



**CHALGROVE**  
**NEIGHBOURHOOD DEVELOPMENT PLAN**  
**CONSULTATION STATEMENT**

Status Final

# CNDP Consultation Statement

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# CNDP Consultation Statement

## 1) Introduction

The Neighbourhood Planning regulations 2012 require that a consultation statement should be provided by a qualifying body submitting a Neighbourhood Plan to the local planning authority. This document has been produced to fulfil that requirement.

In Part 5 of this regulation “consultation statement” means a document which:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) (b) explains how they were consulted;
- c) (c) summarises the main issues and concerns raised by the persons consulted; and
- d) (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

Chalgrove Parish Council and the Neighbourhood Plan Steering Group have carried out consultation activities with community and statutory bodies as well as interested parties. This is to enable extensive engagement and involvement in the preparation of the Chalgrove Neighbourhood Plan

This consultation statement sets out details of all the events and activities carried out in the community and with key bodies identified as stakeholders. The engagement activities were carried out to ensure full inclusivity in the decision making throughout the development of the plan. It also aimed to promote fairness and transparency to help achieve a high quality Neighbourhood Plan for the Parish

This Consultation Statement document is available on the Chalgrove Parish Council Website <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

## 2) Background

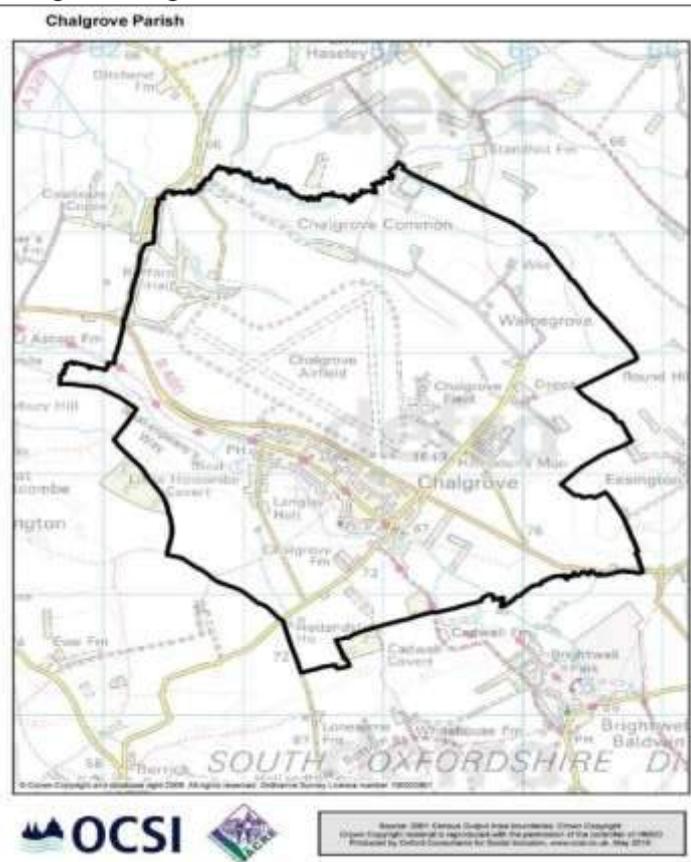
The CNDP process was initiated by Chalgrove Parish Council (CPC) in 2012, with the Chalgrove Neighbourhood Plan Area designated by South Oxfordshire District Council in 21 December 2012 (see map 1 overleaf).

Four members of the CPC were nominated to form a steering group of councillors: Ann Pritchard, David Turner, Andrew Maton and Jacky Nabb. In February 2014, the Steering Group met with 23 volunteers from within the community who had expressed an interest in assisting in the production of the CNDP.

Following that meeting a wider steering group was formed comprising of the nominated Parish Councillors and 6 other residents. This Steering Group was supported by South Oxfordshire District Council and Community First Oxfordshire (formerly Oxfordshire Rural Community Council). The Steering Group plus 10 additional interested residents formed four working parties to look at different aspects of the plan: Sites, Housing, Infrastructure and Living

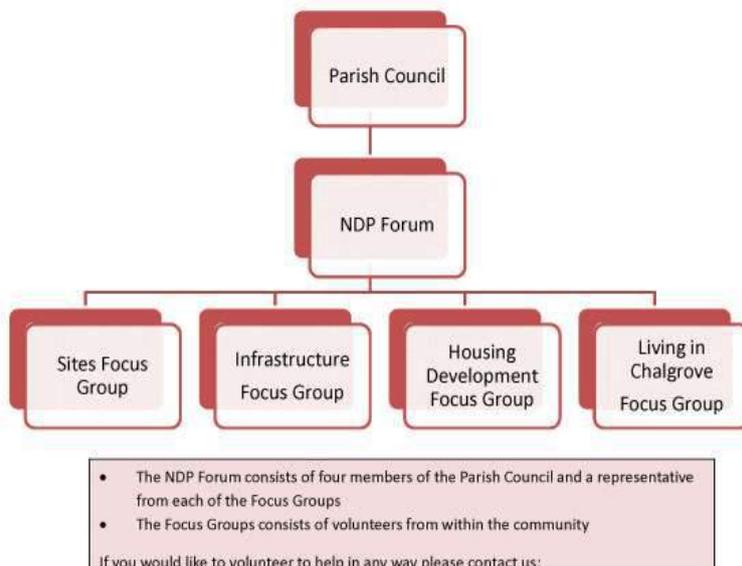
The CNDP was discussed at each Parish Council meeting, originally the Steering Group included four Parish Councillors, following changes to the membership of the Council the Steering Group now includes five Councillors, Ann Pritchard (Chair), Jacky Nabb (vice chair), David Turner, Anthea Dudley and Angela Ziemelis.

Map 1 Chalgrove Neighbourhood Plan Area



### Structure of the Chalgrove Neighbourhood Development Plan Team

The size and scale of the undertaking and the importance of gaining feedback and input from the community cannot be underestimated. To enable us to undertake the task of researching and documenting the plan we proposed that four focus groups were formed together with a steering group called the 'NDP Forum', the structure of the team is shown in the organisation chart below



### 3) Approach to consultation

The aims of the Chalgrove Neighbourhood Plan Consultation were:

- e) To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- f) To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- g) To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques;
- h) To ensure that results of consultation were fed back to local people and available as soon as possible after the consultation events.

### 4) Consultation and Engagement

A full list of activity is included at appendix A, this includes:

#### 4.1 Consultation on issues and themes for the Neighbourhood Plan

- Three public meetings were held in Chalgrove Village Hall on 27th June, 20th July and 14th September 2013. At these meetings the Parish council presented the concept of Neighbourhood Plans and explained why they believed it was important that Chalgrove produce a plan to enable the residents to have a say where new development should take place and what that development should look like. Residents were asked to identify what was important to them by an exercise whereby they wrote on post it notes and placed them on the relevant areas. These were identified as
  - Housing
  - Sites
  - Infrastructure and
  - Living in Chalgrove.

CNDP's approach to the structure of the team was the formation of a Steering Group (Forum) and four Focus Groups one for each of the areas identified above. To involve the community in the preparation of the plan and inform it with views of the local people the Focus Groups were comprised of 4-5 residents and one member of the Steering Group. At the public meetings residents were also asked if they would like to volunteer to take part in the preparation of the Plan ranging from agreeing to be kept informed, delivering leaflets through to joining one of our Focus Groups. The events generated 550 comments and 92 volunteer forms, 23 of which expressed an interest in joining a Focus Group.

The event was advertised by banner, post office window display, articles in the Link Parish Magazine, Parish e mail and door to door leaflets.

## CNDP Consultation Statement

- In January 2014 a letter was sent to each volunteer who had expressed an interest in joining a Focus Group inviting them to a meeting on February 25th 2014. Following this meeting the four Focus Groups were formed. The formation of the Steering Group took place at a meeting on 11 March 2014. The Forum has met on a fortnightly/weekly basis from this date to the submission of the final plan.
- From the launch meetings consultation feedback the Housing Development Focus Group, comprising of one Parish Councillor and 5 residents, worked with Oxford Community First (OCF) (formerly ORCC) to produce a Community Questionnaire which included a housing needs survey as well as questions on:
  - Current household
  - The size and shape of developments
  - Type of homes
  - The look and feel of Chalgrove
  - Sustainable homes
  - Getting around
  - Recreation
  - Business and
  - Infrastructure
- In September 2014 a questionnaire was delivered to each home in Chalgrove by volunteers from within the community. Up to 5 members of each household could complete the questionnaire, once completed they were collected by volunteers, with the opportunity for the residents to deliver it to the post office or the parish office if preferred.
- The results were analysed by OCF between end September and end of December 2014, the report can be found on the Chalgrove Parish Council Website <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>
- Public meetings were held on 14 February and 1 March 2015 at Chalgrove Village Hall to share the findings of the NDP Questionnaire. This event was advertised by Post office window display, article in the Parish Magazine posters in the village, PC email, Facebook and notices at the entrances to the village from the B480. Developers and landowners were invited to attend these public meetings, subsequently the reports and presentation were published on the CNDP website

# Neighbourhood Plan



## Consultation Launch Meeting

Thursday 27<sup>th</sup> June 8.00 pm  
repeated on

Saturday 20<sup>th</sup> July 11.00 am  
Chalgrove Village Hall

Our Neighbourhood Plan will have legal status and shape the future housing development in our village – please come and give us your important views

If you require any further information please contact Jo Donoghue, Parish Clerk on 01865 890432 or email [info@chalgrove-parish.org](mailto:info@chalgrove-parish.org)



### LAST CHANCE!

By public demand we are repeating the

## Chalgrove Neighbourhood Development Plan Launch Meeting

Saturday 14<sup>th</sup> September  
Village Hall at 11.00 am

Our Neighbourhood Development Plan will cover:

- Housing
- Environment
- Infrastructure e.g. roads, sewers etc.
- Community Life

and affects all of us, older, younger and children

**It is important for YOU to tell us what YOU WANT!**

Your Views      Your Village      Our Plan

If you are unable to attend the meeting but would like to be kept updated by email, please email [info@chalgrove-parish.org](mailto:info@chalgrove-parish.org) with your name and email address.  
(These will be held confidentially only for this use)

# Chalgrove Neighbourhood Plan

## Community Questionnaire



Prepared by Chalgrove Neighbourhood Development Plan Group  
September 2014

### CHALGROVE – 2031

This is your opportunity to shape the future of our village.

#### Why have I received this?

- Chalgrove has grown significantly since the 1960s and so far most of this change has been decided by developers.
- The Neighbourhood Plan lets residents make clear how they want the village to develop.
- To be approved, we need evidence the plan reflects the views of residents.

#### Why should I fill it in?

- With no Neighbourhood Plan we have no control over the type of development we have and where it goes. That is why it is important to complete this questionnaire.

#### How will it work?

- Someone has delivered this form through your door.
- Most questions just require a tick against your preferred answer(s). It shouldn't take long.
- Each member of the household, aged 16 and over, has the opportunity to answer the questionnaire.

#### Must I answer all the questions?

This questionnaire is made up of three parts.

- Part 1 is questions important to help us shape the Neighbourhood Plan for Chalgrove.
- Part 2 is a Housing Needs Survey that we *have* to do as part of the planning process. The more questions you answer from Parts 1 & 2 the more useful your form will be to us but please return it even if you decide to leave some questions blank.
- Part 3 is ONLY for people who need a new home in Chalgrove.

#### Is it confidential?

Yes – it is totally confidential

- The form does not contain any information that identifies you personally.
- There is no way of linking it to your specific address.
- No-one in the village will ever see what's ticked on any of the forms. We will post them direct to the Oxfordshire Rural Community Council, who do all the data processing for us and send us the statistical outcomes and comments.

# CNDP Consultation Statement

## 4.2 Consultation on Sites Proposed for Development

### Call for Sites

In October 2013 CNDP wrote to all landowners in the Parish requesting details of any land available for development. From this eleven potential sites were identified and would be measured against an agreed set of Site Criteria

### Site Criteria

The issues identified by the community in the initial launch meetings were:

- Flood Risk – including drainage and sewage
- Traffic Impact including parking
- Proximity to the village
- Transport
- Borders Existing Village
- Conservation, wildlife and nature
- Landscape impact
- Heritage

These were used to form the criteria against which all sites will be assessed. This criteria was presented to the community at a public meeting on 17th May 2014. Residents were asked to prioritise the criteria to be used when assessing all potential sites using a form supplied by the CNDP team. Following the meeting the form was made available on the website and in the Parish Office for anyone who missed the meeting to give their views. We received and analysed 170 forms the results were published in the July issue of the Link Magazine and on the CNDP website.



### **Sites Criteria Consultancy - SATURDAY 17th May 2014 John Hampden Hall 10.00 - 12.00.**

Our next step is to ask you about the criteria for reviewing the proposed sites that have been made available for development.

To do this we will be holding an open meeting at the John Hampden Hall. It is here you will be able to review the sites that have been made available and tell us what you think should be considered as important for choosing each site.

Please make some time to come and give us your input.

It is a Neighbourhood Plan for your village and you have a say; we need your feedback.

Comments can also be made on the website, please visit to get more information:

[www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)

### **Missed the site criteria consultation? You can still give us your feedback**

You can review the available sites and the site criteria here and tell us what you think should be considered as important for choosing each one.

Please select your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice from the attached list of criteria and send them to us via the 'Have Your Say' Page or email us via the 'Contacts' Page. The criteria consultation form can be used as an attachment to your e mail

### **YOU CAN MAKE A DIFFERENCE Deadline for comments is June 20th**

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- Between June and November 2014 the CNDP site focus group reviewed each site against each of the criteria. This involved visiting and researching each site. In turn, this was reviewed by the steering group and a site assessment document produced. The results were shared at public meetings on 8th and 23rd November 2014.
- In October 2014 CNDP wrote to all landowners and developers that had put forward proposed sites for development to invite them to public meetings being held on 8th and 23rd November 2014 to present their proposed sites to the community. The details of the criteria to be used in site selection were included in the meetings.
- Public meetings were held on 8th and 23rd November in Chalgrove Village Hall, a presentation by the CNDP team was followed by three presentations by developers who had accepted the invitation to attend the meeting. The developers left after their presentation following which the residents were invited to view the results of the site assessment for all 11 sites and to rank them in preference. This event was advertised by Post Office Window display, article in the Parish Magazine, posters, PC email, Facebook and notices at the entrances to the village from the B480
- From this meeting, and further analysis of the site assessment, some of the sites were ruled out on planning grounds such as flooding and access. A short list of two potential development sites were selected, a public meeting was held on 7th June 2015 where developers of the two shortlisted sites presented their plans for 82 homes, which was the allocation of homes CNDP were given at that time. Following the presentations residents had the opportunity to speak to the developers and to indicate their preferred option.
- An electronic survey was made available on the CNDP website following the public meeting to give residents who had not been able to attend the public meeting to express their preference. The survey was closed on June 20th.
- February 2016 a Public Meeting was held to present the revised Environment Agency Flood Map which was the result of remodelling carried out on part of the village. This remodelling and revised map did not cover all of the proposed development sites and the impact on the NDP site selection was discussed. The residents attended that meeting expressed the wish that the CNDP commissioned further flood modelling to ensure that all sites were measured against the same criteria and that grant funding should be sourced.
- July 2016 an article was published in the Link Parish Magazine announcing the increased housing allocation to 200 homes as advised by SODC preferred option 1. Also to announce that the funding had been received to commission the flood report.
- Following the increase in allocation the developers of the two preferred sites revised their plans to provide additional homes. These plans were presented at a public meeting on 6 October 2016 and the residents invited to indicate their preference.



**Chalgrove Neighbourhood  
Development Plan**



**SITE CONSULTATION MEETING**

**Saturday 8 November 2014**

**and again on**

**Sunday 23 November 2014**

**In the**

**VILLAGE HALL CHALGROVE**

**The meeting starts at 11.30 with a briefing on the  
work done so far**

**Followed by YOUR opportunity to consider the  
potential sites and let us know your preference**

**Please come along for the 11.30 briefing**

**We look forward to seeing you there**

**YOU CAN MAKE A DIFFERENCE**

**Website: [www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)**

**e mail: [info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)**



**[www.facebook.com/Chalgrove](https://www.facebook.com/Chalgrove)**



## CNDP Consultation Statement

### **4.3 Consultation on sustainability assessment**

The Living in Chalgrove Focus Group contributed to compiling evidence for and the preparation of the Sustainability Scoping Report. The Steering Group produced a draft Sustainability Appraisal scoping report which was made available for comment at the public meeting on June 7th 2015 and sent on 8 August 2015 for formal consultation to the following statutory bodies:

- The Environment Agency
- Natural England
- Historic England

In response to comments from the consultees, some elements were revised and some material added to the evidence base for the NDP as summarised in Appendix D.

### **4.4 Consultation on vision and objectives and policies**

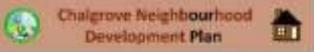
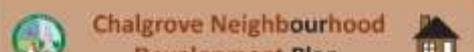
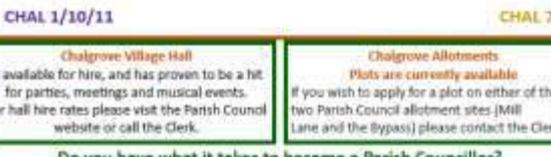
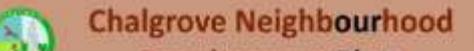
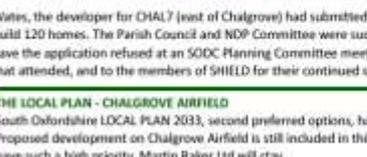
- Feedback from community consultation from public meetings and the results of the Community Questionnaire informed the CNDP vision and objectives which were prepared by the CNDP Steering Group in consultation with OCF and presented at a public meeting on 27 Feb 2016. Feedback from the public meeting confirmed that these were correct to meet the requirements of the CNDP. The vision and objectives were also displayed at the public meeting held on 6 October 2016 to review the revised site plans
- The draft policies were produced by the Steering Group in consultation with OCF and SODC and presented, at a public meeting on 18 March 2017 together with the vision and objectives. At this meeting a plan of the preferred site was also presented

### **4.5 Consultation on Pre submission draft**

- The pre submission draft was produced by the Steering Group in consultation with OCF and SODC, and formal letters sent to 58 consultees taken from the statutory list provided by SODC on 27 April 2017. The deadline for response to the consultation was June 5th 2017. The list of consultees can be found at appendix B. A public meeting was held on May 7th 2017 where the pre submission draft and all supporting documents were made available. Following the meeting copies of all documents and feedback forms were made available at the Parish Office, posters were sited at the entrances to the village from the B480 and Berrick Road giving the deadline to respond as June 5th.
- A list of businesses and organisations consulted on the draft plan can be found at Appendix B.

## **5) Summary of issues raised and changes to the Plan**

- The changes made in response to the pre submission Draft Plan (dated April 2107) can be found in Appendix E

<div style="text-align: center;">  <p><b>YOU CAN MAKE A DIFFERENCE</b></p> </div> <p>Chalgrove has been allocated 80+ homes in the SODC core strategy 2027. A new study of housing need in Oxfordshire has indicated that more housing is needed than SODC planned for in their current plan, they are therefore starting the process of preparing a new local plan and, as part of that process, are reviewing the number of homes allocated to larger villages, including Chalgrove. For more information on the local plan visit the SODC website <a href="http://www.southoxford.gov.uk">www.southoxford.gov.uk</a></p> <p>The Neighbourhood Plan allows you to have a say on the type of new homes that are developed and where they are built, without a Neighbourhood Plan the sites and housing mix would be decided for us and we would not have the same input.</p> <p>The Chalgrove Neighbourhood Plan Focus Groups have been formed, including local resident volunteers, to research, consult, and provide recommendations in the following Focus areas:</p> <ul style="list-style-type: none"> <li>Chalgrove Housing Sites</li> <li>Living in Chalgrove</li> <li>Chalgrove Housing Development</li> <li>Chalgrove Infrastructure</li> </ul> <p>Sites have been made available for development by landowners, and each of these sites will be reviewed against a set of criteria, which will include a flood risk assessment.</p> <p>You were asked to tell us what you believe is important to be considered for each site at a meeting in May. And for those of you that were not able to make the meeting your views could be given on the website <a href="http://www.chalgroveinfo.co.uk">www.chalgroveinfo.co.uk</a></p> <p>You will be asked in the forthcoming housing survey to tell us what types of homes and development you think is needed, what you think is special about Chalgrove and what you would like to see improved.</p> <p>You will be consulted on various aspects of the plan throughout the process and then when it is produced you will be able to vote on it. If it gets more than a 50% vote it will become a statutory document against which all planning applications are reviewed.</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>Emergency Planning - helping our community ....</b></p> <p>The Parish Council are working on your Emergency Plan so that, in the event of an emergency occurring in Chalgrove, there is a clear understanding of the roles and responsibilities of the various support agencies, and a plan to enlist local people to help others in the community - including a list of contacts should residents require help in the event of an emergency.</p> <p>The plan is intended to provide a self-help response, during any emergency affecting the Village when the normal response by the Emergency Services and County or District Councils is delayed because of the scope or nature of the emergency.</p> <p>We recently wrote to you all requesting volunteers to assist in the event of an emergency, and we were thrilled that so many of you responded. We will be writing to those volunteers shortly to obtain their thoughts on the draft plan, and ascertain what level of assistance they can provide. We are lucky to live in a Village where so many are willing to help others, with a community spirit that outdoes all others. Now we have to get that community spirit down on paper, with a clear and concise Emergency Plan.</p> </div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; font-size: small;"> <p>Have you been onto the Village website yet? Brilliantly monitored by the Chalgrove Communicators team, it provides all the information you need when living or working in Chalgrove <a href="http://www.chalgroveinfo">www.chalgroveinfo</a></p> </div>	<div style="text-align: center;">  </div> <p>Following the remapping of the flood zones for part of Chalgrove, a revised flood map is due to be published by the Environment Agency in February of this year. This has had an impact on the site selection and has caused a delay in the production of the plan.</p> <p>We are still working towards the site selections and continue to formulate the policies and work towards the completion of the plan.</p> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center;"> <p><b>NDP Update - PUBLIC MEETING</b>  <b>Saturday 27th February - 11.00am till 1.00pm</b>          Come along to find out the latest Neighbourhood Plan developments, and view the Environment Agency's revised flood mapping for Chalgrove.</p> </div> <p>Our vision...</p> <p>"To preserve and enhance the look and feel of a village, our community spirit and our countryside whilst accommodating our identified housing and community needs"</p> <div style="border: 1px solid black; padding: 5px;"> <p>The decision to revise Chalgrove's flood mapping was made by the Environment Agency following mapping work undertaken by EdenVale Young on behalf of a group of residents. The new map is being used now by all local agencies for all development purposes and will be placed in the public domain in February via the Environment Agency website. The NDP Committee will ensure that links to the new map are placed on the Parish Council website.</p> </div> <div style="border: 1px dashed black; padding: 5px; text-align: center;"> <p><b>Your Councillors</b></p> <p>Chairman: Cllr. Ann Pritchard      Vice Chairman: Cllr. Ray Reed          District &amp; Parish Councillor: Cllr. David Turner          Cllr. Ken Bailey, Brian Gray, Terry Aick, Paul Collins, Jacky Nabb, Andy Hinton, Arthur Doolley and Brian Wilson</p> <p><b>Parish Council Committees and Chairmen of each Committee</b></p> <p>Alotments - Cllr. Tony Ace      Footpath &amp; Lighting - Cllr. Ray Reed          Finance &amp; HR - Cllr. Jacky Nabb      Communications - Cllr. Andy Hinton          Planning - Cllr. Ann Pritchard      Recreation - Cllr. Tony Ace</p> </div> <div style="background-color: #4CAF50; color: white; padding: 5px; text-align: center; font-size: small;"> <p><b>Chalgrove Parish Council</b>          Please send all correspondence to:          Jo Murphy, Clerk to the Council, c/o 13 Laurel Close, Chalgrove, Oxon, OX16 0DQ          01235 290432 (answer machine for out of office hours) 07944 383196</p> </div>
<div style="text-align: center; border: 2px solid orange; padding: 10px;"> <p><b>Public NDP Meeting</b>  <b>Thursday 6th October 2016</b>  <b>3pm 'til 8pm</b>  <b>Chalgrove Village Hall</b></p> </div> <p>Several months ago the Parish Council were informed of an increase to our housing allocation from 82 homes to 200 homes. As a result, the developers for the two preferred sites have revised their proposals.</p> <p>The Parish Council will be hosting a public drop-in event so that you may view the new proposals for each site.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><b>CHAL 1/10/11</b></p> </div> <div style="text-align: center;">  <p><b>CHAL 7</b></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p><b>Chalgrove Village Hall</b>              is available for hire, and has proven to be a hit for parties, meetings and musical events. For hall hire rates please visit the Parish Council website or call the Clerk.</p> </div> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p><b>Chalgrove Allotments</b>  <b>Plots are currently available</b>              If you wish to apply for a plot on either of the two Parish Council allotment sites (Mill Lane and the Bygass) please contact the Clerk.</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Do you have what it takes to become a Parish Councillor?</b></p> <p>Are you passionate about your local community?          Do you have a desire to support local people and local projects?          Would you like to voice your opinion on local issues and services?          Do you have some spare time and want to do something useful?          Would you like to volunteer alongside like-minded people?</p> <p><b>Chalgrove Parish Council may have vacancies in the near future and will be welcoming suitable applicants aged 18+</b></p> <p>Chalgrove Parish Council meets monthly, on the first Thursday of each month, alongside several mid-month Committee meetings.</p> <p>To become a Parish Councillor you must:</p> <ul style="list-style-type: none"> <li>• be a British citizen, or a citizen of the Commonwealth or the European Union</li> <li>• be 18 years of age or older</li> <li>• for the whole of the 12 months prior to applying you must have:             <ol style="list-style-type: none"> <li>i) been an elector of the parish and either occupied/owned/rented premises in the parish, or</li> <li>ii) resided within 3 miles of the boundary of the parish, or</li> <li>iii) had your principal or only place of work in that area</li> </ol> </li> </ul> <p>If you wish to find out more about the role of a Parish Council, please contact the Clerk.</p> </div>	<div style="text-align: center;">  </div> <p>Chalgrove Neighbourhood Development Plan (NDP) Committee continue to meet weekly in order to finalise the plan. The pre-submission document (draft plan) was submitted to SODC on the 24th April and the <b>6 week public consultation ends on the 5th June</b>.</p> <p>The draft plan, and all supporting documents, can be viewed online at: <a href="http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html">http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html</a></p> <p><b>All comments are appreciated and can be sent via email to the Parish Clerk, preferably by the 24th May - <a href="mailto:info@chalgrove-parish.org.uk">info@chalgrove-parish.org.uk</a></b></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p><b>CHAL10/11</b></p> </div> <div style="text-align: center;">  <p><b>CHAL 7</b></p> </div> </div> <p>CHAL10/11 (west of Chalgrove) is the NDP's preferred site and can be seen to the left. Those wishing to follow the progress of CNDP can do so on the website: <a href="http://chalgrove NDP.co.uk">chalgrove NDP.co.uk</a></p> <p>Wiles, the developer for CHAL7 (west of Chalgrove) had submitted a planning application to build 120 homes. The Parish Council and NDP Committee were successful in their attempts to have the application refused at a SODC Planning Committee meeting. Thank you to all those that attended, and to the members of SHIELD for their continued support.</p> <div style="border: 1px solid green; padding: 5px; margin-top: 10px;"> <p><b>THE LOCAL PLAN - CHALGROVE AIRFIELD</b></p> <p>South Oxfordshire LOCAL PLAN 2033, second preferred options, has recently been published. Proposed development on Chalgrove Airfield is still included in this plan, although it does not have such a high priority. Martin Baker Ltd will stay.</p> <p><b>* Land within the developable area identified at Chalgrove Airfield, will be developed to deliver approximately 3,000 new homes, 5 hectares of employment land, 5 plots for travelling show people and supporting services and facilities. *</b></p> <p>Chalgrove Parish Council will continue to oppose any development on this site for sound planning reasons, including risk of flooding and congested road networks.</p> <p>SHIELD (Sustainable Housing Instead of Excessive Local Development) is the local protest group, which has the support of the Parish Council. You will be hearing more from them in the future. <b>Consultation on this latest plan is open now until 17<sup>th</sup> May 2017.</b></p> <p>Last time the village responded magnificently, please do so again to ensure your views are heard.</p> <p>Complete the questionnaire online at SODC website or send responses to SODC Planning Office, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB</p> <p><b>Information and response sheets can be found in the Post Office, or can be emailed over to you by contacting the Clerk, Jo Murphy, <a href="mailto:info@chalgrove-parish.org.uk">info@chalgrove-parish.org.uk</a></b></p> <p>Your response counts - it has so far.</p> </div>

## CNDP Consultation Statement

### 6) CONCLUSION

The Chalgrove Neighbourhood Development Plan Consultation Statement and its appendices are considered to comply with Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations.

