioner's Office Complaints Section Wycliffe House Water Lane Wilmslow Cheshire SK9 5AF

<b>Title</b>	-
<b>Name</b>	Ricardo Rios
<b>Job title (if relevant)</b>	Senior Planning Policy Officer
<b>Organisation (if relevant)</b>	South Oxfordshire District Council
<b>Organisation representing (if relevant)</b>	-
<b>Address line 1</b>	135 Eastern Avenue
<b>Address line 2</b>	Milton Park
<b>Address line 3</b>	Milton
<b>Postal town</b>	Abingdon
<b>Postcode</b>	OX14 4SB
<b>Telephone number</b>	-
<b>Email address</b>	<a href="mailto:ricardo.rios@southandvale.gov.uk">ricardo.rios@southandvale.gov.uk</a>