All information, including appendices, is available at <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

The purpose of the consultation process is to ensure the local community and stakeholders were fully involved in the process. Their responses informed and shaped the plan throughout the process. All responses received were considered at length by the NDP Steering Groups and, where necessary, changes were made, prior to submitting the NDP to the LPA.

Responses made by the Statutory Consultees, and the consideration given to them by the NDP Steering Group, are included in Appendix E. Copies of the full responses from Oxfordshire County Council, Oxfordshire County Council, Leigh & Glennie Ltd, Gladman Developments Ltd, Boyer o.b.o. Wates Development and South Oxford District Council can be found in Appendix F.

The CNDP Steering Group has been in regular contact with the SODC during the preparation of its NDP to ensure it is in conformity with the Local Plan at all times. SODC suggested some amendments to the Pre-Submission Neighbourhood Plan that were incorporated into the plan.

The Chalgrove Neighbourhood plan is supported by a Basic Conditions Report and by this Consultation Statement both of which adequately cover the requirements set out in the Regulations.

This Consultation Statement demonstrates the publicity, consultation and engagement of the Plan with the community and stake holders throughout the Plan's preparation.

Chalgrove Parish Council presents this Plan as a policy document that has the support of the majority of the community who have been engaged in the process.

**Appendices**

- **Appendix A - Plan of Chalgrove NDP Consultation Activities and public engagement**
- **Appendix B - Pre Submission Consultation**
- **Appendix C - Communication and Publicity**
- **Appendix D - Responses from Sustainability Appraisal scoping report August 2015**
- **Appendix E - List off respondents and responses to Draft Plan**
- **Appendix F - Consultation responses from:**
  - Oxfordshire County Council**
  - Leigh & Glennie Ltd**
  - Gladman Developments Ltd**
  - Boyer o.b.o. Wates Development**
  - South Oxford District Council**

# Chalgrove

## Neighbourhood Development Plan

### Consultation Statement

#### Appendix A

#### Plan of Chalgrove NDP Consultation Activities and public engagement

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
Regular	Monthly update to Chalgrove Parish Council (CPC)	CPC	
Regular	Parish Council e mail messages	Database of resident's e mail addresses compiled from launch meetings and ongoing requests to be added Sent to Parish Clerk	
Regular	Articles in Parish Magazine – the LINK	Parish Magazine delivered free to every home	
Regular	Articles in Parish Council Newsletter	Newsletter delivered to every home	
Regular	Communication and meetings with developers of short listed sites for development		
19 April 2013 to date and ongoing	Meetings with South Oxfordshire District Council (SODC)	Jonathan Waite SODC, Susanne Dahm, SODC, Hannah Guest, SODC Wilson Lui SODC, Luke Brown SODC Sarah Barker SODC, Jacky Nabb CPC David Turner CPC Ann Pritchard CPC Ricardo Rios SODC	
16 May 2013 and ongoing	Meeting with Oxford Community First (OCF) (formerly Oxfordshire Rural Community Council ORCC)	Anton Nath, ORCC Jacky Nabb, CPC Ann Pritchard, CPC David Turner, CPC Tom McCulloch, OCF Fiona Mullins, OCF	
27 June, 20 July and 14 September 2013	3 launch meetings- open invitation to the community.	Ann Pritchard, Chair of CPC David Turner, CPC Carol Fowler, CPC Jacky Nabb, CPC	Advertised by banner, post office window display, articles in Parish Magazine, Parish E mail and door to door leaflets
October 2013	Letters to landowners to request details of any land available for development	Details of landowners available	
November 2013	Letter to each volunteer expressing interest at the launch meetings		

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
Jan 2014	Letter to each volunteer expressing an interest in joining a Focus Group to invite them to a meeting on February 25th 2014		
Feb 2014	Letters to Chalgrove Organisations to provide an update and an offer to meet with the organisation	List of organisations available	
Feb 2014	Launch of Focus Groups held on February 25th and Focus Groups formed	Jacky Nabb, CPC Ann Pritchard, CPC David Turner, CPC Andy Maton, CPC 23 volunteers from the community	Letter to each volunteer
11 March 2014	Formation of the Steering Group	Jacky Nabb, CPC (Chair of NDP) Wendy Ace, Resident Anthea Dudley, Resident (now CPC) Simon Reynolds, Resident David Turner, CPC Lindsey Townsend, Resident Angie Ziemelis, Resident (now CPC) Andy Maton, CPC Ann Pritchard, CPC (Chair of PC)	
Commenced 11 March 2014	Weekly / Fortnightly meetings of Steering Group	Four members of CPC and a representative from each focus group.	
24 March 2014	Sustainability Environmental Assessment training provided by Oxfordshire Rural Community Council (ORCC)	Oxford Rural Community Council Jacky Nabb, CPC Simon Reynolds, CNDP	
April 2014	Launch of CNDP website and Facebook page	Jacky Nabb, CPC Carol Fowler, CPC David Lee, Resident	
3 – 5 April 2014	Planning Camp - provided by Locality	Jacky Nabb, CPC	
8 April 2014	Request for quotation for Flood Risk Assessment letters sent to four companies		
May 2014	Stand at the annual May Day Festival	Manned by members of the Site Focus Group	E mail and article in Parish Magazine

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
17 May 2014	Consultation on site criteria held in the John Hampden Hall	CNDP Forum and Focus Groups Parish Council Landowners and Developers Residents / Public	Advertised by Post office window display, posters, article in the Parish Magazine, PC e mail, Facebook and door to door leaflet
21 May 2014	Meeting to review flood risk assessment quotes received from three companies	Jacky Nabb, CPC Ann Pritchard, CPC David Turner, CPC Paul Jacques, Resident	
27 May 2014	CNDP Forum review of flood risk assessment quotes	CNDP Forum	
29 May 2014	Site Focus Group review of flood risk assessment quotes	CNCP Site Focus Group	
10 June 2014	Flood risk assessment meeting with chosen supplier	Hydro GIS CNDP Focus Groups CNDP Forum	
Summer 2014	Parish Council Newsletter delivered to each home providing - update and notification of questionnaire	CNDP Forum	
22 July 2014	Meeting with Thames Water	CNDP Forum CNDP Focus Groups	
5-29 September 2014	Chalgrove NDP Questionnaire - Delivered by volunteers within the community to every home in the Parish, available to be completed by up to 5 members of the household over 16 with a separate section to be completed by those requiring a new home in Chalgrove. Subsequently completed questionnaires were collected by volunteers. Completed questionnaires could also be left at the Post Office or at the Parish Office.	CNDP Forum CNDP Focus Groups Resident volunteers	Publicised by July and August issues of Link Parish Magazine, PC e mails, Facebook and posters.
29 September – end December 2014	Analysis of Chalgrove Housing Questionnaire – 60% return rate	OCF (Formerly ORCC)	

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
October 2014	Letter to landowners and developers inviting them to meetings on 8 and 23 November to present their proposed sites. Details of site criteria to be used in site selection were included in the meeting	NDP Forum and Focus Groups Parish Council Landowners and Developers	Letters to developers
8 and 23 November 2014	Public Consultation meetings held in Chalgrove Village Hall – site preferences. Open meetings for residents of the village to review the proposed sites and identify the site(s) preferred by them.	NDP Forum and Focus Groups Parish Council Landowners and Developers Residents / Public	Advertised by Post office window display, article in the Link Parish Magazine, posters, PC e mail, Facebook and notices at the entrances to the village from the B480
December 2014	Presentation and consultation meeting with the Chalgrove Primary School Council	NDP Forum	Through School Secretary and Head Mistress
February 2015 Call for sites	Letters to landowners and developers requesting any additional information on plans for the sites they have put forward for development by 31 March 2015 Invitation to developers and landowners to attend meetings on 14 February and 1 March to view results of the NDP questionnaire	NDP Forum NDP Focus Groups Parish Council Landowners and Developers	Letters to landowners and developers
14 February and 1 March 2015	Public Consultations to share the results of the NDP Questionnaire. Held in Chalgrove Village Hall.	NDP Forum NDP Focus Groups Parish Council Developers and Landowners Residents / Public	Advertised by Post office window display, article in the Parish Magazine posters, PC e mail, Facebook and notices at the entrances to the village from the B480. Developers and landowners were invited to attend, reports and presentation were published on the CNDP website

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
May 2015	Stand at the Chalgrove May Day Festival to provide update and give opportunity for comment.		PC e mails, Link Parish Magazine, Facebook
7 June 2015	Public Meeting to review short listed sites, held in Chalgrove Village Hall. Developers of sites 1, 10 and 11 and site 7 presented plans for 82 homes. SA Scoping report presented for comment	NDP Forum NDP Focus Groups Parish Council Developers Residents/Public	Advertised by Post office window display, article in the Parish Magazine posters, PC e mail, Facebook and notices at the entrances to the village from the B480
7 - 20 June 2015	Electronic survey on CNDP website to allow those not attending the meeting to view the plans and identify their preference Survey Monkey via CNDP website	NDP Forum NDP Focus Groups Residents/Public	Advertised by PC e mail, Facebook and posters
8 August 2015	A draft Sustainability Appraisal scoping report was sent for formal consultation to the following statutory bodies: <ul style="list-style-type: none"> <li>• The Environment Agency</li> <li>• Natural England</li> <li>• Historic England</li> </ul> In response to comments from the consultees, some elements were revised and some material added to the evidence base for the NDP	CNDP Living in Chalgrove Focus Group CNDP Steering Group CPC The environment Agency Natural England Historic England	Letter to consultees
14 November 2015	Meeting with SODC to discuss the revised Environment Agency flood map and impact on the CNDP. The revised map is based on remodelling of part of the village and does not cover all sites.	Jacky Nabb Ann Pritchard David Turner Luke Brown SODC	

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
14 December 2015	Meeting with SODC & Environment Agency to discuss the revised flood map and impact on the CNDP It was agreed to start the process of grant application for further flood modelling to cover the parts of the village that had not been covered in the previous remodelling	Ann Pritchard Wilson Lui SODC David Turner David Griggs Environment Agency Mike Mombrun Environment Agency Sarah Barker SODC	
4 Feb 2016	Meeting with SODC to provide information needed for the grant application	Jo Donoghue Jacky Nabb Ann Pritchard David Turner Luke Brown	
27 Feb 2016	Public Meeting to present Chalgrove NDP vision and objectives. And the impact on NDP of the revised Environment Agency Flood Map following flood risk remodelling on part of the village. Presented the revised environment agency flood map to residents.	NDP Forum NDP Focus Groups Parish Council Residents/Public	Advertised by Post Office window display, posters, notices at the entrances to the village from the B480, Link Parish Magazine articles, PC e mail, PC Newsletter and Facebook
March 2016	Draft grant application received from SODC, corrected application produced by Parish Council Clerk with no further comment from SODC, submitted to the Big Lottery Fund on 15 March	Jo Donoghue Jacky Nabb Ann Pritchard David Turner Wilson Lui (SODC) Luke Brown (SODC)	
May 2016	Stand at the Chalgrove Village May Day Festival	NDP Forum	PC e mails, Facebook
24 June 2016	Grant received from Big Lottery Fund and Edenvale Young instructed to carry out flood risk mapping remodelling of the areas of the village not previously covered.	Jo Murphy Jacky Nabb John Young, Edenvale Young	

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
July 2016	Article in Link Parish Magazine announcing increase in housing allocation to 200 homes and confirmation that funding had been received to commission the revised flood report and drop in event being held by SODC on July 8 to present emerging local plan	NDP Forum	Parish Magazine, Facebook and PC e mail
6 October 2016	Public meeting held in Chalgrove Village Hall to consult on revised developer plans in light of the of increased housing allocation to 193 homes in SODC's preferred option consultation 1, developers redesigned their plans to accommodate the increase.	NDP Forum NDP Focus Groups Parish Council Developers Residents/Public	Advertised by Post Office window display, posters, notices at the entrances to the village from the B480, Link Parish Magazine articles, PC e mail, PC Newsletter and Facebook
16 November 2016	Flood risk mapping report received from Edenvale Young	NDP Forum John Young, Edenvale Young	
18 March 2017	Public meeting to consult on Draft Policies. Held in Chalgrove Village Hall Prior to the pre submission stage of the plan a meeting was held to consult on the draft plans. A plan of the revised site West of Marley Lane was presented as the preferred site for the plan	NDP Forum Parish Council Residents/Public	Advertised by Post Office window display, posters, notices at the entrances to the village from the B480, Link Parish Magazine articles, PC e mail, and Facebook
27 Apr to 5 June 2017	Pre submission consultation, draft plan sent to 58 consultees and made available to residents		PC e mail, Facebook, website, letters
May 2017	Stand at the Chalgrove Village May Day Festival		Stand at the festival

## Chalgrove NDP Consultation Statement - Appendix A

Date	Activity	Who was involved	Publicity
7 May 2017	Public meeting to review the pre submission draft NDP held in Chalgrove Village Hall. Copies of the plan and all supporting documents made available. The plan for the preferred development site was also made available.	NDP Forum Parish Council Residents/Public	Advertised by Post Office window display, posters, notices at the entrances to the village from the B480, Link Parish Magazine articles, PC e mail, PC Newsletter and Facebook
7 May 2017 to 5 June 2017	Copies of pre submission documents available on the PC web site and in the Parish Office	Parish Clerk Public/Residents	PC e mails Posters at entrances to the village Facebook

Chalgrove  
Neighbourhood Development Plan  
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**Appendix B - Pre Submission Consultation**

**1) Letter to consultees submitting the pre submission draft for comment**



24 April 2017

Dear Sir

Re: Chalgrove Neighbourhood Development Plan: Pre-submission Consultation

I am the chair of the Chalgrove Neighbourhood Plan (CNDP) Steering Committee, I am writing to inform you that the draft Plan and accompanying documents are available on our website <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>. This is the consultation period for the draft plan to enable interested parties to comment prior to the local plan being submitted.

The documents include the pre-submission version of the Plan, Environment Report, Character Assessment, Strategic Flood Risk Assessment commissioned by CNDP October 2014 and the Edenvale Young Flood Risk Modelling and Mapping Report 17th November 2016, plus 2 additional appendices to the Environment Report. A public meeting will be held on Sunday 14 May between 11.00 am and 1.00 pm, the notice can be found on <http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

The consultation period lasts for 6 weeks and concludes on June 5th; however we would appreciate a response at your earliest convenience to allow us to progress to submission of the final plan as soon as possible.

If you do not wish to respond please let us know so that we may understand when all responses have been received

Thank you for your consideration

Yours faithfully

A handwritten signature in black ink, appearing to read 'J Nabb'.

Jacky Nabb  
CNDP Chair

**2) People and Businesses Consulted**

## Chalgrove NDP Consultation Statement - Appendix B

Schedule 1 category	Consultee	Contact details
a)for London borough councils	Not applicable	Not applicable
b) local planning authority, county council or parish council	South Oxfordshire District Council	planning.policy@southoxon.gov.uk
	Vale of White Horse DC	Planning.policy@whitehorsedc.gov.uk
	Oxfordshire County Council:	Lynette.hughes@oxfordshire.gov.uk
	Neighbouring Parish Councils	<ul style="list-style-type: none"> <li>• Stadhampton</li> <li>• Benson</li> <li>• Watlington</li> <li>• Little Milton</li> <li>• Cuxham</li> </ul>
(c) the Coal Authority	The Coal Authority	planningconsultation@coal.gov.uk
d) Homes and Communities Agency	The Homes & Communities Agency	mail@homesandcommunities.co.uk
e) Natural England	Natural England	consultations@naturalengland.org.uk
f) Env Agency	Environment Agency	Planning_THM@environment-agency.gov.uk
g) Historic England	Historic England	Southeast@historicengland.org.uk
h) Network Rail	Not applicable	assetprotectionwestern@networkrail.co.uk
i)Highways Agency	Highways England	Zoe.Johnson@highwaysengland.co.uk info@highwaysengland.org.uk,
j) Marine Management Org	Not applicable	info@marinemanagement.org.uk
k)owners of telecoms apparatus	Gigaclear	info@gigaclear.com attention Alec Richardson
	British Telecoms plc	BT Centre, 81 Newgate Street, London, EC1A 7A.
	Cornerstone Telecommunications Infrastructure Limited	EMF.Enquiries@ctil.co.uk
l) i.Primary Care Trust	<ul style="list-style-type: none"> <li>• Oxfordshire Clinical Commissioning Group</li> <li>• The Brook Surgery, Chalgrove</li> </ul>	<a href="mailto:oxon.gpc@nhs.net">oxon.gpc@nhs.net</a>  Lankester Anne (OCCG) Oxfordshire Clinical Commissioning Group <a href="mailto:Anne.Lankester@oxfordshireccg.nhs.uk">Anne.Lankester@oxfordshireccg.nhs.uk</a>
l)ii.Elec utility	SSE Energy Supply	customerservices@southern-electric.co.uk
l)iii Gas utility	British Gas	customerservice@britishgas.co.uk

## Chalgrove NDP Consultation Statement - Appendix B

	National Grid	plantprotection@uk.ngrid.com Nationalgrid.enquiries@nationalgrid.com
l)iv.&v. Sewage and Water utility	Thames Water	developer.services@thameswater.co.uk
m) vol bodies	<p><b>Please add as appropriate</b></p> <ul style="list-style-type: none"> <li>• Chalgrove Age Concern</li> <li>• Chalgrove British Legion</li> <li>• Chalgrove Cavaliers</li> <li>• Chalgrove Cricket Club</li> <li>• Chalgrove Festival</li> <li>• Chalgrove Flood Alleviation Group</li> <li>• Chalgrove Horticultural Society</li> <li>• Chalgrove Local History</li> <li>• Friends of Chalgrove School Group</li> <li>• Chalgrove Scouts/Beavers/Cubs</li> <li>• Chalgrove Women's Institute</li> <li>• Chalgrove Youth Club</li> <li>• Chalgrove and Watlington Children's Centre</li> <li>• Chalgrove Primary School</li> </ul>	
	Sport England	Tom.Bowkett@sportengland.org, theo.thomas@sportengland.org
	Council for Protection of Rural England	info@cpre.org.uk
n) racial, ethnic or national groups	Age UK Oxfordshire	admin@ageukoxfordshire.org.uk
	Oxfordshire Youth	hello@oxfordshireyouth.org
o)Religious groups Suggest OCVA	<ul style="list-style-type: none"> <li>• Diocese of Oxford</li> <li>• St Mary's Church, Chalgrove</li> </ul>	<a href="mailto:david.mason@oxford.anglican.org">david.mason@oxford.anglican.org</a>
p) Businesses	<ul style="list-style-type: none"> <li>• The Red Lion Public House, High Street, Chalgrove</li> <li>• The Lamb, Public House, Mill Lane, Chalgrove</li> <li>• The Crown Public House, High Street, Chalgrove</li> <li>• Londis Store, High Street, Chalgrove</li> <li>• Chalgrove Pharmacy, High Street, Chalgrove</li> <li>• The Village Stores, High Street, Chalgrove</li> <li>• The Post Office, High Street, Chalgrove</li> </ul> <p>Posies &amp; Presents, High Street, Chalgrove Martin Baker Ltd, Chalgrove, Airfield Monument Business Park, Monument Road, Chalgrove</p>	
q) Disabled	Enrych	info@enrych.org.uk

Chalgrove  
Neighbourhood Development Plan  
Consultation Statement

**Appendix C**

**Communication and Publicity**

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- Letter to 93 residents who expressed an interest in participating in the Plan at the launch meetings



2 November 2013

Dear xx

**Chalgrove Neighbourhood Development Plan Update**

Thank you for attending the launch meeting for the Chalgrove Neighbourhood Development Plan and thank you for expressing an interest in joining one of our Focus Groups.

We have now held 3 launch meetings which generated 550 comments and 92 volunteer forms, ranging from agreeing to be kept informed, delivering leaflets through to joining one of our Focus Groups.

We are continuing to work on the plan, analysing the feedback, meeting with other organisations such as South Oxfordshire District Council (SODC), Woodcote Neighbourhood Development Plan Committee and Oxford Rural Community Council (ORCC) to help put together a detailed process and project plan.

We are also, as we are obliged to do, contacting all local land owners to establish all available sites and to be confident that no area or landowner has been overlooked in the process. Once we have gathered or created all of this information we will be contacting you again in the New Year as the next step will be to initiate the Focus Groups.

In the meantime we will continue to keep the community informed of our progress with regular email updates and articles in the LINK. You will also see that we have published a NDP page on the Parish Council Website; this is a temporary measure whilst we are building our own web site.

Thank you once again for your interest.

Kind regards

Jacky Nabb  
Chair Neighbourhood Development Plan

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### **January 2014 - Letters to organisations, clubs and businesses**

The Neighbourhood Development Plan Forum is writing to organisations, clubs and businesses within Chalgrove regarding our intention to produce a Neighbourhood Plan for Chalgrove. This is a community-led project for guiding the future development and regeneration of an area and can specify how new development should be designed and located, as well as including social, economic and environmental issues.

The Parish Council have registered with South Oxfordshire District Council (SODC) the intention to produce a Neighbourhood Plan in line with SODC Core Strategy, the plan protects the village from housing development which does not take into account the community views, requirements and issues. To date we have run 3 Neighbourhood Plan Launch meetings in June, July and September 2013 inviting the community to understand why we should proceed with a Neighbourhood Plan, start the consultation process and seek volunteers to contribute to the project.

The plan will cover the following focus areas:

- Chalgrove Housing Sites
- Chalgrove Housing Development / Future Proofing
- Chalgrove Infrastructure
- Living in Chalgrove

Where a town or parish council exists the plan must be led by this local government group. The evidence based plan will be produced in full consultation with the community in line with the SODC Core Strategy. Once complete the plan is reviewed by the district council and an independent inspector, and following a successful adoption by a community referendum, the plan will have statutory status and all planning applications reviewed against it.

As you see our Neighbourhood Plan affects us all and is important to all of us who live in Chalgrove, both now and for future generations.

The 3 launch meetings generated 550 comments and 92 volunteer forms, ranging from delivering leaflets through to joining one of our Focus Groups. Work continues as we meet with other organisations such as SODC, Woodcote Neighbourhood Development Plan Committee and Oxford Rural Community Council (ORCC) to help put together a detailed process and project plan.

We have also, as we are obliged to do, contacted all local land owners to establish all available sites and to be confident that no area or landowner has been overlooked in the process. The next step is to initiate the Focus Work Groups, volunteers from the community who will work with the Forum to research, consult, and provide recommendations.

We have published a Chalgrove Neighbourhood Development Plan (CNDP) section on the Parish Council website, whilst a full CNDP website is under development. We will continue to post information on this page until the full website is available. If anyone within your organisation, club or business would like to volunteer to help with establishing our CNDP plan please complete the volunteer form on the Parish Council website CNDP page.

It is also our intention to continue to inform the village of progress on our website, articles in LINK, leaflets, flyers, posters and community update meetings. We will also be issuing Neighbourhood Plan updates via email at timely intervals during the process, if you would like to receive these email

## Chalgrove CNDP Consultation Statement Appendix C

updates please contact the Parish Clerk, Jo Donoghue, on [info@chalgrove-parish.org.uk](mailto:info@chalgrove-parish.org.uk) and state your name and email address. Your contact details will be confidential and only used for this purpose.

We understand that not all residents were able to attend the Launch meetings held last year and as the Neighbourhood Plan is such a very important project for the village we wanted to ensure we communicate the need and the progress of the plan to date.

We would be delighted to come along to talk to you to discuss the creation of the plan, timescale and overall 7. If you would like us to do so please contact Jo Donoghue on 01865 890432 or [info@chalgrove-parish.org.uk](mailto:info@chalgrove-parish.org.uk) and let her know a date over the next 6 weeks when you would be available. We look forward to hearing from you.

Yours sincerely

Jacky Nabb  
Chair, Chalgrove Neighbourhood Development Plan

### List of organisations letter sent to

Chalgrove Flood Alleviation Group	LINK - Parish Magazine
Chalgrove Guides/Brownies	Londis Store, Chalgrove Pharmacy, Newsagent, Posies and Presents
Chalgrove Health Walkers	Order of St John
Chalgrove Horticultural Society	Pavilion Play Group
Chalgrove Local History Group	Red Lion/The Lamb/The Crown
Chalgrove Men's Football Club	Royal Ancient Order of the Buffaloes
Chalgrove Methodist Church	St Mary's Church, Chalgrove
Chalgrove Netball Club	Chalgrove Communicating
Friends of Chalgrove School	The Brook Surgery, Chalgrove
Chalgrove Scouts/Beavers/Cubs	Chalgrove and Watlington Children's Centre
Chalgrove Scrabble Club	Chalgrove Women's Institute
Chalgrove Transport Service (CHATS)	Cleaner Chalgrove
Chalgrove Wildlife and Conservation Society	

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**Letter to those expressing desire to join a Focus Group**



26 January 2014

Dear xx

Chalgrove NDP Focus Group

At the launch meeting of the Chalgrove Neighbourhood Development Plan you kindly expressed an interest in joining one of the following Focus Groups.

- Chalgrove Housing Sites
- Chalgrove Housing Development / Future Proofing
- Chalgrove Infrastructure
- Living in Chalgrove

The NDP cannot move forward without the help and support of our residents and we would like to invite you to join the Focus Group looking at **Housing Development, including Future Proofing**, and to ask you to attend a meeting on **February 25<sup>th</sup> at 8.00pm** in the Chalgrove Village Hall to discuss how we can take this forward.

The meeting will provide a general overview of what is involved and an opportunity to break off into your Focus Group, meet the other members and agree the next steps.

When looking at the format of each Focus Group we have taken into account the group you expressed an interest in and any additional comments you may have made. We have not included anyone within the Sites Focus Group where any of the proposed sites is adjacent to where they live.

Can I ask you to please confirm that you are happy to join this group and that you will be able to join us on the 25<sup>th</sup>?

If you have any questions or need any additional information please do not hesitate to contact me directly on [jackynabb2@aol.com](mailto:jackynabb2@aol.com) or via our Parish Clerk on [info@chalgrove-parish.org.uk](mailto:info@chalgrove-parish.org.uk)

Thank you

Kind regards

Jacky Nabb  
Chalgrove NDP Forum

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**Launch of CNDP website April 2014**



We are pleased to advise you that the Chalgrove Neighbourhood Development Plan website is now live and can be found on <http://chalgrovedp.co.uk/>

If after visiting the website you have any further questions or require more information please take advantage of the 'contact us' and 'comments' pages, and if you would like to volunteer to help out in any way please download the volunteer form or use the contact details on the site, we look forward to hearing from you, your views are important to us

Chalgrove Neighbourhood Development Forum  
E mail [info@chalgrovedp.co.uk](mailto:info@chalgrovedp.co.uk)

**Coming Soon:**  
Chalgrove Neighbourhood Plan Questionnaire

**Your Views**

**Your Village**

**Our Plan**

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**Stand at the Chalgrove Village May Day Festival May 2014**



**Site Criteria consultation**



**Sites Criteria Consultancy - SATURDAY 17<sup>th</sup> May 2014**

**JohnHampdenHall10.00-12.00.**

Our next step is to ask you about the criteria for reviewing the proposed sites that have been made available for development. To do this we will be holding an open meeting at the John Hampden Hall. It is here you will be able to review the sites that have been made available and tell us what you think should be considered as important for choosing each site.

**Please make some time to come and give us your input.**

**It is a Neighbourhood Plan for your village and you have a say; we need your feedback.**

**Comments can also be made on the website, please visit to get more information:**

**[www.chalgrovedp.co.uk](http://www.chalgrovedp.co.uk)**

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Available on website and in Parish Office



**Missed the site criteria consultation? You can still give us your feedback**

You can review the available sites and the site criteria here and tell us what you think should be considered as important for choosing each one.

Please select your 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> choice from the attached list of criteria and send them to us via the 'Have Your Say' Page or email us via the 'Contacts' Page. The criteria consultation form can be used as an attachment to your e mail

**YOU CAN MAKE A DIFFERENCE**  
**Deadline for comments is June 20th**

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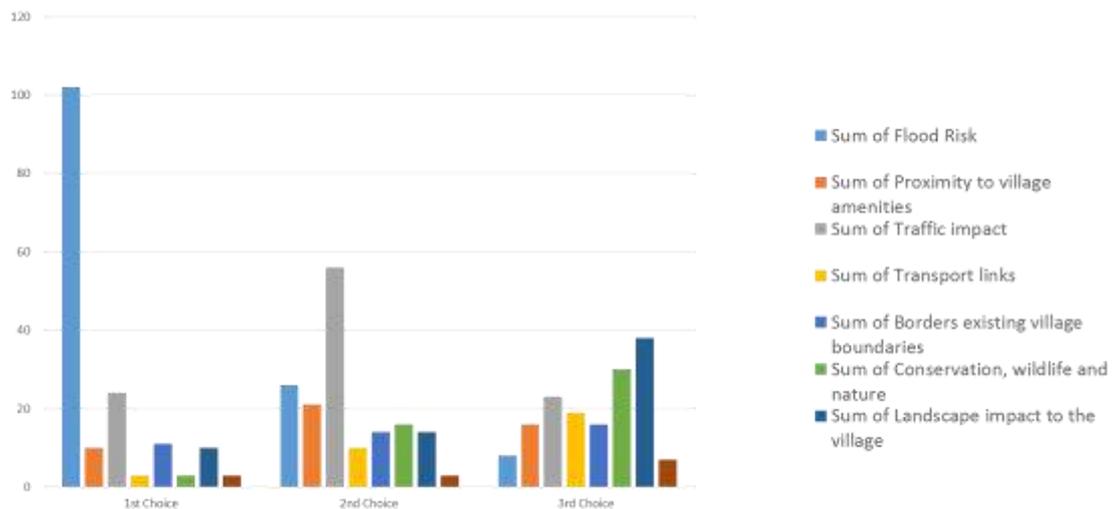


Site consultation meeting feedback – this is what you said

Thank you to everyone who attended the site consultation meeting on 17<sup>th</sup> May to give us your views on what you think is the most important criteria to be considered for all proposed development sites. And our thanks also to those that could not attend but have sent their views via e mail, the web site or hard copy.

We had almost 170 completed forms and the graph below gives a breakdown for the first, second and third choice.

Each proposed site will be measured against the same set of criteria and your input is important to help shape that, so thank you again from the Chalgrove Neighbourhood Development team.



[www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)

[info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)

Find us on Facebook – Chalgrove Neighbourhood Development Plan

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CNDP Questionnaire.



**THE QUESTIONNAIRE IS COMING!!  
WE WILL BE  
DELIVERING EARLY SEPTEMBER &  
COLLECTING WEEK COMMENCING 22 SEPTEMBER  
PLEASE TAKE PART  
IT'S TOTALLY CONFIDENTIAL  
YOU REALLY CAN MAKE A DIFFERENCE!!  
If you need any help please contact us:  
E mail: [info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)  
Telephone: Parish Clerk on 01865 890432**

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Letter to Developers Oct 2014



Dear

**Chalgrove Neighbourhood Development Plan (CNDP)**

With reference to the land that you have proposed for possible housing development in Chalgrove, the CNDP is in the process of evaluating these sites against established criteria and will be presenting these findings to the village.

This criteria was prioritised by the Chalgrove residents at a consultation in May, the criteria we are using and the results of the consultation are enclosed. The residents were asked to identify their first, second and third most important criteria. As you can see flooding risk scores highest in the first choice, traffic impact in the second choice and landscape impact in the third choice.

We are holding two open meetings for the residents of Chalgrove to provide a briefing on each site and to give them the opportunity to review the sites and identify their preferred options. These will be held on Saturday 8<sup>th</sup> November at 11:30am and Sunday 23<sup>rd</sup> November at 11:30am in the Chalgrove Village Hall. These meetings will be co-ordinated and managed by our Site Focus Group, headed up by the Chair Angela Ziemelis.

The housing questionnaire is currently being analysed and we are expecting to receive the report by the end of the year which will identify the type of homes, amenities and infrastructure the village wants.

We would like to invite you to present your site to the village at our meetings in November we do not imagine this would last any longer than 5 minutes. We will have one site presented at a time

## Chalgrove CNDP Consultation Statement Appendix C

and after you have presented we would ask you to leave so that the residents can have free time to identify their preferences.

We do hope you will be able to take the time to present to the village at these briefings so please let us know if you are able to attend either both or one of them. If you are not able to attend we wondered if there is anything you would like us to present on your behalf?

Can I ask you to please respond to the Parish Clerk (contact details below) as to whether you are able to attend or if there is information you would like us to present on your behalf?

Kind Regards

Jacky Nabb  
Chair, Chalgrove Neighbourhood Development Plan

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Sit consultation November 2014



### **SITE CONSULTATION MEETING**

**Saturday 8 November 2014**

**and again on**

**Sunday 23 November 2014**

**In the  
VILLAGE HALL CHALGROVE**

**The meeting starts at 11.30 with a briefing on the work done so far  
Followed by YOUR opportunity to consider the potential sites and let us know your preference**

**Please come along for the 11.30 briefing**

**We look forward to seeing you there**

**YOU CAN MAKE A DIFFERENCE**

**Website: [www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)**

**e mail: [info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)**

 **[www.facebook.com/Chalgrove](https://www.facebook.com/Chalgrove) Neighbourhood Plan**

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Feb & March 2015

**Site consultations**

Thank you to those who attended the site consultation meetings in November, the information given at those meetings is available on the website. [www.chalgrovedp.co.uk](http://www.chalgrovedp.co.uk)

**Housing related issues – Public Meetings February 14<sup>th</sup> and again on March 1<sup>st</sup>**

Please come along to the village hall on either Saturday 14th February or Sunday 1st March at 11.30 when the results of the Housing related issues questionnaire, which was analysed by the Oxfordshire Rural Community Council, will be available.

The Chalgrove Neighbourhood Development Plan is being developed in line with National Government and District Council Policies. The Parish Council and volunteers from the community are working alongside S.O.D.C to produce it. The final plan will be subject to an independent inspector’s examination before going to referendum, giving every resident of voting age the opportunity to vote for or against it.

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**Letter to landowners and developers Feb 2015**

Dear Sirs

The Chalgrove Neighbourhood Development Plan (NDP) Steering Group are now at the stage of rationalising the number of sites offered to accommodate the 82 homes which have been allocated to Chalgrove within the SODC Core Strategy.

We have received details of proposals for some of the sites, but not all. If you wish to send us information on your proposals or extra information please do so by March 31<sup>st</sup> 2015 at the very latest. For example information on the number of homes you propose, the types and mix of homes, together with your proposals to alleviate flooding issues on the site and or impact on adjacent area properties.

The risk of flood is a great concern to the residents and is the main issue highlighted in the feedback we have received. Please note that the village hydrology report reference flooding issues is on the NDP website [www.chalgrovedp.co.uk](http://www.chalgrovedp.co.uk) .

To help you in the information which you provide you are invited to a public meeting on either Saturday 14th February at 11.30am and/or Sunday 1<sup>st</sup> March at 11:30 am in Chalgrove Village Hall, Baronhurst Drive, Chalgrove, Oxford, Oxfordshire, OX44 7TE

At these meetings there will be a presentation of the results of the recent questionnaire, which will give you some information on the views of the village on the proposed development.

After March 31<sup>st</sup> we will start the process of selecting the final site/sites to be included in the plan which will go to the Village referendum later in the year. All information provided to us will be used to inform the site selection process.

We look forward to hearing from you.

Yours faithfully

Jacky Nabb

Chalgrove CNDP Consultation Statement Appendix C

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Site Consultations Feb and March 2015



**Public Meetings  
Results of Questionnaire  
Housing related issues  
FEBRUARY 14<sup>th</sup>  
and again on  
MARCH 1<sup>st</sup>  
11.30 CHALGROVE VILLAGE HALL**

**Your input at this stage is vitally important  
YOU CAN MAKE A DIFFERENCE!!**

[www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)  
[info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)

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Site consultation Jun 2015



**Sites Public Meeting  
June 7<sup>th</sup> 2015 - 11.00am Chalgrove Village Hall**

**Come along to review the sites which have been short listed for development. Your input is vital.**

**Details will be available on the web site for 2 weeks after the meeting for comment**

[www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk)

**If you have difficulties accessing this you can contact us by  
e mail on [info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk) or by telephoning the Parish Council Clerk on 01865 890432**

**Electronic Survey via Survey Monkey closes on 22 June**

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JULY ISSUE 2016 Link Parish Magazine



**Chalgrove Neighbourhood Development Plan**

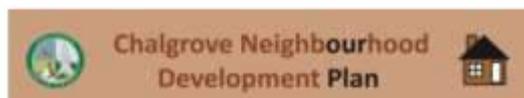
As a result of South Oxfordshire District Council's Local Plan 2032, we have been advised that the allocation for development in Chalgrove has increased from 82 to approximately 200 dwellings.

This will depend on the outcome of the site assessments, which will include the additional flood modelling which is being undertaken as a result of the EA revised flood map. This revised map covered only part of the village and the additional modelling is needed to ensure that all sites are measured against the same criteria.

The Chalgrove Neighbourhood Development Plan (NDP) has obtained funding towards the £10,900 cost of the additional modelling, and awaits receipt of the funds to initiate the flood modelling work.

SODC will be holding a public drop-in event from 3-7pm for the South Oxfordshire Local Plan preferred options on Friday 8<sup>th</sup> July at the Village Hall.

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## UPDATE MEETING

SATURDAY

FEBRUARY 27<sup>TH</sup>

11.00am - 1.00pm

VILLAGE HALL

[www.chalgrovendp.co.uk /](http://www.chalgrovendp.co.uk/)  
[info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)



**NDP** Public  
Drop in Meeting  
Thursday  
6th October  
3pm - 8pm  
Chalgrove Village  
Hall

View the revised  
proposals from the two  
**NDP** preferred options

**Public meetings in March and May 2017**



**SEE THE DRAFT PLAN**

**POLICIES**

DROP IN EVENT

SATURDAY

**MARCH 18TH 2017**

**10.00am - 4.00pm**

VILLAGE HALL

[www.chalgrovendp.co.uk](http://www.chalgrovendp.co.uk) / [info@chalgrovendp.co.uk](mailto:info@chalgrovendp.co.uk)

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Draft Chalgrove NDP

Pre-submission consultation

Let us know what you think

The draft plan can be viewed on the Parish Council website

<http://www.chalgrove-parish.org.uk/NDP/CPCNDP.html>

View the plan at the village hall

Sunday 14<sup>th</sup> May 2017 11.00 am – 1.00 pm

See the plan

Let us have your views

## Chalgrove NDP Consultation Statement Appendix D

### Appendix D

#### Responses from Sustainability Appraisal scoping report August 2015

Commenter	Comment	Response
<p><b>Mary Tomlinson</b>  <b>BSc (Hons) MSc</b>  <b>Lead Adviser</b>  <b>Sustainable</b>  <b>Development and</b>  <b>Regulation</b>  <b>Thames Valley</b>  <b>Team</b></p>	<p>The scoping report looks comprehensive, however I would advise adding in about preserving Best and Most Versatile (BMV) agricultural land in line with the NPPF, and also adding in consideration of the Chilterns AONB with is approx. 3km from the boundary of the Parish and therefore the Parish may be within the setting of the AONB depending on the visual envelope (i.e. what you can see from within the AONB).</p>	<ul style="list-style-type: none"> <li>• Sites 2, 3, 4 and 5 are classified as moderate natural fertility, and sites 1,6,7,8,9,10 and 11 are classified as low natural fertility. None of the sites are classified as High natural fertility</li> <li>• Views into and out of the village have been taken into account and are shown on the 'Chalgrove Views' map included in the Plan Document</li> </ul>
<p>Mr David Griggs            Planning Advisor            Environment            Agency, Wallingford</p>	<ul style="list-style-type: none"> <li>• Flood Zones 3 and 2, associated with the main rivers.</li> <li>• Sequential Test - Any policies that allocate development within areas of flood risk will need to be supported by demonstration that the Sequential Test, and if appropriate the Exception Test, have been passed.</li> <li>• The Chalgrove and Haseley Brooks, at 'moderate' Ecological Status under the Water Framework Directive (WFD).</li> <li>• Chalgrove Airfield has a high risk of being potentially affected by contamination from previous uses, which pose a risk of pollution to the Summertown-Radley Sand and Gravel Member, designated a Secondary A Aquifer, below the site.</li> <li>• We recommend that SA objective 6 is revised to refer specifically to 'sustainable urban drainage systems'.</li> <li>• In order to ensure that development is directed towards the areas of lowest flood risk, we advise that the neighbourhood planning body use the map provided, showing the implications of the recent flood modelling, to inform the sequential testing of sites.</li> </ul>	<ul style="list-style-type: none"> <li>• Developers of sites 1,10 and 11 amended site plan to build only in flood zone 1</li> <li>• Sustainability Objective 7. Conserve and enhance the water environment</li> <li>• SA Objective 6 amended accordingly</li> <li>• The revised flood map was used in the amendment of the site plan by the developers of sites 110 and 11. CNDP appointed Edenvale Young to undertake further modelling of areas of the village that were not remodelled for the production of the revised map to ensure that all sites were measured using the same methodology</li> <li>• Flooding supporting statement included in the Plan document</li> </ul>

## Chalgrove NDP Consultation Statement Appendix D

Commenter	Comment	Response
<p>Robert Lloyd-Sweet Historic Places Adviser (South East England) Historic England Guildford</p>	<p>We note that whilst the evidence base records the presence of the memorial to the Civil War battle of Chalgrove as a part of the village’s heritage, it has not identified the Register Battlefield itself as a site of historic interest. This is classified as a designated heritage asset and as such proposals affecting it should be considered according to the guidance set out in paragraphs 132-143 and 136 of the NPPF in particular. The area of the Registered Battlefield can be viewed via the National Heritage List website at: <a href="http://list.historicengland.org.uk/mapsearch.aspx">http://list.historicengland.org.uk/mapsearch.aspx</a> . This should be considered in relation to the suitability of sites 9 and 7 for allocation in particular.</p> <p>We would also suggest giving a little further consideration to the archaeological implications of the area’s recorded past and features. The well-described evidence of the hoard of Roman coins might also suggest the potential for other evidence of activity of similar date in the area, which may require investigation prior to the determination of applications for development. Likewise the evidence of the well-preserved medieval remains of Chalgrove may suggest other sites in the village have potential to reveal further information about the village’s past that should be recorded, at the least, prior to development. We would recommend working closely with the County Council Archaeological Service to develop a policy to manage the impact of future development on the area’s archaeological resource, as well as exploring opportunities to reveal its history where interventions are deemed to be justified.</p> <p>I’m happy to express our support for the site assessment criteria, although I would suggest adding to those addressing the potential impact of development of these sites on heritage to include the ‘setting’ of heritage assets (both designated and of local significance) as a consideration to align with national policy.</p>	<ul style="list-style-type: none"> <li>• The Battlefield is identified as a Registered Battlefield in the Character Assessment document. The finds of the Roman Hoard and Mediaeval Moated Manor are also documented.</li> <li>• Listed buildings and heritage assets are listed in the Character Assessment</li> <li>• SA Objective 16. Conserve and enhance the heritage of Chalgrove, including archaeological heritage</li> <li>• Heritage Assets and Archaeological Sites Supporting Statements included in the Plan document</li> </ul>

Chalgrove  
Neighbourhood Development Plan  
Consultation Statement

**Appendix E List of respondents and responses to Draft Plan**

<b>Oxfordshire County Council - (full response can be found at appendix F)</b>	
Concerned that the CNDP does not deal with the proposed strategic site at Chalgrove Airfield	No change to plan - The strategic site is at consultation stage only and does not form part of the CNDP
Transport Strategy if airfield goes ahead	No change to plan - The strategic site is at consultation stage only, re-alignment of the the B480 bypass at Chalgrove would not be supported. Diverting traffic through any new development or existing village will have a negative impact on Air Quality. Chalgrove is situated between Watlington and Wallingford both of which have AQM issues
Include Transport improvements in Table 4 of the Plan	Change to plan - Added the following wording as the last paragraph of Justification for Policy H1 - 'Provision of additional bus stops within the development and a contribution to improving the bus service will be provided by the developer as part of the requirements to proceed outlined by Oxford County Council.' No other changes to the Plan - Sufficient walking and cycling routes to be provided within the development to meet up with existing routes. Additional cycle routes within the village are constricted by narrow roads and brooks. This development provides additional access to the countryside with provision of 10 hectares of open meadow previously not accessible
<p>Education</p> <p>Consider the implication of the proposed Strategic Site at Chalgrove Airfield on early year, Nursery and Primary Education Provision</p> <p>The scale of housing growth proposed in this application in isolation should be able to be accommodated by the existing Nursery providers, based on past take up of available places.</p> <p>At this moment, the Primary school does not have sufficient capacity to meet the expected needs of the proposed scale of development. However, birth rates have slowed in recent years, resulting in lower primary school intakes. If this trend continues, the school may be able to accommodate the scale of</p>	<p>No change to the Plan - The proposed strategic site at Chalgrove Airfield does not form part of the CNDP and any infrastructure required including Education will need to be provided with S106 and CIL contributions</p> <p>No change to the Plan - There is a nursery at Monument Business Park, Oxford Nursery is registered for 44 children 0-8 years and the Primary School provides Nursery provision for 30 pre school children.</p> <p>No change to the Plan - extending the school was previously covered by section 106, a CIL claim now needs to be put in to District Council by the County Council.</p>

CNDP Consultation Statement Appendix E List of respondents and responses to Draft Plan

housing growth indicated. Inevitably, there is uncertainty over future birth rates. If the proposed Chalgrove Airfield strategic development is not approved, it would be expected that Icknield Community College would need to expand on its current site and continue to serve Chalgrove.	
Public Health - include key public health points in the Vision and Objectives	No change to Plan, 3.2.1 details the provision for activity across all ages, Appendix 3 of the Character Assessment lists the 36 groups and organisations currently active in the Community.
<b>Watlington Parish Council</b>	
Support objectives within the Plan	No changes required
Question on insurance re flood risk	Change to plan - Added wording to last paragraph of Flooding Statement section of the Plan. 'Consideration should be given to location of homes in proximity to waterways and flood zones to minimise the risk of high insurance premiums for home owners/ occupiers. We would encourage details of flood mitigation measures undertaken to be made available to residents of the new development.'
CIL projects - Need to plan usage and consider maintenance	No change to the Plan - This will form part of process for any project undertaken
<b>Environment Agency</b>	
Consider wording of the flooding statement	Change to plan - The statement has been reworded as suggested by SODC in their response. Supporting statement now forms an appendix to the CNDP
Responsibility for flooding is not just Environment Agency please add others ie OCC and Thames Water	Change to Plan - wording amended to include other responsible bodies

CNDP Consultation Statement Appendix E List of respondents and responses to Draft Plan

<b>Historic England</b>	
Where, having given consideration to the potential affect of development on archaeological remains and the NPPFs advice on taking account of the potential harm to heritage assets, the possibility of avoiding or reducing harm and the balance of public benefits against the loss of benefits provided by heritage, we would expect any site allocation that affects archaeological remains to include a requirement to mitigate harm to archaeological remains.	No change to plan -Archaeological surveys for proposed sites have been undertaken, The National Policy applies.
We found the use of ‘supporting statements’ within the plan particularly vague and potentially unhelpful.	Change to plan - the supporting statements now form an appendix to the plan. National policy applies to flooding, supporting statements were included in the plan as it is such an important issue to Chalgrove's residents.
<b>Christian Leigh, Leigh &amp; Glennie Ltd (full response can be found at appendix F)</b>	
The draft allocation is for a ribbon development that represents a westwards ‘drift’ of housing out from the compact centre of Chalgrove. It is a spread of housing that goes along the main road, with simply no relationship to the village at all	No change to Plan - Chalgrove is linear in nature Development does not extend beyond the junction with the B480. The extension to the site was required to accommodate the increase in allocation in the Local Plan. This was supported by residents in public meetings
The Sustainability Appraisal (2017) that accompanies the draft Neighbourhood Plan has not undertaken a systematic appraisal of the likely significant effects on the landscape arising from the proposed larger Marley Lane allocation compared to the likely effects arising from alternative sites for allocation.	Change to plan - table 6.6 of SA amended
This form of development bears no relationship to the character of Chalgrove or the wider countryside. The proposal has not been informed by any clear response to its setting, and in fact would only make sense if the larger Airfield site is developed, as can be seen in the other plan submitted by the applicants for the current scheme on the land:	No change to Plan - The entrance to the village will be landscaped, the majority of the road access into the village will be open countryside to one side. The plan incorporating the proposed strategic airfield site was requested by SODC and is not part of the developers plans

CNDP Consultation Statement Appendix E List of respondents and responses to Draft Plan

<p>The SODC Landscape Capacity Study (2015) did not assess this site: the assessment was of the smaller 2.1ha site first shown as a 'Community Identified Site' in the draft Chalgrove Neighbourhood Plan, May 2014 (referred to as Site CHAL1 in the 2015 Landscape Study). The Landscape Study found development should be further considered on this land but – most importantly – in fact on a smaller area of the site.</p>	<p>No change to Plan - Sites 10 and 11 came forward as part of the call for sites carried out at the beginning of the process, Site 1 was extended as a response to the increased housing allocation, these have been included in our site assessment</p>
<p>This pattern of development would also create a pattern of unsustainable dependence on the private car.</p>	<p>Change to Plan - Added the following wording as the last paragraph of Justification for Policy H1 - 'Provision of additional bus stops within the development and a contribution to improving the bus service will be provided by the developer as part of the requirements to proceed outlined by Oxford County Council.'</p> <p>No other change to the Plan - Footpaths from the development will be integrated into existing paths.</p> <p>The development is in close proximity to the Doctor's surgery, the Lamb Public House, the new community building, the cricket club and the allotments. Not all services are in the centre of the village</p>
<p>Western side development will lead to a spread of housing that simply becomes a dormitory to Oxford</p>	<p>No change to Plan - Oxford City Centre is 12 miles from Chalgrove the location of this site would not increase commuting to Oxford</p>
<p>Increased risk to flooding from preferred site</p>	<p>No change to Plan - All development will be located in flood zone one, mitigation measures are included in the development plan, and the site is down stream from the village so any run off will have less impact</p>
<p><b>Cuxham Parish Meeting</b></p>	
<p>Request that the negative impact on traffic is considered</p>	<p>No change to Plan - The CNDP acknowledge this and will continue to consider it where able</p>
<p><b>Resident 1 - Chalgrove</b></p>	
<p>Will affordable housing be available?</p>	<p>No change to Plan - The CNDP contains policy requiring 40% affordable homes where viable this will be provided through a housing association</p>
<p>Will smaller homes be available</p>	<p>No change to Plan - The NDP contains a policy for housing mix which includes smaller homes as reflected in the Chalgrove Housing Questionnaire</p>
<p>Will homes be available for local people</p>	<p>No change to Plan - The allocation of affordable homes is based on need, the developer has been asked to offer market housing to local people for the first three months</p>

CNDP Consultation Statement Appendix E List of respondents and responses to Draft Plan

<b>Resident 2 - Chalgrove</b>	
<p>Whilst regretting that the community has been targetted with disproportionate development, please note my support for the preferred site over Chal 7 which is upstream from the village and therefore poses a greater flood risk. I also believe that it will be far easier to integrate housing at the west end of the village</p>	<p>No change to Plan</p>
<b>Resident 3 - Chalgrove</b>	
<p>Several points raised for clarity</p>	<p>Change to plan - Text amended to provide clarity to the points raised</p>
<p>H1 option B - as planning permission has been refused can this be removed</p>	<p>Change to plan - Policy H1 amended to remove option B</p>
<p>Economy - Does the NDP need to allocate land for Employment</p>	<p>No change to Plan - if land is not allocated it will be allocated by SODC. The Business Development Supporting Statement covers this</p>
<p>Scoping report out of date</p>	<p>This was produced in 2015 and has been superceded by the Environment report</p>
<b>Resident Stadhampton</b>	
<p>I wish to object to the draft plan because of its new larger Marley Lane site for housing spreading Chalgrove Village westwards in a ribbon development towards Ascott and Stadhampton and away from Chalgrove village centre increasing reliance on cars because of poor public transport and changing out of all proportion the gateway into the village from the open countryside.</p>	<p>No change to Plan - Chalgrove is linear in nature                      Development does not extend beyond the junction with the B480. The extension to the site was required to accommodate the increase in allocation in the Local Plan. This was supported by residents in public meetings                      The entrance to the village will be landscaped, the majority of the road access into the village will be open countryside to one side.                      Provision of additional bus stops within the development and a contribution to improving the bus service will be provided by the developer as part of the requirements to proceed outlined by Oxford County Council.'                      Oxford City Centre is 12 miles from Chalgrove the location of this site would not increase commuting to Oxford</p>

CNDP Consultation Statement Appendix E List of respondents and responses to Draft Plan

<b>HCA</b>	
No comment on the draft plan	
<b>Wessex Homes</b>	
Objection raised in relation to a proposed development at Chalgrove Farm (Chal 4)	No change to Plan The proposal was not put forward during the the plan process prior to pre submission draft consultation, the vision presented to the NDP steering group was assessed using the same criteria as all other sites.
<b>Little Milton Parish Council</b>	
Note that the proposed Chalgrove Airfield strategic site is not included and ask to consider if further explanation is required	The decision not to include the proposed strategic site was considered carefully and excluded for the following reasons <ul style="list-style-type: none"> <li>• The Chalgrove Parish Council and many residents do not support this proposal on sustainability and highway grounds.</li> <li>• The strategic site is a proposal which is currently in consultation stage only</li> </ul>
<b>SODC (full response can be found at appendix F)</b>	
We have agreed to incorporate all suggestions made by SODC in some cases with minor amendments to wording, the full response can be found at appendix F	Change to plan - All suggestions by SODC incorporated, the full response can be found at appendix F
<b>Natural England</b>	
No Comment	
<b>Oxfordshire Clinical Commissioning Group</b>	
No comment relevant to the Plan	
<b>CPRE</b>	
No comment	

<b>Gladman (full response can be found at appendix F)</b>	
The Plan period should reflect the emerging local plan timetable of 2017 to 2033	Change to plan - Text amended
Policy C1 - Object to the use of defining a built up edge, and suggest amendment to wording	Change to plan - The policy text amended in line with suggestions from SODC
Policy C2 - This policy states that ‘the form and scale of buildings should reflect the neighbouring properties. Buildings should be a maximum of 2-storeys in height (based on a residential storey of 3 metres)’. Gladman are supportive of policies that seek to ensure that new development responds positively to setting and in particular the scale and form of surrounding built form. However, the current wording of this policy has the potential to have the unintended consequence of stifling the variety of form and legibility within new developments. Further, this policy also requires all development proposals to be in accordance with the South Oxfordshire Design Guide. Gladman is concerned that this would require all development proposals to incorporate principles of design guidance which are non-statutory in nature. In addition, this policy sets out a requirement to protect and enhance views into and out of the village and have sensitivity to preserving the views to and from the AONB. Whilst the general thrust of this policy is supported, it is not clear what evidence, if any, has been prepared to support the key views shown in Map 2 ‘Chalgrove Village Views’	No change to plan - This policy takes its reference from the local area as set out in the character assessment, it is not prescriptive but simply seeks to ensure that new development is in keeping with the character of Chalgrove.
Housing - Land at Chalgrove Airfield. The emerging SOLP currently proposes to allocate 'Land at Chalgrove Airfield'. The CNDP currently rejects this emerging allocation and is therefore inconsistent with the emerging SOLP	Change to plan - The strategic site is at consultation stage only and does not form part of the CNDP. Text amended to remove the objection and replace with a paragraph stating that the Parish Council and many residents object to the proposal on sustainability and Highway grounds.
Site Submission -Gladman consider that the land off Monument Road known as Chal 8 should be included in the CNDP	No change to plan - The site was rejected in the CNDP on the grounds of sustainability, the site is on the opposite side of the B480 to the village and does not have cohesion with the existing community it is also under the flight path for Chalgrove Airfield. Development on this site has been objected to by Martin Baker Ltd in September 2017 on grounds that the location of the dwellings for which planning permission is sought would compromise safe operations from

	<p>Runway 31/13 at Chalgrove airfield. The letter from their legal representatives Gowling WLG can be found on the SODC website in relation to Planning notice (P17/S3053/O) and refers to a visit to the site by a Senior CAA airfield Inspector who confirms that dwellings built on the land in question would penetrate the relevant surfaces and would not be considered to be shielded by an existing immovable object.</p>
<p>Given the uncertainty of Oxford City's housing needs and the 1,200 dwellings that is still to be agreed, the CNDP should seek to be aspirational and growth orientated so that it can assist the Council in meeting full objectively assessed needs for housing.</p>	<p>NO change to plan - SODC's ability to deliver its full OAN is dependent on its strategy for the District not the CNDP</p>
<p><b>Boyer for Wates Development (full response can be found at appendix F)</b></p>	
<p>CNDP Site Criteria - May 2016 point 3.6 - Concern that sites 1,10 and 11 are assessed as three individual sites. However, from relatively on in the CNP preparation these three sites were combined to form a single site at the wesern end of the village. Despite this the document provides no assessment of the three combined sites and the cumulative impact of these sites against the criteria. This is a flaw and an omission in the document.</p> <p>Point 3.8 The draft allocated site is not included, assessed or referenced at all within the Site Criteria document. However it forms the only draft allocation within the CNP. The guidance wihtin the NPPG states that sites should be assessed against clearly identified criteria but this has not been the case. Rather the CNP allocates a site which has not be assessed against the criteria during the site selection process and which was only introduced late in the process, thereby bypassing the original shortlisting of sites and public votes.</p>	<p>The site criteria document was published in May 2016 following site visits and subsequent analysis carried out over the previous 24 months by the site focus group and the steering group and now forms an appendix to the Environment Report. At that time sites 1, 10 and 11 were still being proposed as three separate sites with allocations on each site totalling the then proposed requirement of 82 homes. Following the revised allocation to 200 homes in SODC's preferred option 1 (June 2016), developers of sites 1,10 and 11 and 7 amended their plans to accommodate more homes. Sites 1, 10 and 11 were combined and extended to accommodate 200 homes and the plan for site 7 was amended to accommodate 120 homes. Both amended plans and sites were reviewed by the steering group against the same site criteria used throughout the process.</p> <p>Following each assessment, refinements were made to the Plan. Whenever significant changes were made, for example a change to flood map or number of homes allocate the group re-tested these against the sustainability framework. A flood remodelling report was commissioned by the CNDP in June 2016 as not all of the area for sites 1,10 and 11 and site 7 had been included in the flood modelling that informed the revised Environment Agency Map published in October 2015. This remodelling was necessary to ensure that all sites being considered were done so using the same criteria, the amended area for site 1, 10 and 11 was included in the remodelling once known.</p>

<p>Point 3.7 Furthermore sites 1,10 and 11 (which could accommodate approximately 80 dwellings) were subject to consultation, assessments and public vote until mid-2016 when the site significantly changed to form a larger site measuring 19.7ha and which extends away from the village by 1km. This now forms the draft allocated site within CNP.</p> <p>Point 3.9. This document forming part of the evidence base does not comply with guidance within the NPPG</p>	<p>No change to plan - Consultation on the proposed sites and plans has been undertaken throughout the plan preparation and feedback taken into account. The revised plans to accommodate more homes for both sites 1, 10 and 11 and site 7 were consulted on at a public meeting in October 2016 where both developers were present, this included the larger 19.7 ha site proposed at sites 1,10 and 11. The boards presented at that meeting were published on the NDP web site.</p> <p>The revised plan for sites 1, 10 and 11 was consulted on at a public meeting in March 2017 when the draft policies were presented. These plans were also made available at a public meeting in May when the pre submission document was presented. The pre submission draft plan was consulted on for the 6 week period from April 26th to June 5th 2017, this included the revised plan and site for the land West of Marley Lane (sites 1,10 &amp; 11)</p> <p>Change to plan - the Site Criteria document forms an appendix to the CNDP environment report.</p>
<p>-CNDP Sustainability Appraisal Environmental Report</p> <p>Point 3.11. - Map 2.1 in the SA is stated on page 10 to be taken from the SODC SHLAA 2013 and added to with the additional potential sites for inclusion in the NP. Map 2.1 includes the 19.7ha site, even though this does not feature within the Site Criteria assessment document. Furthermore, the SHLAA includes 'CHAL1' which is the smaller, original site. The larger 19.7ha site is not included in the SHLAA and at no stage has it been assessed by SODC. This map in the SA is therefore incorrect in stating that the base data is from the SHLAA.</p> <p>Section 5 of the report sets out the consultation responses from the Environment Agency, Natural England and Historic England. The SA does not state which date they were consulted. However, the Scoping Report sets out a timeframe which suggests that such consultation responses were sought in</p>	<p>Change to Plan - the reference to the map being taken from the SHLAA has been removed.</p> <p>The SHLAA contained possible development sites for Chalgrove, this was used as a base and were subsequently added to following a call for sites by CNDP to all landowners in the Parish. Map 2.1 has been replaced with Map 2 which shows the sites identified by landowners or their agents which they considered as having potential for development, all sites are within the designated area for Chalgrove Parish</p> <p>No change to plan - The environment Agency, Natural England and Historic England were consulted on the pre submission draft plan which included the extended site 1, 10 and 11. Their responses are included in this document.</p>

<p>Autumn 2015, which means it likely refers to the original site size, not the 19.7ha site now forming the draft allocation. No evidence is provided to demonstrate that the Environment Agency, Natural England and Historic England have been consulted on the draft allocation site.</p> <p>3.13 It is noted on page 31 of the Sustainability Appraisal that the CNP group visited each of the 11 potential sites in 2014 and presented findings and assessments to the public in November 2014 and residents were asked to rank the sites by preference. This led to the shortlist of sites 1, 10 and 11 (combined) and site 7. Of course, the combined sites 1, 10 and 11 that were assessed at that time, and which the public voted on, bear very little resemblance to the draft allocation which measures 19.7ha. This is evidenced in Figure 1 of these representations. As such, the draft allocated site has not been subject to the same level of scrutiny as the other sites which have been considered and the draft allocation is not based on any robust evidence or assessment.</p> <p>3.14 During 2016, flood remodelling was undertaken which demonstrated that part of sites 10 and 11 were located within flood zone 3. The SA then notes that as a result of this, sites 1, 10 and 11 were merged and a developable area identified within flood zone 1. It is assumed that it was at this point that additional land was incorporated within site 1, 10 and 11 in order to provide 200 dwellings within flood zone 1. This means that every consultation and assessment undertaken up to this stage on site 1, 10 and 11 are irrelevant and that the new larger combined site 1, 10 and 11 was taken forward with no previous assessment or consideration.</p> <p>3.15 Section 6 of the SA explores reasonable alternatives. However, there has been no assessment undertaken on the option of the original site known as 1, 10 and 11 (i.e. which could accommodate approximately 80 dwellings) and site 7 which can accommodate 120 dwellings. This is a logical alternative to consider as these two sites were the shortlisted sites and would provide the</p>	<p>No change to plan - see response to point 3.6 above.</p> <p>Change to plan - wording amended to clarify that the developer of 1, 10 and 11 commissioned a flood report on their sites using the same methodology as that commissioned by CNDP. This led to the developers of those sites producing an amended plan to merge the sites with all developable area in flood zone 1. This was presented at a public meeting in October 2016. The report received by CNDP was used by the steering group as part of the site assessment for the revised plan.</p> <p>Change to plan - Table 6.9 of the plan has been amended to include Site 1,10 &amp; 11 and site 7 as reasonable alternative option H1 C</p>
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<p>200 dwellings which are required through the Neighbourhood Chalgrove Neighbourhood Plan Representations o.b.o Wates Developments 9 Plan. The lack of consideration of this option is an omission and a flaw, especially given that the Pre-submission Neighbourhood Plan set out a scenario whereby both sites could accommodate development.</p> <p>3.16 This scenario is set out in policy H1 – Housing Site Allocations which states “Should the planning application for Site H1 option B for up to 120 homes be granted approval prior to the NDP being made we would support development of 80-100 homes at Site H1 option A to provide the total proposed level of acceptable growth of 200 homes”. It is thus a significant flaw that such an option has not been considered.</p> <p>3.17 Tables 6.3 and 6.5 of the SA set out assessments on all potential sites (table 6.3) and a comparison between the two sites of 1, 10 and 11 and site 7 (table 6.5). Table 6.3 attributes separate scores to sites 1, 10 and 11 whereas table 6.5 considers them as a single site. This is not a consistent approach and undermines the assessments undertaken in the document.</p> <p>3.18 In the assessments undertaken in table 6.3, it is not clear whether it is the original site 1, 10 and 11 referred to, or the larger 19.7ha site. Some of the answers between the tables differ for site 1, 10 and 11, which suggests that the two different sized sites have been considered. For example, a criteria within table 6.3 is to ‘ensure that any new development does not place people and property at risk of flooding or exacerbate flood issues’. The score for each site of 1, 10 and 11 was a double positive score. However, for the same criteria in table 6.5, the score for 1, 10 and 11 is negative. This suggests that between these two assessments the different sized sites were considered.</p>	<p>Change to plan - SODC advised that this was not appropriate and therefore the wording has been amended to remove this option from policy H1</p> <p>Change to plan - Table 6.3 amended. The original assessment was originally undertaken in March 2016, prior to the increased allocation in the SODC preferred options 1 and the extended area combining sites 1, 10 and 11 coming forward. A further assessment has been carried out by the Steering Group taking these into account</p> <p>Individual site assessments against sustainability objectives were originally undertaken in March 2016, prior to the increased allocation in the SODC preferred options 1 from 82 to 200 dwellings. Following this increase in allocation a combination of sites 1, 10 and 11 came forward from one developer.</p> <p>A further assessment was carried out by the Steering Group in August 2017 considering this as one combined site. Table 6.6 has been updated taking into account, all information gained, analysis undertaken and feedback from the pre-submission documents. Table 6.7 identifies relevant changes since the assessment carried out in March 2016</p>
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<p>3.19 There is also inconsistency between the two tables in the way that Site 7/H1B is scored. Regarding the same flooding category ‘Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues’, Table 6.4 provides a score of ‘positive’ to site 7 whereas table 6.5 provides a score of ‘double negative’. Once more this demonstrates the lack of consistency and lack of robustness in the assessments made. Scoping Report – July 2015 3.20 The Scoping Report is dated July 2015</p>	<p>Change to plan - see above</p> <p>CNDP commissioned an independent analysis of the FRA provided by the developers of the Land East of Chalgrove. This was conducted by Water Resources Associates, Consultants in Hydrology, specialising in rainfall run off modelling, in August 2017. This report raises a number of issues and inconsistencies in the FRA provided by the developer. The major inconsistencies found within the FRA are listed below, the full report is available as an Appendix to this report :</p> <ul style="list-style-type: none"> <li>• This review of the Flood Risk Assessment and Drainage Assessment reports submitted by JNP Group have a number of deficiencies and inaccuracies, such as incorrectly defining the catchment area contributing flows to the site.</li> <li>• The groundwater monitoring in August 2016 does not show a seasonal worst case, there is no evidence to support the claim by JNP that August 2016 was characterised by prolonged extreme rainfall and monitoring of groundwater levels should be continued through the winter months.</li> <li>• IH Report 124 is outdated and not the current recommended method for estimating Greenfield flows. Estimates for the Greenfield and developed site flow should be made using the ReFH software from the Flood Estimation Handbook. The areas allocated on the Figure of Appendix A of the Drainage Assessment report do not seem to be sufficiently large given their shallow maximum depth of 0.75m.</li> </ul>
<p>Scoping Report</p> <p>The Scoping Report is dated July 2015 and as such sets out the consultation undertaken, but only until mid 2015. As such there is no clear timeline provided in any of the evidence base documents for the consultation taken after this date. 3.21 All references to potential sites within this document show the original site 1, 10 and 11, without the enlargement to form the</p>	<p>No change to plan - the scoping report has been superseded by the CNDP Environmental report. The consultation statement which is submitted with the Plan provides detail of the consultation that has taken place throughout the CNDP process.</p>

<p>19.7ha site. This means that the Scoping Report makes absolutely no reference to the draft allocated site and as such cannot be considered as robust evidence to support the CNP.</p>	
<p>Policies</p> <p>Policy C1 – Development Within the Built-up Area 4.2 This policy defines the built up area as “the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village’s main, singular form”.</p> <p>4.3 There is no map provided to visually portray the built-up-area and we consider the definition provide is not sufficiently clear and could be open to imprecise interpretation by the decision maker.</p> <p>Policy C2 – Design and Character 4.5 This policy sets out design criteria which new developments must abide by. We consider this is overly prescriptive.</p> <p>4.6 The NPPF discusses ‘good design’ in section 7. In particular paragraph 60 states: “Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”</p> <p>4.7 The criteria within Policy C2 attempts to restrict building heights, provides only limited building materials that would be appropriate and defines building lines and boundary treatments. Such requirements fail to allow for originality or initiative through design</p> <p>4.8 To rectify this non-compliance, we suggest that the requirements within the policy are removed, or they are downgraded to design guidelines rather than requirements in order to allow for design initiative in accordance with national policy. Chalgrove Neighbourhood Plan Representations o.b.o Wates Developments</p>	<p>No change to plan - A map is not provided as the policy does not define a boundary on a plan but is descriptive. It also does not restrict development on the edge of the built up area if this is in keeping with the village character. The policy makes it clear that infill development within the built-up area should not normally be an issue provided it conforms to other policies in the Plan.</p> <p>No change to plan - This policy takes its reference from the local area as set out in the character assessment, it is not prescriptive but simply seeks to ensure that new development is in keeping with the character of Chalgrove.</p>

<p>Policy H1 – Housing Site Allocations Housing Requirement</p> <p>4.11 SODC’s latest evidence on housing need is set out within the Oxfordshire SHMA (2014). The SHMA sets out an OAN for the district, which is a range between 725-825dpa. As the SHMA provides no breakdown in figures within the District, the CNP has therefore adopted the emerging Local Plan figure of 200 dwellings for Chalgrove (as set out in table 5g of the Second Preferred Options Local Plan). It should be noted that the emerging Local Plan suggests that larger villages increase by 15%, which actually provides a figure of 236 dwellings for Chalgrove. The emerging Plan states that only the 200 dwellings are required due to the proposed strategic allocation at Chalgrove Airfield. However, due to the current stage of the Local Plan, and the requirement for it to be examined, the draft allocation cannot be assumed to be final. If the Airfield was removed as a strategic allocation, the number of dwellings required to be accommodated within Chalgrove would therefore increase to 236 dwellings. This would mean that the CNP did not accommodate all.</p> <p>4.14 Whist this is not a substantial point, two paragraphs within the supportive text to policy H1 are duplicated (starting with “To demonstrate how this site will be developed in accordance with the NP policies on design...”. One of the paragraphs should be deleted.</p> <p>4.15 The final paragraph of supportive text states that the proposal to allocate Site H1 Option A (formerly known as sites 1, 10 and 11) was identified through a public meeting in October 2016. It is imperative to note that this public event was the first time the enlarged site had been introduced to the public and it had not progressed through the site selection process with assessments against criteria and early public consultation.</p> <p>4.16 Site specific criteria for the draft allocated site are also provided as a sub-category to Policy H1 and are set out on page 27 of the CNP. These criteria simply relate to the proposed Masterplan as submitted with the planning application at Land West of Marley Lane. We have a number of concerns regarding the draft allocated site. requirement for ‘proportionate and robust evidence’.</p>	<p>No change to plan - The emerging Local Plan Preferred Options 2 consultation document, April 2017, indicated an expected level of growth for the village of 15% on current stock plus 82 identified in the local plan resulting in 236 homes over the plan period. However Chalgrove is also identified as a community where a proposed strategic allocation has been made (Chalgrove Airfield) and subsequently while the plan provides a number for the neighbourhood plan it does not require the village to deliver any additional development beyond the strategic allocation should it go ahead. However, the Local Plan supports these communities allocating further development sites.</p> <p>The figure of 200 dwellings - together with existing permissions - represents an increase in the number of houses in the village of approx 17%; this level of development is considered appropriate for the village because it represents a reasonable rate of growth and can be accommodated in a way that integrates the proposed site into the built-up area.</p> <p>Change to plan - duplicate paragraph removed</p> <p>No change to plan see point 3.7</p> <p>No change to plan - site has been assessed against comprehensive criteria and sustainability objectives</p>
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<p>Policy H3 – Home Working 4.18 This policy is not specific to Chalgrove and duplicates existing Core Strategy policy CSEM1 (Supporting a successful economy). It should therefore be deleted.</p> <p>Flooding – Supporting Statement 4.19 The CNP does not include a policy on flooding, as ultimately it is the responsibility of the Environment Agency. Therefore, the supporting statement simply states that “development will only be permitted where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village”. This appears at odds with the draft allocated site, of which 59% of the entire site is within flood zones 2 and 3. It cannot be demonstrated therefore that the site does not flood.</p> <p>Supporting Statement – Business Development 4.20 This supporting statement sets out that business uses at an appropriate scale will be encouraged.</p> <p>4.21 Emerging Policy EMP1 of the SODC Second Preferred Options Local Plan includes a requirement for Chalgrove (through its NP), to identify an employment area of 2.25ha. The CNP has not done this.</p> <p>4.24 Supporting statements, rather than policies, are provided in relation to flooding, biodiversity, heritage assets, archaeological sites and business development.</p> <p>Section 5 - Land East of Chalgrove ( for full response see appendix F)</p>	<p>No change to plan - Due to Chalgrove's rural location and lack of public transport this is of particular importance to the Parish</p> <p>Change to plan - supporting statements now form an appendix to the Plan document. No other changes all development on the site is within flood zone 1 with flood alleviation measures in place.</p> <p>Change to plan - supporting statements now form an appendix to the Plan document</p> <p>No change to plan - the CNDP has not allocated employment sites and will allow SODC to identify employment sites on the community's behalf. The growth is stated to be likely within the Monument Business Park which has a plan for growth.</p> <p>Change to plan - supporting statements now form an appendix to the Plan document</p> <p>Change to plan - table 6.9 replaces table 6.5 and has been amended</p>
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**County Hall  
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Oxford  
OX1 1ND**

**Director for Planning and Place  
– Susan Halliwell**

**5 June 2017**

Chalgrove Neighbourhood Plan Committee  
By email: [info@chalgrove-parish.org.uk](mailto:info@chalgrove-parish.org.uk)

Copy: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)

Attn: Jo Murphy

Dear Chalgrove Neighbourhood Plan Committee

### **Chalgrove – Pre-Submission Draft Neighbourhood Plan**

Thank you for the opportunity to comment on your draft Neighbourhood Plan at this stage before you finalise your Plan for Submission. As you were unable to give us an extension of time, I am sending these comments now.

Chalgrove is one of the larger villages in South Oxfordshire. The South Oxfordshire Local Plan Second Preferred Options, consulted on to May 2017, proposes a strategic allocation adjacent to the existing village at Chalgrove Airfield, within the Neighbourhood Plan area. This allocation, if adopted, suggests some 3,000 houses will be built in this location. On this basis, the Local Plan consultation draft suggests no need for additional housing in Chalgrove village itself, although 236 houses would meet a target of 15% growth in the village between 2011 and 2033.

Your draft Neighbourhood Plan proposes to allocate one site (H1 Option A West of Marley Lane) for some 200 dwellings. There is a current application on this site - P17/S0094/O for up to 200 dwellings, a building for community use (D2 Use), open space, a sustainable drainage system, and associated infrastructure. It is expected that this will be taken to Committee on 14<sup>th</sup> June 2017 with a recommendation for approval.

We are aware that another option for allocation (H1 Option B East of Chalgrove) was subject to an application P16/S4062/O for some 120 dwellings but this was refused on 26 April 2017. At the time of writing an appeal has not been lodged.

Attached are some comments from the County Council. These are officer comments made in good faith but do not restrict our ability to raise matters at the formal Submission stage of your Neighbourhood Plan. Our principal concern is that the draft Plan does not deal with the effects of the proposed strategic allocation. We recommend that the Neighbourhood Plan group seek advice from South Oxfordshire District Council on their position with regard to the Neighbourhood Plan and Chalgrove Airfield and whether the proposed strategic site will continue to be treated as part of the Neighbourhood Plan area.

Yours sincerely

Lynette Hughes  
**Senior Planning Officer**

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**ATTACHMENT – COMMENTS FROM OXFORDSHIRE COUNTY COUNCIL  
CHALGROVE DRAFT NEIGHBOURHOOD PLAN – JUNE 2017****Transport Strategy**Chalgrove Airfield

1. The draft plan does not provide for development at Chalgrove Airfield. Without development at Chalgrove Airfield the implications for transport are substantially different from those identified in the Local Plan. We have concerns over this approach as issues are not addressed in the Neighbourhood Plan at this stage which are likely to be important if Chalgrove Airfield is allocated (for example the potential realignment of the B480, traffic impacts on Chalgrove village etc).

Proposed Allocation

2. An outline planning application is in progress for the single site allocated for development within the draft pre-submission Neighbourhood Plan (Land West of Marley Lane: Application P17/S0094/O). This application has been amended: an initial Transport objection was lodged (based upon swept path analysis, access widths, access offset and an associated road safety audit), but subsequent iterations of the application have dealt with initial concerns and the County no longer has a highways objection. It is understood that the application is likely to be brought to Committee on 14<sup>th</sup> June for resolution and that the Parish Council is supportive of the application.

Walking, Cycling, Shared Space and Traffic Calming

3. Policy H5 (page 35) deals with Walking and Cycling. The County Council supports aspirations to improve walking and cycling links. Any deficiencies in the local network away from allocated development sites could potentially be addressed using CIL money (the portion that the parish will receive). Improving walking and cycling links could be added to table 4 in the document. Table 4 on page 41 contains no reference to aspirations for transport-related improvements. If seeking to spend CIL contributions on any transport measures they should be included in this table.
4. Page 38 suggests shared space/traffic calming measures. Further work would be required to look at the issues in the village and whether shared space and/or traffic calming would be an appropriate solution.

**Education**Summary

5. The application in respect of 200 new homes on the site proposed for allocation in this Plan have been assessed to generate demand for 11 children qualifying for free nursery education (under current statutory entitlement), 55 primary pupils and 37 secondary pupils. In addition there is a statutory duty to ensure there is sufficient childcare to enable parents to take up or

remain in work. These numbers will impact on the existing schools and nurseries, but may be insufficient numbers to make expansion worthwhile financially.

6. Both primary and secondary education provision for Chalgrove need to be considered in the context of the large-scale growth proposed in the recent SODC Local Plan consultation for Chalgrove Airfield, which also lies within the school's designated area. Whilst it is noted that the Neighbourhood Plan opposes this allocation, if it is nonetheless approved, it would significantly change the potential education solutions and opportunities in this area.
7. The Neighbourhood Plan group may wish to consider including policies supportive of the expansion and/or creation of early years, childcare and primary education facilities.

#### Detailed comments

##### Primary education

8. Chalgrove Primary School is a 1 form entry school, admitting up to 30 children per year and with a total capacity of 210 places (excluding the nursery). As of January 2017 the school has 178 children on roll; the school therefore has 32 spare places overall, but some year groups are full. At this moment, it therefore does not have sufficient capacity to meet the expected needs of the proposed scale of development. However, birth rates have slowed in recent years, resulting in lower primary school intakes. If this trend continues, the school may be able to accommodate the scale of housing growth indicated. Inevitably, there is uncertainty over future birth rates.
9. Should Chalgrove Primary School have insufficient capacity to meet the needs of local population growth, its current site area indicates it has the potential to expand. However, for reasons of effective class organisation, it would need to expand to 1.5 form entry, i.e. by 50%. To sustain pupil numbers at 1.5 form entry level would require a higher scale of housing growth than that currently proposed for the village. There is, therefore, a real risk that the proposed scale of growth exceeds the school's current capacity without making expansion sustainable.
10. If the proposed strategic allocation to Chalgrove Airfield is approved, it would be expected to include its own primary school(s). However, strategic planning of primary school provision across the area could provide an opportunity for the existing primary school to also expand to 1.5 or 2 forms of entry, which would offer benefits to the financial sustainability of the school, and also allow for significant new accommodation to be provided.

##### Secondary education

11. Chalgrove lies within the designated area of Icknield Community College, a 5 form entry 11-16 school in Watlington, admitting up to 140 children per year and with a total capacity of 700 places. As of January 2017 the school has 611 children on roll, with spaces in most year groups (although numbers fluctuate and the school admitted over its admission number for 2016, and has allocated more places than its admission number for September 2017 arrivals, indicating growing demand for places at the school).

12. While it currently, therefore, has 89 spare places, more than the expected pupil generation from the proposed scale of housing growth within the Chalgrove Neighbourhood Plan, this number is expected to fall over the coming years. Moreover, the school serves a large designated (catchment) area, and will also be affected by the significant scale of development underway and proposed at neighbouring settlements such as Benson and Chinnor, as well as at Watlington itself. The school does not have sufficient current capacity to meet the cumulative needs of development within its designated area.
13. If the proposed Chalgrove Airfield strategic development is not approved, it would be expected that Ickniel Community College would need to expand on its current site and continue to serve Chalgrove.
14. If, however, the proposed Chalgrove Airfield strategic development is approved, then the combined impact of all the currently proposed scale of growth, in addition to the existing population, within Ickniel's designated area would exceed the expansion potential of the school's site, but would not make a new secondary school on Chalgrove Airfield sustainable without threatening the viability of Ickniel Community College.
15. If the proposed Chalgrove Airfield allocation is approved, a strategic solution will be necessary to provide secondary education across the area. To this end, the County Council in its comments on the Local Plan Preferred Options has suggested the possibility of the existing Ickniel Community College being relocated to Chalgrove Airfield, if that strategic allocation is confirmed, to enable it to expand. This would bring benefits to the financial sustainability of the school, and enable it to widen its curriculum offer, most notably by extending its age range to include sixth form education, which is not viable at the school's current size. It would also enable complete replacement of the school's accommodation.

#### Early education and childcare

16. Early education and childcare provision in Chalgrove is currently delivered by Chalgrove Primary School's nursery class, The Oxford Nursery and one childminder. The scale of housing growth proposed in this application in isolation should be able to be accommodated by these existing providers, based on past take up of available places. However, if local housing growth is greater than that currently envisaged in this Plan, then additional early years and childcare capacity would be required in order to meet the needs of the increased population. The Neighbourhood Plan may, therefore, wish to consider including policies supportive of the expansion and/or creation of early education and childcare facilities.

#### **Public Health**

17. Although protecting health and wellbeing are fundamental needs of any community and the majority of the plan's objectives have direct health implications, neither the Vision nor the Objectives overtly make the case for development maintaining or improving the health and wellbeing of people living, working and visiting Chalgrove. Key public health points to consider including in the vision and objectives and highlighting in the policies that follow would include encouraging the development of an environment which:
  - *provides opportunities for people to be more active* - this could be used to reinforce the case for Policy H5 Walking and Cycling. In addition to maximising the integration of new

development with the existing community and ensuring that new developments do not exacerbate existing traffic problems, specific reference could be made to the need for developing/upgrading walking and cycling infrastructure around schools (which often generate significant amounts of local traffic), and on routes from peripheral car parks to schools and other amenities that could be used for 'park and stride' initiatives. This could also be used to support the need for publically accessible open space, recreation grounds and design considerations, such as permeable street layouts that avoid cul-de-sacs.

- *provides opportunities to make healthier food choices* - this could be linked to the need to support local shops and retain/expand allotment provision.
- *fosters good mental health and wellbeing by increasing opportunities for social interaction/reducing social isolation and loneliness* – this could be used to make the case for multi-functional community facilities, green infrastructure and public realm. In addition to helping to maximise potential for physical integration between the existing fabric of Chalgrove and new development sites, creating spaces that bring people together will support mental wellbeing/community spirit. Creating an environment that allows people to be more active will also protect and enhance mental health and wellbeing.
- *enables people to maintain their independence for longer* - this could be used to reinforce the case for Objective 4 to ensure that new homes accommodate the existing and future needs of local residents and Policy H5 concerning the development of walking and cycling infrastructure that will enable older people to independently access local shops and amenities without having to rely on private transport. Similarly this could also be applied to the design of public realm, such as step free access, the provision of benches and the replacement of footpath styles with accessible gates.

18. The above are supported by NPPF paragraphs 7, 35, 50, 69, 156 and the PPG 'Health and Wellbeing' chapter.

## **Environmental Strategy**

19. We welcome the focus on enhancing the biodiversity within the parish and the recognition of the value of the waterways and support proposals for new development to enhance (provide a net gain), in biodiversity.
20. The enhancement of biodiversity and natural green spaces in and around the town, in addition to the formal green spaces / play areas, could usefully be included within the list of CIL projects.
21. The neighbourhood plan team should note the progress that has been made on the revised SODC Green Infrastructure Strategy (in draft) as a source of further information on green infrastructure (GI) opportunities.
22. There is now strong evidence on the benefits of green infrastructure for people and communities. We welcome the support given to identifying and protecting existing green space and support efforts to provide new green infrastructure, of many different forms, within the neighbourhood plan area and new developments in particular.

24 May 2017  
Our ref: 808

Jo Murphy, Clerk  
Chalgrove Parish Council  
c/o 13 Laurel Close  
Chalgrove  
Oxfordshire  
OX44 7RE

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CHRISTIAN  
LEIGH

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Dear Ms Murphy

### **Chalgrove Draft Neighbourhood Development Plan: Pre-Submission version (April 2017)**

I act on behalf of the owners and occupiers of Rofford Manor, Rofford Manor Cottage, on Rofford Lane, and at Rofford Hall, Rofford Hall Cottage, 1 & 2 Rofford Hall Studio, Rofford Lodge and Rofford Farm Cottage, Little Milton, which lie to the north west of Chalgrove. I write to set out their comments on the above document.

My clients welcome the document in setting out a vision for Chalgrove village, which is based on an understanding of what makes the village have its own unique character and community spirit. They also welcome the recognition that the village has to change in the coming years to accommodate a suitable level of new housing and employment development, to ensure that services and facilities are enhanced in the village, and that this is achieved whilst protecting the character of the village and its landscape setting.

Within the above framework of objectives, the Draft Neighbourhood Plan rejects the idea of a strategic site allocation at **Chalgrove Airfield (p22-23 of the Plan)**. My clients concur with the Plan's opposition to such an allocation, for the same reasons as stated in the Plan.

However, my clients object to the proposed allocation of housing as **Policy H1 Land West of Marley Lane**. This draft Policy states that the site is *'better related to the village, has the capacity to be designed in a way that integrates it into the village'* and *'performs satisfactorily'* in terms of walking and cycling to the village. Those statements are strongly contested on the following grounds.

#### **Impact on character, countryside and landscape**

The draft allocation is for a ribbon development that represents a westwards 'drift' of housing out from the compact centre of Chalgrove. It is a spread of housing that goes along the main road, with simply no relationship to the village at all, and so represents a rural-based but suburban housing estate of the scale and layout that is reminiscent of past ideas that led to poorly-thought out sprawling schemes on the edges of villages. This can be seen in an extract from the site plan submitted with the current planning application on the land:



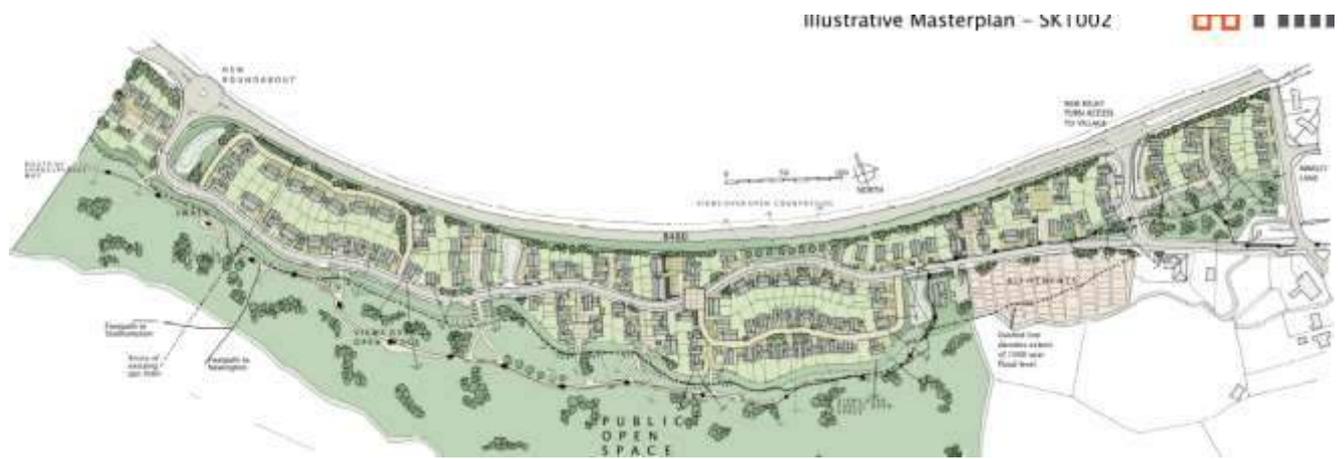
Member of the Royal  
Town Planning Institute

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Directors:

Christian Leigh BSc(Hons)  
MPhil MRTPI

Jane Glennie BA(Hons)



This form of development bears no relationship to the character of Chalgrove or the wider countryside. The proposal has not been informed by any clear response to its setting, and in fact would only make sense if the larger Airfield site is developed, as can be seen in the other plan submitted by the applicants for the current scheme on the land:



The Character Appraisal that accompanies the draft Neighbourhood Plan describes this approach to the village as pleasantly rural, and the land does form an open and clear countryside setting when approaching the rectilinear form of the village. Furthermore, the SODC Landscape Capacity Study (2015) did not assess this site: the assessment was of the smaller 2.1ha site first shown as a ‘Community Identified Site’ in the draft Chalgrove Neighbourhood Plan, May 2014 (referred to as Site CHAL1 in the 2015 Landscape Study). The Landscape Study found development should be further considered on this land but – most importantly – in fact on a smaller area of the site. The Study said:

*‘It is recommended that CHAL 1 is considered further as a site option on landscape and visual grounds. The developable area is slightly reduced to limit the impact on the rural approach into, and past, Chalgrove and soften the edge of the village opposite the allotments.’*

Thus, instead of slightly reducing the area of land as recommended, the 2017 draft Neighbourhood Plan has in fact greatly increased the proposed allocation. This clearly has an ‘*impact on the rural approach into, and past, Chalgrove*’. The Sustainability Appraisal (2017) that accompanies the draft Neighbourhood Plan has not undertaken a systematic appraisal of the likely significant effects on the landscape arising from the proposed larger Marley Lane

Page 2 of 5

allocation compared to the likely effects arising from alternative sites for allocation. Such an assessment of the effects and necessary mitigation is required by the SEA Regulations.

The draft allocated site is largely within areas shown as Flood Zones 2 and 3, with development in Flood Zone 1. The Environment Agency has objected to development on the land. This is a further key objection to the site that derives from the inherently unsuitable nature of this parcel of land on the western approach to the village.

The allocation of this large area of land – much bigger than originally identified as suitable for Chalgrove, would thus be harmful to the village and the countryside.

### **Impact on sustainable development objectives and traffic generation**

This pattern of development would also create a pattern of unsustainable dependence on the private car. The new housing would, at its furthest point, be over a mile from the centre of the village. That is over a 20 minute walk, or an (unlikely) 15 minute ride by the hourly bus service, but only 3 minutes by car: it is clear the new residents would chose to use their car over other means of transport. The site specific policies at page 27 of the draft Neighbourhood Plan do not provide any requirement to improve public transport, cycling or pedestrian provision; indeed, the references are only to making car movement convenient. And, indeed, the current planning application on the land makes no reference to improving sustainable transport measures.

Furthermore, the draft Neighbourhood Plan does not appraise whether the larger Policy H1 Marley Lane allocation is a sustainable location for housing in relation to transport, and nor does the accompanying Sustainability Appraisal (2017). The SA assesses other matters that concern sustainability, but there is no assessment in Table 6.3 of whether any draft allocated site is well-located to give a choice of alternative travel means and so how that will affect the environment, climatic factors and human health in the short, medium and long term, nor is there any appraisal of necessary mitigation measures arising from potential allocation of a housing site.

All such assessment is required under the SEA Regulations, and further required by PPG: Transport Evidence Bases in Plan Making and Decision Taking, which states that local planning authorities must *‘undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/or review of that Plan’* (paragraph 001). The PPG continues to say that (paragraph 004):

*An assessment of the transport implications should be undertaken at a number of stages in the preparation of a Local Plan:*

- *as part of the initial evidence base in terms of issues and opportunities*
- *as part of the options testing*
- *as part of the preparation of the final submission*

Paragraph 008 says that the impact of land allocations must be considered in assessing the transport implications of Local Plans and says that *‘An assessment of the impacts of the proposed additional land allocations can be initiated once initial potential allocations have been determined’*. There is detailed guidance on the assessment that must be undertaken.

None of the above has been undertaken in the preparation of the draft Neighbourhood Plan in relation to the Marley Lane site, or any others. As stated earlier, my clients are concerned with regards to the SODC draft Strategic Allocation for the Airfield, largely on the basis of the

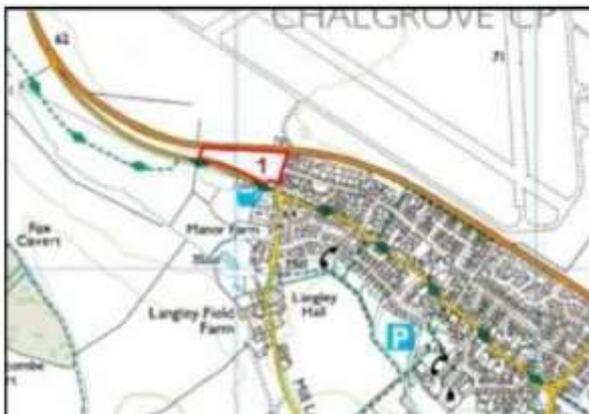
sustainability implications for such a large housing development unrelated to Chalgrove that will be serving Oxford and leading to a great increase in traffic on the local roads; Chalgrove Parish share those concerns.

The proposed allocation of 200 house on the western side of Chalgrove – the Oxford side of the village – gives rise to the same fears for my clients. The remoteness of the site from the village centre, with convenient access to the main road (as noted, ironically that is the only traffic-related requirement set out in the draft Neighbourhood Plan) will realistically lead to this new allocation just being housing serving Oxford. And, ironically again, unlike the Airfield ideas the Marley Lane allocation in fact simply has no measures to improve sustainability and increase the mode of transport options. That is a serious failing of the proposed allocation and, as mentioned above, a defect in the assessment process of the sites and the preparation of the draft Plan.

### **The preferred allocation**

My clients do not object to the area of land that was first proposed for allocation at Marley Lane. As noted, the original area of land first shown as a ‘Community Identified Site’ in the draft Chalgrove Neighbourhood Plan, May 2014 was the well-contained Marley Lane/High St/B480 triangle, and land to the south of that. In fact, the 2017 draft Neighbourhood Plan is accompanied by the publication of a ‘Site Criteria’ document (May 2016), and that document indicates that it was the original Community Identified Site as the that has been appraised:

CHAL 1 - Land west of Marley Lane



This smaller site shown as Site 1 above would be a more reasonable allocation for this side of the village:

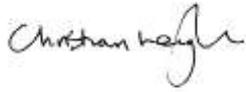
- It would not encroach into the open countryside as a ribbon form of development. The allocation would be consistent with the findings of the 2015 Landscape Study.
- It would lead to housing closer to the village centre which is a walkable distance from services, unlike the westernmost end of the larger site.
- It would not be a very large allocation on the Oxford side of the village which would serve as a dormitory allocation for the City.
- Thus, there would not be any conflict with the SEA requirements and the PPG.

### **Conclusions**

Whilst there is much to support in the draft Neighbourhood Plan, my clients consider the allocation of the large H1 site for 200 houses to be fundamentally flawed. It is not based on a robust assessment of the impact upon the countryside or sustainable development objectives. It will lead to a spread of housing that simply becomes a dormitory to Oxford, with the landscape harm and risks from flooding.

A fair and comprehensive assessment of the alternatives for Chalgrove is needed, to identify the smaller area of land at Marley Lane, along with alternative sites for housing.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Christian Leigh".

**Christian Leigh**

cc Mrs Desmond, SODC

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5<sup>th</sup> June 2017

Dear Sir / Madam,

**Re. Chalgrove Neighbourhood Plan: Pre-submission consultation**

This letter provides the response of Gladman Developments Ltd (hereafter referred to as "Gladman") to the current consultation held by Chalgrove Parish Council (CPC) on the pre-submission version of the Chalgrove Neighbourhood Plan (CNDP) under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

Gladman would like to offer our assistance in preparing the draft neighbourhood plan and invite the Parish Council to contact us in this regard.

**Development Plan**

The current Development Plan relevant to the preparation of the CNDP consists of the South Oxfordshire Core Strategy, which was adopted by the Council in December 2012 covering the period to 2027, and the saved policies of the South Oxfordshire Local Plan 2011.

**Emerging South Oxfordshire Local Plan 2033**

South Oxfordshire District Council (SODC) is currently preparing a new Local Plan which will set out the strategy for delivering sustainable growth in the District to 2033. A further round of consultation on the Second Preferred Options commenced on 29<sup>th</sup> March 2017 and ran until 17<sup>th</sup> May 2017. A Call for Sites exercise was also consulted upon by the Council during the same timeframe as the Second Preferred Options consultation and Gladman submitted the 'Land off Monument Road' site as part of this consultation.

The emerging Neighbourhood Plan needs to have due regard to the emerging Local Plan and should aim to be in general conformity with it.

**Oxford City's Unmet Need**

Public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries.

One of the key issues identified in the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA) is how to address the unmet housing need arising from Oxford City. In order to address this issue the Oxfordshire Growth Board agreed to establish a working group with the aim of reaching agreement between the Local Authorities on the level of unmet housing need of Oxford City together with an appropriate apportionment that

could then be taken forwards through the Local Plans for each District. This programme is called the Post SHMA Strategic Work programme.

The working group commissioned a study to identify what the unmet need of Oxford is. This concluded that the unmet need totalled 15,000 dwellings over the emerging Plan period. This unmet need figure has yet to be tested.

On 26<sup>th</sup> September 2016, the five Authorities that make up the Oxfordshire Growth Board (OGB) (Cherwell, Oxford, Vale of White Horse, South Oxfordshire and West Oxfordshire) met to discuss the apportionment of Oxford City's unmet housing need and to sign a Memorandum of Understanding (MoU) to this effect.

Prior to the meeting, papers (CD11.3) were published which recommended the following apportionment in addition to their own identified needs:

- Cherwell – 4,400 dwellings
- Oxford – 550 dwellings
- South Oxfordshire – 4,950 dwelling
- Vale of White Horse – 2,200 dwellings
- West Oxfordshire – 2,750 dwellings

At the meeting SODC declined to sign the MoU and expressed concerns about the evidence base used to inform the proposed apportionment, their ability to meet their own housing needs, and whether the City itself could actually accommodate more dwellings than it suggests.

The redistribution of Oxford's unmet need has yet to be resolved.

Given the uncertainty of Oxford City's housing needs and the 1,200 dwellings that is still to be agreed, the CNDP should seek to be aspirational and growth orientated so that it can assist the Council in meeting full objectively assessed needs for housing.

### **Chalgrove Neighbourhood Plan**

This section highlights the key issues that Gladman would like to raise with regards to the content of the CNDP as currently proposed. It is considered that some policies do not reflect the requirements of national policy or guidance nor are they supported by the necessary evidence needed to justify their inclusion within the Plan and should therefore be revisited prior to progressing the Plan to examination.

The Parish Council have made some effort to make the plan consistent with the emerging South Oxfordshire Local Plan (SOLP). However there are still a number of conflicts which need to be addressed prior to submission to ensure that the plan meets the tests for soundness.

### **The plan-period**

The CNDP states that the plan '*has a 16-year time frame in line with South Oxfordshire District Council Local Plan time frame 2016 to 2032*'. This is factually incorrect as the plan-period for the emerging SOLP (from anticipated adoption) is 15 years from 2018 to 2033.

As discussed above, it is a basic condition that the CNDP complies with the spatial strategy for the district. As advised by the PPG, a draft neighbourhood plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition, and although a draft neighbourhood plan is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the considerations against which the neighbourhood plan is tested. The emerging CNDP should therefore clearly reflect the plan-period set out within the emerging SOLP.

This also underscores the volatility of the current planning policy context within the district, and for this reason we would urge the Council to 'futureproof' the CNDP by planning positively for sustainable development through including additional housing land/reserve sites and allowing for the necessary flexibility so that the plan is not superseded by the provisions of s38(5) of the Planning and Compulsory Purchase Act 2004 which states that:

*'If to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be).'*

We recommend that prior to submission, the Parish Council should consider the plan-period for the CNDP, as well as the potential implications that this may have for the objectives and policies of the plan.

### **Policy C1 – Development Within the Built-up Area**

Gladman object to the use of defining a built up edge if this would preclude the delivery of sustainable development to meet identified housing needs. Gladman consider that the proposed policy would actively restrict sustainable growth opportunities despite the clear need in both the local and wider housing market area.

The Framework is clear that sustainable development should go ahead without delay in accordance with the presumption in favour of sustainable development. The use of a settlement boundary to define the built up area in the manner proposed will act to arbitrarily restrict suitable and sustainable development from coming forward and does not therefore accord with the positive approach to growth required by the Framework.

To better accord with the requirements of the Framework, Gladman recommend that Policy C1 is modified to ensure a consistent approach to the presumption in favour of sustainable development. The following wording is put forward for the Parish Council's consideration:

"When considering development proposals, the Chalgrove Neighbourhood Plan will take a positive approach to new development that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Applications that accord with the policies of the Development Plan and the Chalgrove Neighbourhood Plan will be supported particularly where they provide:

- New homes including market and affordable housing to meet identified housing needs; or
- Opportunities for new business facilities through new or expanded premises; or
- Infrastructure to ensure the continued vitality and viability of the neighbourhood area.

Development adjacent to the built up area will be permitted provided that any adverse impacts do not significantly and demonstrably outweigh the benefits of development.

Development of land not adjacent to the built up area will be classified as countryside. Appropriate development outside and not adjacent to the built up area would be: Agriculture, forestry, recreation grounds, sports pitches, flood alleviation, wildlife conservation area, wildflower meadow and allotments."

### **Policy C2 – Design and Character**

This policy states that *'the form and scale of buildings should reflect the neighbouring properties. Buildings should be a maximum of 2-storeys in height (based on a residential storey of 3 metres).'*

Gladman are supportive of policies that seek to ensure that new development responds positively to setting and in particular the scale and form of surrounding built form. However, the current wording of this policy has the potential to have the unintended consequence of stifling the variety of form and legibility within new developments. For example, careful use of varying building heights is often used to provide identity to layout and to frame key views along streets. A rigid requirement for all buildings to be a particular height therefore limits the range of tools available to architects and urban designers in creating quality spaces.

It is our view that this policy would be more effective by removing the requirement for buildings to be a maximum of 2-storeys in height. The policy could instead retain the requirement for new development to be of a form and scale that reflects their surroundings, which would be sufficient to achieve Objective 2 – *'to ensure that new housing development is in character with the village'*.

Further, this policy also requires all development proposals to be in accordance with the South Oxfordshire Design Guide. Gladman is concerned that this would require all development proposals to incorporate principles of design guidance which are non-statutory in nature. As such, it is recommended that the wording of this policy is modified to that of 'support' rather than a requirement which could have adverse effects on development viability.

In addition, this policy sets out a requirement to protect and enhance views into and out of the village and have sensitivity to preserving the views to and from the AONB. Whilst the general thrust of this policy is supported, it is not clear what evidence, if any, has been prepared to support the key views shown in Map 2 'Chalgrove Village Views'. These matters are considered in detail through the planning application process, which attaches great importance to views of the AONB in accordance with national planning policy. This map is not supported by evidence and is not necessary, therefore we would recommend that this is not included in the submission CNDP.

### **Housing – Land at Chalgrove Airfield**

As highlighted above, neighbourhood plans are required to be in 'general conformity' with the strategic policies contained in the adopted Development Plan. However, the PPG also highlights the need to take account of the direction for growth contained in emerging Local Plans and makes clear that 'although a draft neighbourhood plan or Order is not tested against policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development.'<sup>1</sup>

This means that if and when the CNDP is submitted for examination, the independent examiner will need to be satisfied that the CNDP has taken active consideration of the direction taken in the emerging SOLP and does not seek to undermine, the overall strategy set out in the emerging SOLP.

In addition, it is important to note that if the CNDP is progressed prior to the adoption of the SOLP, the SOLP can effectively supersede the CNDP where there is significant conflict with the overall spatial strategy, which could significantly undermine the CNDP in the future. It is therefore important that a positive and integrated approach is taken that is consistent with the emerging SOLP.

The emerging SOLP currently proposes to allocate 'Land at Chalgrove Airfield' for 3,000 new homes (Policy STRAT9), which will help to address the District's objectively assessed housing needs within the plan-period, as well as partially addressing the unmet needs arising from neighbouring Oxford City.

The CNDP currently rejects the emerging allocation and is therefore inconsistent with the emerging SOLP. Gladman appreciates the strong feelings that there may be regarding the redevelopment of Chalgrove Airfield. However, it is evident that the CNDP cannot be considered to be have sufficient regard to the emerging SOLP as it currently stands.

Given these significant differences, we recommend that the Parish Council work more closely with the SODC to achieve an integrated policy, as the current approach risks the CNDP failing at examination, or being superseded soon after adoption by the SOLP.

Furthermore, we recommend that the CNDP works to positively identify additional housing land to contribute towards the delivery of housing in the short-term until the Chalgrove Airfield site begins to deliver. This will ensure that the Council can meet its objectively assessed housing needs and demonstrate the five year supply of housing required by national planning policy.

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<sup>1</sup> PPG Paragraph: 009 Reference ID: 41-009-20160211

## Site Submission

The Parish Council will be aware of the ongoing promotion of the site at 'Land off Monument Road, Chalgrove' for residential development. Gladman consider that development of this site would represent a sustainable extension of Chalgrove and make a significant contribution towards meeting the need for market and affordable housing, as well as delivering wider community infrastructure benefits.

The site, which is identified in the CNDP as 'Site 8', extends to approximately 12 hectares and is located to the north of the main built-up area of Chalgrove, to the east of the emerging allocation at Chalgrove Airfield, and is therefore well located for access to key services and facilities.

As identified within the CNDP Site Assessment document (May 2016), the site is relatively flat and well screened by vegetation and hedgerow along the site boundaries, with the landscape setting mostly defined by the B480 and Monument Road. The site is also located in an area of low risk of flooding from rivers and surface water. The assessment notes the proximity of the Chalgrove Historic Battlefield, however this only affects a small portion of the site we are confident that any potential impacts could be carefully mitigated as part of any development proposal. This approach is consistent with that taken by SODC in respect of the Airfield site which also includes part of the Battlefield.

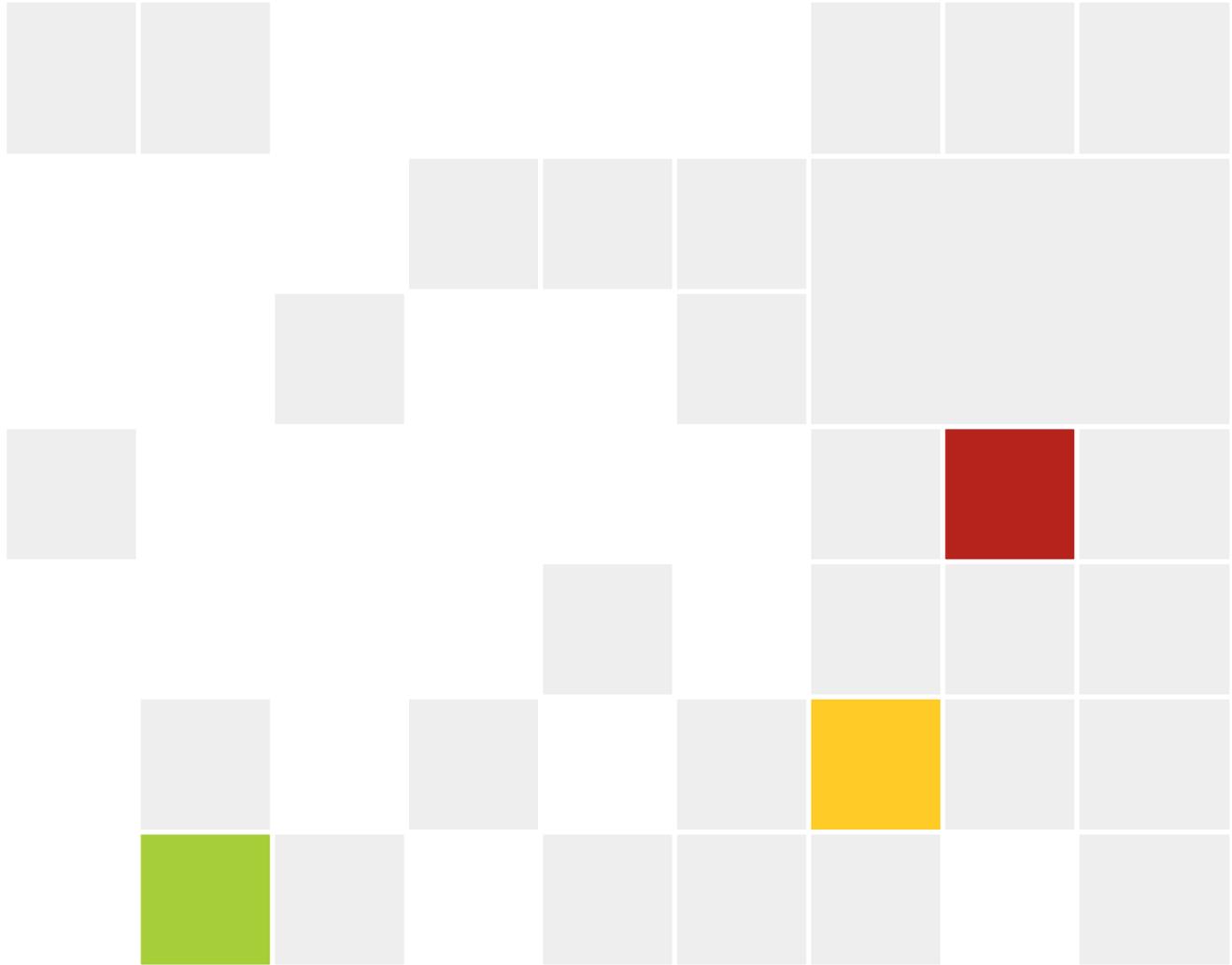
Gladman consider that the site should be included in the Chalgrove Neighbourhood Plan as it provides a sustainable location for future growth, consistent with the requirements of the Framework which make clear that development that is sustainable should proceed without delay, in accordance with the presumption in favour of sustainable development.

I hope that you have found these representations to be constructive. Should you wish to discuss the contents of this response please do not hesitate to contact me.

Yours faithfully,

John Fleming

Policy Planner  
Gladman Developments Ltd



# Land east of Chalgrove

Representations to the Pre-Submission Chalgrove  
Neighbourhood Plan April 2017



**Boyer**

## Report Control

Project:	Land east of Chalgrove
Client:	Wates Developments Ltd
Reference:	13.151
File Origin:	Z:\Project Folders\13.151 Top of Town Field, Chalgrove, Oxfordshire\4 Boyer Planning\4.02 Reports\Neighbourhood Plan 2017\170516 Neighbourhood Plan Representations.docx
Primary Author	Mandy Owen
Checked By:	Mike Newton

<i>Issue</i>	<i>Date</i>	<i>Status</i>	<i>Checked By</i>
1	22.5.17	Final	Mike Newton



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## **APPENDIX**

Appendix One – Site Location Plan: Land east of Chalgrove

# 1. INTRODUCTION

- 1.1 These representations have been prepared by Boyer on behalf of Wates Developments Ltd in response to the Pre-submission Chalgrove Neighbourhood Plan 'Regulation 14', as prepared by Chalgrove Neighbourhood Plan Steering group.
- 1.2 Wates Developments Ltd ('Wates') control land located to the immediate east of the village (Site Location Plan included at Appendix 1 for reference). The site is considered suitable for new residential development.
- 1.3 This response to the Pre-submission version of the Chalgrove Neighbourhood Plan (CNP) contains particular comments on the following policies, assessed against the relevant legal requirements and planning policy context outlined in Section 2:
  - Policy C1 – Development within the built-up area
  - Policy C2 – Design and Character
  - Policy H1 – Housing Site Allocations
  - Policy H3 – Home Working
  - Supporting Statement – Flooding
  - Supporting Statement – Business Development
  - Supporting Statements
- 1.4 Wates welcome the opportunity to comment on the CNP and would be happy to discuss the content of these representations if considered helpful.

## 2. LEGAL AND POLICY CONTEXT

### The Scope of the Examination

- 2.1 It must be demonstrated that a Neighbourhood Plan conforms to the 'basic conditions' as identified in Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 (TCPA 1990).
- 2.2 It is the role of the Independent Examiner to consider whether a neighbourhood plan meets the basic conditions. These are set out in Schedule 4B paragraph 8(2) TCPA 1990. In order to meet the basic conditions, the making of the Neighbourhood Plan must:
- Be appropriate to do so, having regard to national policies and advice contained in guidance issued by the Secretary of State;
  - Contribute to the achievement of sustainable development;
  - Be in general conformity with the strategic policies of the development plan (see below); and
  - Not breach, and must be otherwise compatible with, European Union (EU) and European Convention on Human Rights (ECHR) obligations.
- 2.3 Regulations also require that a Neighbourhood Plan should not be likely to have a significant effect on a European Site or a European Offshore Marine Site either alone or in combination with other plans or projects.
- 2.4 In examining the Plan the Independent Examiner is also required to establish that the Neighbourhood Plan:
- Has been prepared and submitted for examination by a qualifying body;
  - Has been prepared for an area that has been properly designated;
  - Includes development that is excluded development (it cannot);
  - Relates to only one Neighbourhood Area; and
  - Contains only policies that relate to the development and use of land.

### National Planning Policies and Guidance

- 2.5 As set out above, there are basic conditions that the Neighbourhood Plan must have regard to national policies and advice contained in guidance issued by the Secretary of State and contribute to the achievement of sustainable development.
- 2.6 Paragraph 16 of the National Planning Policy Framework (NPPF) relates to neighbourhood planning and states that: "*The application of the presumption [in favour of sustainable development] will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:*
- *develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;*

- *plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and*
- *identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.”*

2.7 Paragraph 184 also reiterates the need for Neighbourhood Plans to be aligned with the strategic needs and priorities of the wider local area and states that: “...*Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*”

2.8 Further guidance on the basic conditions that a draft neighbourhood plan must meet if it is to proceed to referendum is also provided in the National Planning Practice Guidance (NPPG).

2.9 The Neighbourhood Plan must give sufficient clarity to enable a policy to fulfil the development management role that it is intended to do; or have due regard to Guidance. For example, the NPPG states that (Paragraph: 041; Reference ID: 41-041-20140306):

*“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.”*

2.10 The NPPG confirms that a neighbourhood plan can allocate sites for development but explains that, in order to do so, “...*A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria*” (Paragraph: 042 Reference ID: 41-042-20140306).

2.11 In this regard, there also has to be evidence to support the particular policy/policies, notwithstanding that they may represent a strong and well-intentioned aspiration or concern of the local community. In this regard the NPPG states that (Paragraph: 040; Reference ID: 41-040-20160211):

*“While there are prescribed documents that must be submitted with a neighbourhood plan or Order there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.*

*A local planning authority should share relevant evidence, including that gathered to support its own plan-making, with a qualifying body...*

*Neighbourhood plans are not obliged to contain policies addressing all types of development. However, where they do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.*

*In particular, where a qualifying body is attempting to identify and meet housing need, a local planning authority should share relevant evidence on housing need gathered to support its own plan-making.”*

### **The Development Plan – Strategic Policies**

- 2.12 It is a basic condition that the Neighbourhood Plan must be in general conformity with the strategic policies of the development plan for the area. The development plan for the neighbourhood plan area currently comprises the saved policies of the South Oxfordshire District Council Local Plan 2011 (2006) and Core Strategy (2012).

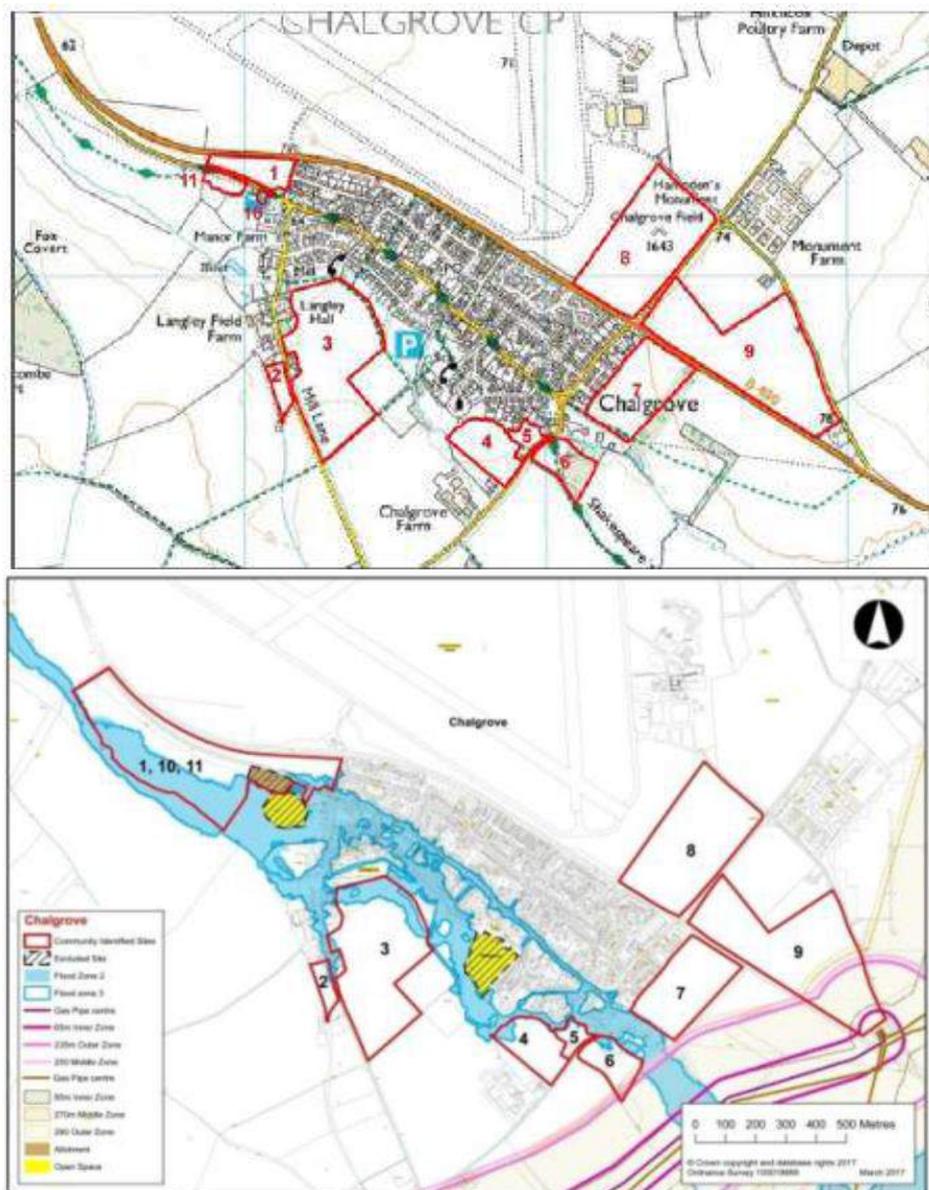
### 3. CHALGROVE NEIGHBOURHOOD PLAN EVIDENCE BASE

- 3.1 The CNP is supported by a number of documents which form the evidence base for the Neighbourhood Plan. Such documents include site assessment, the Sustainability Appraisal, the Scoping Report and Flood Risk reports. We have fundamental concerns that the evidence base does not support the NP policies, particularly the policy relating to the allocated site. The various flaws within the evidence base are set out below.

#### **Chalgrove Neighbourhood Development Plan Site Criteria – May 2016**

- 3.2 As highlighted in Section 2, when allocating sites within a neighbourhood plan, “...A *qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria*” (Paragraph: 042 Reference ID: 41-042-20140306).
- 3.3 The latter of these is set out in the ‘Site Criteria’ document. This document assesses the 11 potential sites for inclusion within the CNP against pre-defined criteria. The criteria includes matters such as deliverability, landscape impact, visual quality, heritage and culture, ecology, transport implications and proximity to village amenities. The Scoping report explains that the criteria were defined through consultation with residents.
- 3.4 The principle of establishing criteria and assessing each of the potential sites against the criteria is supported, as it follows the guidance within the NPPG.
- 3.5 We have a number of substantial concerns with this document, which are discussed below.
- 3.6 The first concern with the assessment is that sites 1, 10 and 11 are assessed as three individual sites. However, from relatively early in the CNP preparation, these three sites were combined to form a single site at the western end of the village. Despite this, the document provides no assessment of the three combined sites and the cumulative impact of these sites against the criteria. This is a flaw and an omission in the document.
- 3.7 Furthermore, sites 1, 10 and 11 (which could accommodate approximately 80 dwellings) were subject to consultation, assessments and a public vote until mid-2016 when the site significantly changed to form a larger site measuring 19.7ha and which extends away from the village by 1km. This now forms the draft allocated site within CNP. Figure 1 below shows the original site area for sites 1, 10 and 11 and the now allocated sites 1, 10 and 11. The fundamental difference of the sites are clear to see.

Figure: 1 Comparison of sites 1, 10 and 11



3.8 The draft allocated site is not included, assessed or referenced at all within the Site Criteria document. However, it forms the only draft allocation within the CNP. The guidance within the NPPG states that sites should be assessed against clearly identified criteria but this has not been the case. Rather, the CNP allocates a site which has not be assessed against the criteria during the site selection process and which was only introduced late in the process, thereby bypassing the original shortlisting of sites and public votes.

3.9 This document, forming part of the evidence base does not comply with guidance within the NPPG.

### **Chalgrove Neighbourhood Development Plan Sustainability Appraisal Environmental Report – April 2017**

- 3.10 The summary to this document sets out its purpose, which is to set out *'how the principles of sustainable development have been considered throughout the plan-making process'*. As with the Site Criteria document, we consider the Sustainability Appraisal (SA) to be flawed.
- 3.11 Map 2.1 in the SA is stated on page 10 to be taken from the SODC SHLAA 2013 and added to with the additional potential sites for inclusion in the NP. Map 2.1 includes the 19.7ha site, even though this does not feature within the Site Criteria assessment document. Furthermore, the SHLAA includes 'CHAL1' which is the smaller, original site. The larger 19.7ha site is not included in the SHLAA and at no stage has it been assessed by SODC. This map in the SA is therefore incorrect in stating that the base data is from the SHLAA.
- 3.12 Section 5 of the report sets out the consultation responses from the Environment Agency, Natural England and Historic England. The SA does not state which date they were consulted. However, the Scoping Report sets out a timeframe which suggests that such consultation responses were sought in Autumn 2015, which means it likely refers to the original site size, not the 19.7ha site now forming the draft allocation. No evidence is provided to demonstrate that the Environment Agency, Natural England and Historic England have been consulted on the draft allocation site.
- 3.13 It is noted on page 31 of the Sustainability Appraisal that the CNP group visited each of the 11 potential sites in 2014 and presented findings and assessments to the public in November 2014 and residents were asked to rank the sites by preference. This led to the shortlist of sites 1, 10 and 11 (combined) and site 7. Of course, the combined sites 1, 10 and 11 that were assessed at that time, and which the public voted on, bear very little resemblance to the draft allocation which measures 19.7ha. This is evidenced in Figure 1 of these representations. As such, the draft allocated site has not been subject to the same level of scrutiny as the other sites which have been considered and the draft allocation is not based on any robust evidence or assessment.
- 3.14 During 2016, flood remodelling was undertaken which demonstrated that part of sites 10 and 11 were located within flood zone 3. The SA then notes that as a result of this, sites 1, 10 and 11 were merged and a developable area identified within flood zone 1. It is assumed that it was at this point that additional land was incorporated within site 1, 10 and 11 in order to provide 200 dwellings within flood zone 1. This means that every consultation and assessment undertaken up to this stage on site 1, 10 and 11 are irrelevant and that the new larger combined site 1, 10 and 11 was taken forward with no previous assessment or consideration.
- 3.15 Section 6 of the SA explores reasonable alternatives. However, there has been no assessment undertaken on the option of the original site known as 1, 10 and 11 (i.e. which could accommodate approximately 80 dwellings) and site 7 which can accommodate 120 dwellings. This is a logical alternative to consider as these two sites were the shortlisted sites and would provide the 200 dwellings which are required through the Neighbourhood

Plan. The lack of consideration of this option is an omission and a flaw, especially given that the Pre-submission Neighbourhood Plan set out a scenario whereby both sites could accommodate development.

- 3.16 This scenario is set out in policy H1 – Housing Site Allocations which states “*Should the planning application for Site H1 option B for up to 120 homes be granted approval prior to the NDP being made we would support development of 80-100 homes at Site H1 option A to provide the total proposed level of acceptable growth of 200 homes*”. It is thus a significant flaw that such an option has not been considered.
- 3.17 Tables 6.3 and 6.5 of the SA set out assessments on all potential sites (table 6.3) and a comparison between the two sites of 1, 10 and 11 and site 7 (table 6.5). Table 6.3 attributes separate scores to sites 1, 10 and 11 whereas table 6.5 considers them as a single site. This is not a consistent approach and undermines the assessments undertaken in the document.
- 3.18 In the assessments undertaken in table 6.3, it is not clear whether it is the original site 1, 10 and 11 referred to, or the larger 19.7ha site. Some of the answers between the tables differ for site 1, 10 and 11, which suggests that the two different sized sites have been considered. For example, a criteria within table 6.3 is to ‘ensure that any new development does not place people and property at risk of flooding or exacerbate flood issues’. The score for each site of 1, 10 and 11 was a double positive score. However, for the same criteria in table 6.5, the score for 1, 10 and 11 is negative. This suggests that between these two assessments the different sized sites were considered. This evidence lacks clarity and consistency and fails to comply with guidance in the NPPG.
- 3.19 There is also inconsistency between the two tables in the way that Site 7/H1B is scored. Regarding the same flooding category ‘Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues’, Table 6.4 provides a score of ‘positive’ to site 7 whereas table 6.5 provides a score of ‘double negative’. Once more this demonstrates the lack of consistency and lack of robustness in the assessments made.

### **Scoping Report – July 2015**

- 3.20 The Scoping Report is dated July 2015 and as such sets out the consultation undertaken, but only until mid 2015. As such there is no clear timeline provided in any of the evidence base documents for the consultation taken after this date.
- 3.21 All references to potential sites within this document show the original site 1, 10 and 11, without the enlargement to form the 19.7ha site. This means that the Scoping Report makes absolutely no reference to the draft allocated site and as such cannot be considered as robust evidence to support the CNP.

## Conclusion

- 3.22 The flaws within the evidence base have been assessed. To conclude, a situation has arisen whereby the only site proposed for allocation in the CNP has not be subject to the same site selection process as all other potential sites, and has not be subject to the same consultation. Sites 1, 10 and 11 have increased from a collective size of approximately 2.3ha to 19.7ha at a late stage in the process and the evidence base simply does not support this.
- 3.23 Paragraph 040 of the NPPG requires that “...*Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan*”. For the reasons set out above, there has been no “*proportionate, robust evidence*” provided, or prepared, to support the draft housing allocation. As it stands, it is therefore considered that the CNP does not sufficiently have regard to national planning policy guidance and thus fails the basic condition requiring the same. In addition the flawed Sustainability Appraisal means that the EU obligations set out in the Strategic Environmental Assessment (SEA) Directive, transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, have not been complied with and the basic condition is, accordingly, not satisfied.
- 3.24 The flawed Sustainability Appraisal also means that it cannot be demonstrated that the basic condition requiring the plan to contribute to sustainable development has been satisfied.

## 4. RESPONSE ON SPECIFIC POLICIES OF THE PRE-SUBMISSION VERSION OF THE CHALGROVE NEIGHBOURHOOD PLAN

- 4.1 This Section sets out our comments on several of the proposed CNP policies and supporting text, based on the relevant legal requirements and planning policy context outlined in the previous Sections.

### **Policy C1 – Development Within the Built-up Area**

- 4.2 This policy defines the built up area as *“the boundaries of permanent, non-agricultural buildings located around the edge of the village, where such properties are directly connected to the village’s main, singular form”*.
- 4.3 There is no map provided to visually portray the built-up-area and we consider the definition provide is not sufficiently clear and could be open to imprecise interpretation by the decision maker.
- 4.4 This therefore conflicts with the guidance contained within Paragraph: 041 of the NPPG that *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications...”* A map should be provided to ensure there is no ambiguity.

### **Policy C2 – Design and Character**

- 4.5 This policy sets out design criteria which new developments must abide by. We consider this is overly prescriptive.
- 4.6 The NPPF discusses ‘good design’ in section 7. In particular paragraph 60 states:  
*“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”*
- 4.7 The criteria within Policy C2 attempts to restrict building heights, provides only limited building materials that would be appropriate and defines building lines and boundary treatments. Such requirements fail to allow for originality or initiative through design, contrary to paragraph 60 of the NPPF.
- 4.8 To rectify this non-compliance, we suggest that the requirements within the policy are removed, or they are downgraded to design guidelines rather than requirements in order to allow for design initiative in accordance with national policy.

## Policy H1 – Housing Site Allocations

### *Housing Requirement*

- 4.9 As highlighted in Section 2, there is no legal or policy requirement for the CNP to be examined against the policies in an emerging Local Plan. It is only necessary to demonstrate that the CNP is in general conformity with the strategic policies of the adopted local plan, although the evidence base for the emerging Local Plan is still likely to be relevant in terms of informing the strategy.
- 4.10 The NPPG also advises that, where a Neighbourhood Plan comes forward before an up-to-date Local Plan is in place, the neighbourhood plan should “*deliver against the objectively assessed evidence of needs*” (Paragraph: 04; Reference ID: 3-040-20140306). In order to comply with the first basic condition, the housing strategy proposed must therefore seek to deliver against SODC’s objectively assessed evidence of needs.
- 4.11 SODC’s latest evidence on housing need is set out within the Oxfordshire SHMA (2014). The SHMA sets out an OAN for the district, which is a range between 725-825dpa. As the SHMA provides no breakdown in figures within the District, the CNP has therefore adopted the emerging Local Plan figure of 200 dwellings for Chalgrove (as set out in table 5g of the Second Preferred Options Local Plan). It should be noted that the emerging Local Plan suggests that larger villages increase by 15%, which actually provides a figure of 236 dwellings for Chalgrove. The emerging Plan states that only the 200 dwellings are required due to the proposed strategic allocation at Chalgrove Airfield. However, due to the current stage of the Local Plan, and the requirement for it to be examined, the draft allocation cannot be assumed to be final. If the Airfield was removed as a strategic allocation, the number of dwellings required to be accommodated within Chalgrove would therefore increase to 236 dwellings. This would mean that the CNP did not accommodate for all necessary dwellings.
- 4.12 Furthermore, we have significant concerns regards the proposed housing targets set out in the emerging Local Plan; however it is acknowledged that this is a matter for the Local Plan Examination rather than the CNP. Without prejudice, the comments contained herein are therefore based on the proposed target of 200 dwellings within the CNP. As, according to the timeframe of the CNP group, they anticipate that the CNP will be made prior to the Local Plan being adopted however, it would be very unfortunate if a subsequent increase in housing numbers allocated to Chalgrove in the Local Plan was to render the CNP out-of-date very shortly after it was made.

### *Site Allocation*

- 4.13 This policy sets out the draft allocation at Site G1A (Marley Lane) for 200 dwellings. We have already set out in detail the flaws in the site selection process and the lack of robust evidence which supports this allocation.

- 4.14 Whilst this is not a substantial point, two paragraphs within the supportive text to policy H1 are duplicated (starting with *“To demonstrate how this site will be developed in accordance with the NP policies on design...”*). One of the paragraphs should be deleted.
- 4.15 The final paragraph of supportive text states that the proposal to allocate Site H1 Option A (formerly known as sites 1, 10 and 11) was identified through a public meeting in October 2016. It is imperative to note that this public event was the first time the enlarged site had been introduced to the public and it had not progressed through the site selection process with assessments against criteria and early public consultation. There is some doubt as to whether members of the public were fully aware of the extent that the site had changed at this public consultation event. The earlier stages of assessments and consultation should have been undertaken on the new enlarged site to ensure that a robust process has been followed and to ensure there has been sufficient consideration of the potential impacts of the site.
- 4.16 Site specific criteria for the draft allocated site are also provided as a sub-category to Policy H1 and are set out on page 27 of the CNP. These criteria simply relate to the proposed Masterplan as submitted with the planning application at Land West of Marley Lane. We have a number of concerns regarding the draft allocated site. These are briefly set out below as we consider them material considerations in the appropriateness of the site for allocation.
- Integration with Chalgrove: from a mid-point of the site, there is a 1km distance to reach the village store, post office or village hall. However, it must be taken into account that proposed dwellings towards the west of the site would be approximately 1.6km from services such as the post office. This undermines the integration of the site with the remainder of the village;
  - The site extends 1km away from the village, thereby elongating the village of Chalgrove significantly. This fails to ensure that the local distinctiveness of the village is maintained through the allocated site and fails to adhere to the setting of Chalgrove;
  - South Oxfordshire District Council commissioned a Landscape Capacity Study, including a further document entitled ‘Landscape Capacity Assessment for Sites on the Edge of the Larger Villages’. These studies assess the ‘original’ Marley Lane site but no further assessment has been undertaken on the current application site which has increased in size to 19.7ha. The potential landscape impact of this site, which encroaches into the countryside, is substantial and yet the Council’s own Landscape Study has not assessed this;
  - The development would result in the loss of a significant amount of vegetation and hedgerows throughout the site which would erode the rural character of the site. This would substantially alter the character of the site and be harmful to the wider area;
  - The scheme would result in a significant re-alignment to the western end of the High Street. The extent of the alterations can be seen on drawing number TE/1291/320A,

submitted within the Road Safety Audit with the planning application for the development of the site. However, other than this drawing, limited information has been provided to demonstrate what works this would involve and how disruptive this would be to residents of Chalgrove. The alterations to the road layout will require a stopping up application, which is likely to lead to some delay before works can commence. It is likely that services and utilities run under the High Street, and the alteration to the layout of the road will require the realignment of these utilities/services. We also consider that the extent of road realignment will have significant impacts on the landscape and the setting of the site and the village.

- 4.17 We consider the concerns above to be highly important, and the concerns solely relate to the 19.7ha site, whereas they may not have been relevant for the original sites 1, 10 and 11. As such, this highlights the need for a robust assessment to be undertaken on the larger site. However, this has not been forthcoming and instead the site forms the draft allocation without any robust assessment having been undertaken. This fails to comply with the NPPF's requirement for *'proportionate and robust evidence'*.

### **Policy H3 – Home Working**

- 4.18 This policy is not specific to Chalgrove and duplicates existing Core Strategy policy CSEM1 (Supporting a successful economy). It should therefore be deleted.

### **Flooding – Supporting Statement**

- 4.19 The CNP does not include a policy on flooding, as ultimately it is the responsibility of the Environment Agency. Therefore, the supporting statement simply states that *"development will only be permitted where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village"*. This appears at odds with the draft allocated site, of which 59% of the entire site is within flood zones 2 and 3. It cannot be demonstrated therefore that the site does not flood. This simply adds to the arguments already raised within these representations that the draft allocation is not based on robust consideration of criteria.

### **Supporting Statement – Business Development**

- 4.20 This supporting statement sets out that business uses at an appropriate scale will be encouraged.
- 4.21 Emerging Policy EMP1 of the SODC Second Preferred Options Local Plan includes a requirement for Chalgrove (through its NP), to identify an employment area of 2.25ha. The CNP has not done this.
- 4.22 As highlighted previously, there is no legal or policy requirement for the CNP to be examined against the policies in an emerging Local Plan. It is only necessary to demonstrate that the CNP is in general conformity with the strategic policies of the adopted local plan. That said, it would be unfortunate for the made CNP to become out-of-date as soon as the Local Plan were adopted.

4.23 We suggest therefore that the CNP seeks to identify potential employment space.

#### **Supporting Statements**

4.24 Supporting statements, rather than policies, are provided in relation to flooding, biodiversity, heritage assets, archaeological sites and business development. The CNP notes that such statements are provided when there are no commensurate policies for those topics.

4.25 It is not clear what weight these supporting statements should be given in the decision making process. They clearly should be given less weight than the proposed policies, but then it is not clear how they should be applied.

4.26 The NPPG Paragraph: 041 of the NPPG that *“A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications...”* Unfortunately this is not the case for these supportive statements. We suggest that either they are deleted or formed into relevant policies in order to comply with national policy.

## 5. LAND EAST OF CHALGROVE

- 5.1 Land east of Chalgrove, also known as CHAL 7 or, within the Pre-submission CNP, H1 option B was one of the two shortlisted sites for inclusion within the CNP. However, it does not form an allocated site.
- 5.2 A planning application (ref: P16/S4062/O) for up to 120 dwellings was recommended for approval at Planning Committee on 24<sup>th</sup> April 2017 but was overturned by members and refused on three grounds. Two grounds relate to the lack of a signed S106 agreement and the other relates to the impact on the countryside and village, which we consider unfounded with scope to overcome the concerns.
- 5.3 This section sets out a brief overview of the site, and raises a number of concerns we have with the assumptions made during the site selection process.

### Site Context

- 5.4 The site comprises 7.45ha of land located to the south-east side of Chalgrove at the edge of the village, within the administrative boundary of South Oxfordshire District Council. The site itself is bounded by houses from Farm Close and Chiltern Close to the west, the B480 to the north, The Grange of Berrick Road to the south and agricultural land to the east.

### Policy Designations

- 5.5 In planning policy terms the site is located on the edge of the settlement of Chalgrove. It does not fall within any policy designation such as Green Belt or Area of Outstanding Natural Beauty (AONB) and as set out in SODC's recent Landscape Capacity Assessment, the site is of low landscape value, its character is influenced by modern housing to the west and has a high capacity to accommodate housing development.

### Site Description

- 5.6 The site comprises of one field which is currently used for arable farming. The site is bordered by a tree belt along the eastern boundary of the site as well as a fence separating the field to the B480. Hedges separate the houses and gardens of Farm Close and Chiltern Close to the west and the Grange of Berwick Road to the south.
- 5.7 Topography within the site slopes upwards to the north of the site away from a brook which is located along the southern boundary and which runs through the centre of the village.

### Neighbourhood Plan Site Assessment

- 5.8 Section 3 of these representations have set out our concerns with the site selection process and with the documents which form the evidence base for the CNP. In addition, our response to Policy H1 (the allocated site) sets out the concerns we have with the allocation of that site. These matters shall not be repeated again.

5.9 It is, however, pertinent to comment upon the specific site assessments, as set out in Section 6 of the SA, particularly the assessment in table 6.5. A number of criteria have been identified here and site H1 option B has been attributed a range of scores (including positive, neutral and negative). There are a number of scores which we do not agree with and where it is not clear how such judgement has been made.

5.10 Table 6.5 directly compares sites 1, 10 and 11 to site 7. Whilst we are only commenting on the judgements made in relation to site 7, this does not mean that we support the judgements made in assessment to sites 1, 10 and 11. Where relevant, we have referred to information submitted with the planning application and consultation responses in order to provide additional information to help inform the CNP when making the necessary alterations to the plan prior to submitting it to SODC. While it is appreciated that some decisions were made before the planning application was submitted for both sites, new evidence can now be used to help inform a final assessment on both sites, especially as the site selection process is so flawed.

Table 1 – Analysis of CNP Table 6.5

Sustainability Objectives	Score	Comments	Suggested Score
Ensure development provides the number, type and tenure of homes that the community needs, while maximising those opportunities for those with local connections	+	We agree with the score attributed here	+
Identify suitable development sites for a minimum of 82 homes initially, changed to 200 following the SHMA	+	We agree with the score attributed here	+
Ensure that any new development does not cause or exacerbate road safety issues, including safe parking	- -	Site 7 would not give rise to any safety issues. A roundabout from the B480 would ensure safe access for vehicles. There would also be pedestrian access from the south-west corner of the site and incorporate two zebra crossing leading directly from the site to the northern side of Monument Road. Oxfordshire County Council (OCC) confirmed through their consultation response to the application that they have no objection to the proposals and are satisfied that both accesses would provide safe access into the site. There is sufficient space on site to provide adequate levels of	+

		parking. The planning application proposed 309 parking spaces, compared to the 267 spaces required by OCC. The score of double negative is therefore unjustified.	
Ensure footpaths and cycle paths are provided and retained wherever possible	--	<p>It is unclear how a double negative score has been provided here given that the existing footpath running along the south of the site would be retained and enhanced with improved surfacing. This would be a direct improvement on the current situation. This footpath links the village to the wider countryside. In addition, pedestrian/cyclist access could be provided to the north of the site, with a pavement along the B480 to ensure safe access to the village. These accesses were shown in the planning application, and raised no objections from any consultees.</p> <p>It should be noted that table 6.3 of the SA attributes site 7 a positive score regarding this same criteria.</p>	++
Ensure that any new development does not place people and property at risk of flooding or exacerbate existing flooding issues	--	<p>A score of double negative is simply incorrect in this case. The location of the site to the top of the village allows a unique opportunity to reduce flood risk within Chalgrove village. SUDs would be used to hold back water during times of flooding, thereby reducing the quantity and velocity of water within Chalgrove Brook. This would reduce the risk of flooding downstream during periods of heavy rainfall. During the application stage, the Environment Agency and the Council's drainage officer have raised no objection to the proposals.</p>	++
Encourage the use of sustainable urban drainage systems	0	<p>The site has the potential to incorporate a range of SUDs, including attenuation basins, swales and permeable paving and therefore should be attributed a greater score than neutral. SUDs were shown within the planning application (including attenuation tanks, swales and permeable paving) and no objections were raised from specialist consultees. In regards to the sites ability to meet this sustainability</p>	++

		objective, we consider this should be attributed a double positive.	
Conserve and enhance the water environment	0	We agree with the score attributed here as the opportunities to enhance the water environment has not yet been assessed.	0
Avoid low density development	0	It is not clear from this criteria what constitutes low density development as the definition is ambiguous. The application on this site demonstrated that 120 dwellings can be provided at a density of 29dph. Given that SODC Core Strategy policy CSH2 requires developments not to have a density of lower than 25dph, it is considered that the site clearly has the ability to avoid low density development and should be attributed positive scores. At the same time, to ensure that the development is in keeping with Chalgrove, the density of 29dph is similar to the densities within the village.	++
Ensure developments are safe and integrated into the community	-	This site would have safe access into the village which would integrate the site with the village. While there is only one vehicular access into the site from the B480, there is an existing footpath running along the south of the site which would provide pedestrian/cycle access into the village (this access will be discussed elsewhere in these representations). This existing access, which would be improved by a new surface, coupled with the proximity of the site to key services within the village render this site capable of being safe and well-integrated with the village.	+
Ensure developments have access to local services	0	The site would provide easy access to local services through either the pedestrian/cycle routes from the north of the site, or the existing route along the south-west of the site. From the middle of the site, services such as the school, post office, pubs and village hall range in distance from 705-865m away, which is within easy walking distance. This criteria should not be given a neutral score, but a	+

		positive score.	
To continue to provide and protect open spaces and sports recreation facilities and provide additional facilities where possible	0	The development of this site would have no impact on the existing public open space within Chalgrove. In addition, the site has the potential to provide new public open space and provide children's play space. The recent application demonstrated that 2.7ha of open space could be provided along with a number of children's play spaces. As such, the site is clearly capable of meeting this sustainability objection and should be attributed a positive response.	+
Detailed developer drainage strategies to be produced and agreed in liaison with Thames Water; with infrastructure in place prior to development being occupied	0	We agree with the score attributed here. While my client could commit to agreeing a drainage strategy with Thames Water, this cannot be determined until later in the planning process.	0
Ensure that new development is of a high quality design and reinforces local distinctiveness	0	We agree with the score attributed here as this criteria cannot be ensured until a later stage in the planning process.	0
Encourage renewable energy technologies within new development wherever possible	0	The site is capable of using renewable energy technologies. The use of such technologies would be determined at a more detailed stage in the planning process. However, at this stage we agree with the score.	0
Conserve and enhance biodiversity and encourage the provision of new habitats	+	The site provides ample opportunity to maintain and enhance biodiversity. An ecology assessment has been taken for the site, which noted that the ecological value within the site was limited to the vegetation around the boundaries. This vegetation would be retained and there would be opportunities to enhance the ecology and biodiversity through positive management of existing vegetation and the planting of native trees and hedgerows.	++
Conserve and enhance the heritage of Chalgrove, including	0	The allocation/development of this site would have no impact on heritage assets within Chalgrove. Similarly, regarding archaeology, it	0

archaeological heritage		was determined by the OCC archaeologist that there would be no adverse impact. While there would be no adverse impacts on heritage or archaeology, the development of the site would not be enhanced and we therefore agree with the natural score given.	
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5.11 As is demonstrated in the table above, we disagree with the scores attributed to site 7 and in many places consider the site to have been marked down based on incorrect assumptions. The final column in the table provides a more accurate score for the site. In some places, where the assessment is simply incorrect, such as a double negative in response to flood risk, we suggest that the CNP Steering Group look at evidence, and responses from OCC in order to accurately assess this matter. At present, we do not consider that the assessment of site H1 option B is a fair portrayal and some of the assessments certainly do not appear to be based on a robust evidence base.

5.12 Table 6.6 of the SA sets out a summary of reasons for why sites 1, 10 and 11 form the draft allocation, in comparison to H1A Site 7. This is below, with our commentary on the conclusions reached. It should be noted that these comments refer specifically to the two applications submitted for the sites, rather than being based on the assessments carried out as part of the CNP preparation, presumably because there has been no assessment undertaken on site H1A combined sites 1, 10 and 11.

5.13 Please note that table 6.5 defines the site as Option H1B whereas table 6.6 refers to the same site as HIA b site 7. Whilst this lacks consistency, both references refer to the same site.

Table 2 – Analysis of CNP table 6.6

HIA combined sites 1, 10 and 11	H1A Site 7	Our comments
The site is a natural approach to the village. The proposed 2 vehicular entrances on to the B480 and sufficient vehicular and pedestrian entrances on to the High Street will provide easy access to the village facilities. Development on this site will be more easily	The site is isolated from the village with one vehicular access on to the B480 and one additional footpath proposed. The footpath comes out on to a dangerous bend; the proposal to have pelican crossings at this point is not supported by the Parish Council or the CNDP. Due to its isolated	There is no evidence to support the assumption that the existing footpath is located on a ‘dangerous bend’, other than public perception. There is a good safety record of the local highway network at this point and only light pedestrian and vehicular traffic flows. As part of the planning application for the site, speed surveys were undertaken along this part of the road which revealed that no cars exceed the speed limit. Nonetheless, in light of the concerns raised, the planning application proposed two zebra crossings to provide safe access. OCC raised no

<p>integrated into the village and will therefore be more sustainable</p>	<p>location and lack of pedestrian access development on this site could become an isolated community with very limited interaction with the village, with residents simply driving out onto the B480 and away, will therefore be less sustainable.</p>	<p>concerns to this suggestion, and have not highlighted any concern with the safety of crossing here.</p> <p>The proximity of the site to key facilities and services must also be considered. Bus stops are 30m away on Monument Road, and services such as the post office and village hall are only 705m away. The majority of key facilities are significantly closer to H1A site 7 than they are to 1, 10 and 11.</p>
<p>3.6 hectares of the 8 hectares proposed for the development is unused land owned by the MOD</p>	<p>All of the proposed site is agricultural land</p>	<p>It is clear from the evidence base (for example page 36 of the SA) that none of the potential sites for inclusion within the CNP are classified as high agricultural value.</p>
<p>Proposed open space is 10 hectares of riverside meadow. In addition, the lower housing density allows more open space to be included in Flood Zone 1 particularly the play areas which can then be more accessible to proposed housing.</p>	<p>Proposed open space is 2.7 hectares</p>	<p>H1A site 7 is 6.4ha in size (or 7.4ha in the application due to the inclusion of highways for off-site works). In accordance with SODC Planning Obligations SPD (2016), 0.74 ha of open space is required. The site is clearly over providing by over 3x the required quantity. The open space would also be excellent quality which could be used all year round.</p> <p>While 10ha of open space is proposed within H1A site 1, 10 and 11, this open space would be located within flood zones 2 and 3 and for significantly parts of each year would be waterlogged and unusable. The amount of open space should not undermine the quality and usability of the open space, yet the assessment does not take this into consideration in the slightest.</p>
<p>Benefits of larger open space are:  i) It results in a less cramped housing layout  ii) It encourages a healthy lifestyle with a spacious area for walking, jogging, fitness stations, and cycling  iii) It provides a significant area for increasing biodiversity within the application site  iv) It enhances the setting of the ill-defined Shakespeare's Way, a National Trail</p>	<p>i) the amount of open space in H1A combined sites 1, 10 and 11 does not result in a less cramped development. The 10ha of open space is located at the south of the site within the flood zones. This leaves all 200 dwellings to be located in an area which equates to only 40% of the site. The Design and Access for the site notes that densities will reach 45dpa, which is wholly out of</p>	

<p>v) It separates the proposed housing from the open countryside beyond the Chalgrove Brook, which reduces the landscape and visual impact of the proposals on the surrounding area</p>	<p>keeping with Chalgrove.</p> <p>ii) Once again it is imperative to note that the 10ha of open space will not be useable during times of heavy flooding due to its location within flood zones 2 and 3. This will not contribute to the object to encourage a healthy lifestyle. The existing public footpath along the south of site 7 would be retained and improved and it leads into the countryside to the immediate east of the site. This would encourage waking and cycling.</p> <p>iii) While there may be some scope to improve biodiversity within the 10ha of open space, this will be limited due to the high likelihood of it to flood. Ecological enhancements are possible through H1A site 7, but it appears such opportunities have not been factored into this site comparison exercise.</p> <p>iv) the Shakespeare's Way trail does not run through site 7 so the use of this in site comparisons is wrong.</p> <p>v) we would not consider the 10ha of open space a 'beneficial' buffer between housing and the countryside, we would consider it an absolute necessity. The development would take the form of ribbon development and significantly extend Chalgrove village by encroaching into the countryside. In fact, the proposed development spreads west from the village by approximately 1km and contains no natural buffer to either the south or west. The open space is therefore fundamentally necessary to attempt to protect the setting of Chalgrove from the surrounding countryside.</p> <p>H1A site 7 does not require such a buffer. The site extends no further east from Chalgrove Village than the existing tree belt along the eastern elevation of the site and is located adjacent to the Grange along the southern boundary and dwellings along the western boundary. The existing tree belt provides a natural</p>
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		<p>buffer which protects the views of the site and the village from the countryside.</p> <p>The consideration of both sites here does appear to skew the results in favour of the draft allocated site and we are not satisfied that an impartial or fair comparison has been undertaken.</p>
<p>Flooding - Sites 1,10 and 11 are downstream from the village any run off will have less impact</p>	<p>Flooding - Site 7 is upstream from the village any run off will have greater impact</p>	<p>These conclusions are very basic and miss the opportunities for improvement that can arise.</p> <p>The position of site H1A 7 upstream from the village provides an opportunity to reduce flood risk within the village. The proposed drainage system (which is supported by OCC) incorporates Sustainable Drainage Systems (SUDS) (including swales, attenuation basins and tree pits). These will capture and store rainfall runoff across the site until it is released slowly into Chalgrove Brook. The slow release of runoff from the site would reduce the speed and volume of water in Chalgrove Brook, thereby reducing the risk of flooding within the village.</p>

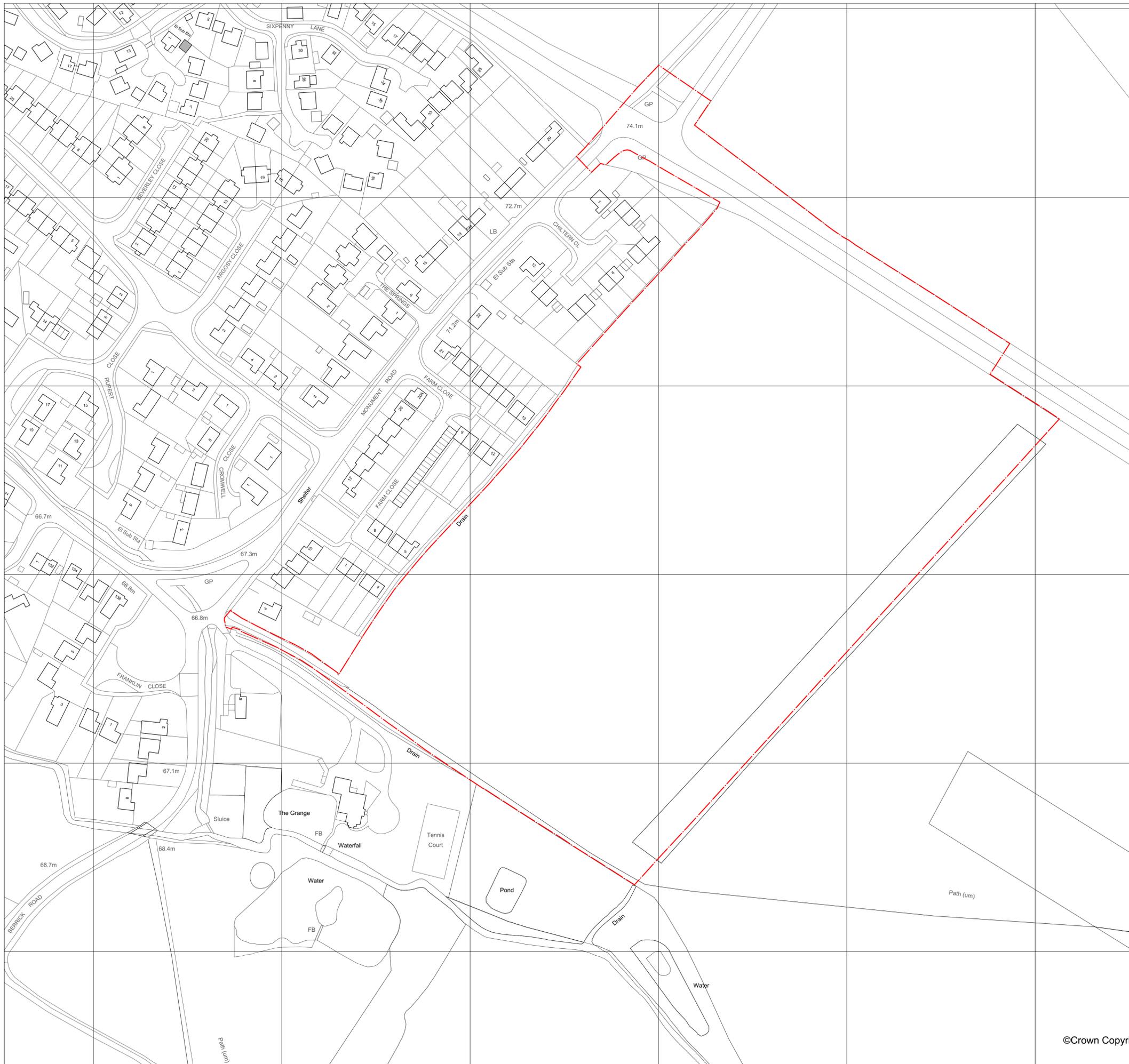
5.14 Table 2 above, and the extent of assessment and justification of choice of the preferred site, demonstrates the overall approach to site selection within the CNP, which is wholly flawed and lacks robustness. The outcome and assessments made are highly simplistic and appear to skew the outcome towards the draft allocated site. This is inappropriate given the site selection process has not been followed for the enlarged sites 1, 10 and 11.

5.15 Once more, such assessments demonstrate that the evidence base for the CNP is flawed and not robust or proportionate. As such the CNP fails to comply with national guidance and as such does not comply with the basic conditions.

## 6. SUMMARY AND CONCLUSIONS

- 6.1 These representations have been prepared by Boyer on behalf of Wates Developments Ltd in response to the Regulation 14 Pre-submission Consultation of the Chalgrove Neighbourhood Plan, as prepared by Chalgrove Parish Council.
- 6.2 For the reasons detailed within the preceding sections, it is concluded that the making of the CNP will not meet the basic conditions.
- 6.3 It is concluded that too many of the policies contained therein do not have appropriate regard to national policies. Overall we have concerns with 4 out of 10 of the policies and all five supportive statements. Some of these policies we have suggested should be amended, and some deleted in their entirety.
- 6.4 The main issues identified in these representations are as follows:
- Fundamental flaws in the evidence base underpinning the site allocation within policy H1 with a lack of evidence supporting the draft allocated site;
  - Assumptions made during the site selection process which have skewed the final selection of sites, specifically in relation to H1A site 7; and
  - A number of draft policies do not have sufficient regard to national policy and should be amended, either in relation to their content or their status in order to avoid ambiguity and in order to ensure compliance;
- 6.5 Given the concerns raised herein regarding the suitability of the submitted evidence base for the proposed site allocation, it is considered that it would be inappropriate to submit the CNP to SODC at this time due to the lack of “*proportionate, robust evidence*” upon which to base such a submission. The lack of evidence supporting the CNP means that the CNP fails the basic condition requiring sufficient regard to national planning policy guidance. The CNP, as currently prepared, will also breach EU obligations and not provide for or contribute to sustainable development. The corresponding basic conditions are also, therefore, not satisfied.
- 6.6 Given the fundamental flaws with the CNP’s preparation to this point the whole site selection process and sustainability appraisal need to be undertaken again. Only then will it be possible for a new pre-submission draft CNP to be prepared, which we are confident should provide for the allocation of Wates Developments Limited’s site.

# **APPENDIX ONE – SITE LOCATION PLAN: LAND EAST OF CHALGROVE**



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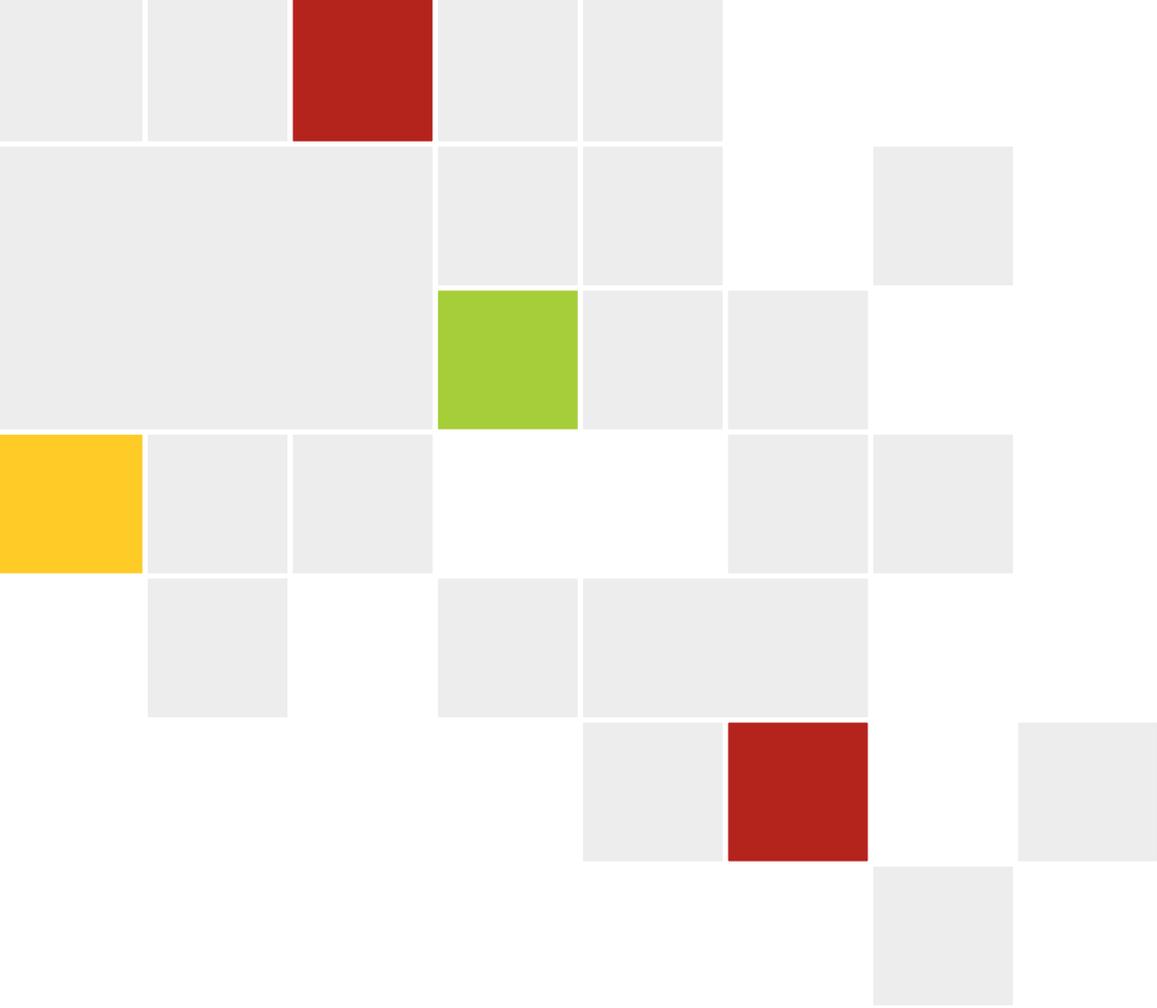
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Listening Learning Leading

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5June 2017

Dear Ms Murphy

### **Chalgrove Neighbourhood Development Plan - Pre-Submission Consultation**

Thank you for giving the Council the opportunity to comment on your NDP.

Having now seen a complete draft, along with some of the evidence, we are able to offer formal advice compiled from across the Council, under our duty to support neighbourhood plans. Our response focusses on helping the plan meet the basic conditions as specified by the regulations.

To communicate our response in a simple and positive manner; we produced a table containing an identification number for each comment, a copy 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 about whether the draft plan meets the basic conditions.

	Section/Policy	Comment	Recommendation
1	<p>1.0 Introduction</p> <p><u>Paragraph 6</u></p> <p>Once the Plan has been made (following a successful referendum) the CNDP will form part of South Oxfordshire District Council's <b>Local Plan</b>.</p>	<p><u>Paragraph 6</u></p> <p>The South Oxfordshire District Council's local plan is one of a series of documents which alongside neighbourhood plans forms part of the Development Plan for the District.</p>	<p><u>Paragraph 6</u></p> <p><b>Amend text to read:</b></p> <p>Once the Plan has been made (following a successful referendum) the CNDP will form part of South Oxfordshire District Council's <b>Development Plan</b>.</p>
2	<p>3.1 Setting the scene</p> <p><u>Paragraph 3</u></p> <p>The village architecture reflects its history. Although there are many modern buildings, there are also 35 listed buildings within the village, <b>a much higher figure than villages of the same size.</b></p>	<p><u>Paragraph 3</u></p> <p>The Council's Conservation Officer has advised that 35 listed buildings in a village the size of Chalgrove is average in terms of villages within South Oxfordshire.</p>	<p><u>Section 3.1/Paragraph 3</u></p> <p><b>Delete end of sentence to read:</b></p> <p>The village architecture reflects its history. Although there are many modern buildings, there are also 35 listed buildings within the village.</p>
3	<p>Table 1 – List of Policies and Supporting Statements</p>	<p>Policy C2 that requires development proposals to reflect and enhance the character of Chalgrove, reinforce local distinctiveness and create a sense of place will also help deliver objective 1.</p> <p>Policy H1 that allocates land to the West of Marley Lane for 200 dwellings will also help deliver objective 4.</p>	<p><b>Insert 'C2 – Design and Character'</b> into column adjacent to objective 1.</p> <p><b>Insert 'H1 – Housing Site Allocation'</b> into column adjacent to objective 4.</p>
4	<p>Policy C1 – Development Within the Built-</p>	<p><u>Paragraph 1</u></p>	<p><u>Paragraph 1</u></p>

<p>up Area <u>Paragraph 1</u> Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 applications for development will normally be permitted, provided, the development conforms to other policies in this Plan</p> <p><u>Justification</u> <u>Paragraph 1</u> It is important to maintain the form and character of the village and to ensure that new development does not compromise this. The policy does not define a boundary on a plan but is descriptive. It also does not restrict development on the edge of the built up area if this is in keeping with the village character. The policy makes it clear that infill development within the built-up area should not normally be an issue provided it conforms to other policies in the Plan.</p> <p><u>Paragraph 2</u></p>	<p>To ensure that this policy is not considered ‘out-of-date’ on adoption of the South Oxfordshire Local Plan, the policy should refer to sites allocated within the South Oxfordshire Local Plan as well as the CNDP.</p> <p>‘Normally’ and ‘not normally’ introduces a vagueness which doesn’t fit with the legal prominence given to planning policies when making decisions. The word makes it difficult for decision makers to apply the policy consistently.</p> <p><u>Justification</u> <u>Paragraph 1</u> It is important that neighbourhood plans use positive language to ensure that changes which could improve and enhance the neighbourhood plan area are not discouraged.</p> <p><u>Paragraph 2</u></p>	<p>Within the built-up area of Chalgrove and/or sites allocated for development in policy H1 of the CNDP and/or the South Oxfordshire Local Plan applications for development will be supported.</p> <p><u>Justification</u> <u>Paragraph 1</u> <b>Amend text to read:</b> It is important to maintain and/or enhance the form and character of the village and to ensure that new development contributes to this. The policy does not define a boundary on a plan but is descriptive. It also does not restrict development on the edge of the built up area if this is in keeping with the village character. The policy makes it clear that infill development within the built-up area should not normally be an issue provided it conforms to other policies in the Plan.</p> <p><u>Paragraph 2</u></p>
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	<p>The aim is to encourage small scale development that does not extend development into the open countryside in a manner or form that will compromise its setting as a village in the open countryside. <b>Development within the village (provided it accords with other policies) can help to promote community cohesion.</b> This does not mean that the conservation area or historic fabric of the village can be compromised.</p>	<p>You identify later in the plan that some existing community facilities, such as the post office, have been at risk of closure. New development within the village can also help to support existing facilities.</p>	<p>The aim is to encourage small scale development that does not extend development into the open countryside in a manner or form that will compromise its setting as a village in the open countryside. <b>Development within the village (can help to promote community cohesion and support existing facilities).</b> A careful balance should be pursued to ensure that the conservation area or historic fabric of the village is not compromised.</p>
5	<p>Policy C2 – Design and Character <u>Final paragraph</u> All proposals <b>must</b> protect and enhance views into and out of the village, set out on <b>Map 2</b>, and have sensitivity to preserving the views to and from the AONB.</p> <p><u>Justification</u> <u>Paragraph 3</u> A policy on design is considered essential to manage both the allocated sites and any small-scale proposal including redevelopment of a single house on a large plot into multiple housing. This</p>	<p><u>Final paragraph</u> For reasons of clarity state where Map 2 is located within the document.</p> <p>It is only appropriate to use ‘must’ where the requirements of the policy are compulsory in all circumstances. When dealing with the protection of views the use of must may be considered overly restrictive and unduly onerous.</p> <p><u>Justification</u> <u>Paragraph 3</u> The National Planning Policy Framework clearly states that “planning policies and decisions should not attempt to impose architectural styles or particular tastes”. It is not clear what you mean by a ‘traditional approach’, and although this is set out in your justification this could be considered as not</p>	<p><u>Final paragraph</u> <b>Amend text to read:</b> All proposals should protect and enhance views into and out of the village, set out on <b>Map 2 (overleaf)</b>, and have sensitivity to preserving the views to and from the AONB.</p> <p><u>Justification</u> <u>Paragraph 3</u> Clarify what is meant by a ‘traditional approach’. If the objective of this sentence is to require a traditional building style then remove the sentence.</p>

	<p>policy is not intended to create a copybook approach to design or limit innovation in the type or range of development. Any departure from the traditional approach where this is identified as important within a character area will need to demonstrate why this should be set aside.</p>	<p>having regard to national policy. You should consider whether the NDP would be raising unrealistic expectations within the community.</p>	
6	<p>5.3 Housing – Introduction</p> <p><u>Paragraph 3</u> The emerging Local Plan Preferred Options 1 indicated that the village could plan for an increase of 10% on current stock plus 82 identified in the Local Plan giving a suggested allocation of 193.</p>	<p>The introduction to the housing section only refers to housing site allocations (Policy H1) and does not make reference to any of the other policies set out in this section, e.g. H2 – Dwelling Mix, H3 – Homeworking etc.</p> <p><u>Paragraph 3</u> For reasons of clarity the submission plan should refer to the Preferred Options 2 consultation and the expected housing numbers (15% growth).</p> <p>It would also aid understanding to clarify that the initial 82 were identified in the Core Strategy rather than the Local Plan so that people do not confuse the Core Strategy allocation with the emerging Local Plan.</p>	<p>Introduce the other policies in this section.</p> <p><u>Paragraph 3</u> <b>Amend text to read</b> The emerging Local Plan Preferred Options 2 consultation document indicated an expected level of growth for the village of 15% resulting in 236 houses over the plan period. However, Chalgrove is also identified as a community where a strategic allocation has been made (Chalgrove Airfield) and subsequently while the plan provides a number for the neighbourhood plan to use as a starting point it does not require the village to deliver any additional development beyond the</p>

<p><u>Paragraphs 6-11</u> During the process of developing the CNP,... if this kind of development goes ahead.</p> <p><u>Paragraph 13</u> The adopted District Council Core Strategy identified that CNDP should plan for 82 dwellings. In order to achieve this 11 sites were identified from the SHLA and subsequent enquiries to local landowners. Following a detailed site assessment, which included a Strategic Flood Risk Assessment (SFRA), the Land west of Marley Lane and the Land east of Chalgrove were identified as possible sites, with the land west of Marley Lane as the preferred option; this was supported by community consultation.</p> <p><u>Paragraph 15 (bullet points)</u></p>	<p><u>Paragraphs 6-11</u> These paragraphs regarding the Parish Council's objection to the strategic site at Chalgrove Airfield are negative in tone and do not add any value to the CNDP. It is likely that the Examiner will remove them.</p> <p><u>Paragraph 13</u> There is no mention of the steering group undertaking a 'call for sites' - that is asking landowners whether they would like their land considered for development as part of the neighbourhood plan-making process. Was a 'call for sites' undertaken? If so, please refer to it. This is standard practice for local plan-making.</p> <p><u>Paragraph 15 (bullet points)</u></p>	<p><b>strategic allocation.</b></p> <p><u>Paragraphs 6-11</u> <b>Replace paragraphs 6-11 with:</b> The emerging SODC Local Plan has identified Chalgrove Airfield, a site adjacent to the village, as a preferred strategic site of the District Council for the delivery of 3,000 new homes. The Parish Council and many residents object to this strategic allocation on sustainability and highway grounds.</p> <p><u>Paragraph 13</u> Refer to the 'call for sites' process if undertaken.</p>
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<ul style="list-style-type: none"> <li>• H1 option A (combine sites 1, 10 and 11)</li> <li>• H1 option B (site 7)</li> </ul> <p><u>Paragraph 16</u>  These sites performed most favourably in the site assessment, with H1 option A performing more favourably than H1 option B. Accordingly, H1 option A was selected as the site to be allocated for housing development in the CNDP.</p> <p><u>Paragraph 17</u>  The comparative assessment identified that a combination of sites (1, 10 and 11) could be combined to create a potential development site capable of delivering the level of growth identified by the Strategic Housing Market Assessment (SHMA), the latest and up-to-date evidence of housing need. Other sites identified whilst being capable of development are not well related to the built-up area or to village amenities and would lead to the creation of separate enclaves within the village. The lack of school capacity and the resultant need for pupils to travel out of catchment give further weight to the</p>	<p>For reasons of clarity refer to these site options also by name.</p> <p><u>Paragraph 16</u>  How did these sites perform in the Sustainability Appraisal? Refer to this.</p> <p><u>Paragraph 17</u>  Reference to combining sites 1, 10 and 11 is repeated.</p> <p>The SHMA sets out several different growth scenarios. This evidence has been used to inform the emerging Local Plan. It is the emerging Local Plan that sets out the level of growth that the Council intend to deliver.</p>	<p><u>Paragraph 15 (bullet points)</u>  <b>Amend text to read:</b></p> <ul style="list-style-type: none"> <li>• H1 option A (combine sites 1, 10 and 11) – Land West of Marley Lane</li> <li>• H1 option B (site 7) – Lane east of Chalgrove</li> </ul> <p><u>Paragraph 16</u>  <b>Add text</b> regarding how the sites performed in the Sustainability Appraisal.</p> <p><u>Paragraph 17</u>  <b>Amend text to read:</b>  The comparative assessment identified that a combination of sites 1, 10 and 11 could create a potential development site capable of delivering the level of growth identified in SODC’s emerging Local Plan, which is based on the Strategic Housing Market Assessment (SHMA), the latest and up-to-date evidence of the district’s housing need.</p>
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	<p>argument that to deliver more homes could lead to socially separate housing estates.</p> <p><u>Paragraphs 14 and 17</u> Two references to a ‘comparative assessment’.</p>	<p><u>Paragraphs 14 and 17</u> Is the comparative assessment referred to the site assessment? This needs to be clarified.</p>	<p><u>Paragraphs 14 and 17</u> Clarify which assessment is being referred to.</p>
7	<p>Policy H1 – Housing Site <b>Allocations</b></p> <p><u>Sentence 1</u> Land is allocated at Site H1 option A to the West of Marley Lane and as identified on the proposals <b>Map 4</b> for 200 dwellings unless it can be demonstrated within a detailed masterplan that a higher or lower number is appropriate and provided the development meets other relevant policies of this Plan and the South Oxfordshire Core Strategy.</p> <p><u>Sentence 2</u> Should the planning application for Site H1 option B for up to 120 homes be granted approval prior to the NDP being made we</p>	<p>Policy H1 only makes one housing site allocation.</p> <p><u>Sentence 1</u> It is not clear when reading the policy where to locate Map 4.</p> <p>To ensure that the adoption of the emerging Local Plan doesn’t make the policy out of date make reference to the Development Plan rather than the Core Strategy. The made CNDP will also form part of the development plan.</p> <p><u>Sentence 2</u> Government Guidance advises that a policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient</p>	<p>Policy H1 – Housing Site <b>Allocation</b></p> <p><u>Sentence 1</u> Relocate Map 4 so that it comes directly after the policy before the justification.</p> <p>Land is allocated at Site H1 option A to the West of Marley Lane and as identified on the proposals <b>Map 4(below)</b> for 200 dwellings unless it can be demonstrated within a detailed masterplan that a higher or lower number is appropriate and provided the development meets other relevant policies <b>within the Development Plan.</b></p> <p><u>Sentence 2</u> Remove sentence from policy.</p>

	<p>would support a development of 80-100 homes at site A to provide the total proposed level of acceptable growth of 200 homes.</p> <p><u>Justification (and Introduction – paragraph 18, bullets 1-3)</u></p> <p><u>Paragraph 8</u> To demonstrate how the site(s) will be developed in accordance with the NP policies on design, character, mix etc. applicants will be encouraged to engage with the Parish Council to agree a master plan or design code for the allocated site. This is consistent with the Core Strategy</p>	<p>clarity that a decision maker can apply it consistently and with confidence when determining planning applications. The policy as written is unclear and uncertain. There also does not appear to be a robust justification for limiting the number of homes built in the village to 200 (see comments below).</p> <p><u>Justification (and Introduction – paragraph 18, bullets 1-3)</u> It is not clear why 200 homes represents a reasonable rate of growth. Issues regarding flooding, sewer capacity and school capacity are set out at paragraph 18 of the introduction but there is nothing to suggest that these issues cannot be addressed/mitigated. In fact the information provided regarding the sewer capacity suggests that upgrade works would need to take place once more than 140 dwellings are built. Therefore, in order to accommodate the 200 homes allocated in the plan Thames Water would need to undertake the upgrade works.</p> <p><u>Paragraph 8</u> This paragraph repeats text set out in paragraph 5.</p>	<p><u>Justification (and Introduction – paragraph 18, bullets 1-3)</u> Strengthen your justification as to why 200 homes represents a reasonable rate of growth for Chalgrove. Make reference to any objective technical evidence that would support this and the findings of the Sustainability Appraisal.</p> <p><u>Paragraph 8</u> <b>Delete.</b></p>
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	<p>and emerging Local Plan for developments of this scale. This master plan should be subject to community consultation and be assessed for conformity with the Local Plan and Neighbourhood Plan policies and principles. Once permission has been granted the site(s) will be considered to be within the built-up area of the village.</p>		
8	<p>Site Specific Policies</p> <p><u>Bullet (i)</u> Site H1 A is allocated for 200 dwellings, subject to the following:</p> <p>(i) The proposed development conforming to the policies contained in the <b>Chalgrove Neighbourhood Plan and the South Oxfordshire Local Plan</b>; and</p> <p>(ii) The follow site specific requirements</p> <p><u>Bullets (a) and (g)</u></p> <p>a) The site consists of 19.7 hectares, of which <b>8 hectares of developable land</b> in flood zone 1 is proposed for 200 dwellings</p>	<p>For reasons of clarity this policy should have a policy number like the other policies.</p> <p><u>Bullet (i)</u> For reasons of clarity it would be easier to refer to the Development Plan, which includes both the Chalgrove Neighbourhood Plan and South Oxfordshire Local Plan (and extant Core Strategy while in place).</p> <p><u>Bullets (a) and (g)</u> For reasons of clarity it would be useful to illustrate these sites/areas on a map.</p>	<p><b>Add title to policy – Policy H1A – Land to the West of Marley Lane</b></p> <p><u>Bullet (i)</u> Site H1 A is allocated for 200 dwellings, subject to the following:</p> <p>(i) The proposed development conforming to the policies contained in the <b>Development Plan</b>; and</p> <p><u>Bullets (a) and (g)</u> Identify the developable land and land allocated for allotments on a site plan.</p>

	<p>g) No housing development to take place on <b>the land allocated for allotments</b> in the High Street adjacent to the Doctor's Surgery</p> <p><u>Bullet (iii)</u> Chalgrove Parish Council would welcome proposals that make provision for open market housing to be made available for sale to local residents for a period of three months prior to the release into the open market.</p>	<p><u>Bullet (iii)</u> As this bullet is not a requirement of the policy (and cannot be) it would be more appropriately placed within the supporting text or as a separate statement. Keeping this criterion within the policy is likely to raise unrealistic expectations within the community.</p>	<p><u>Bullet (iii)</u> Remove bullet from policy and place within supporting text or as a separate statement.</p>
9	<p>Map 4</p>	<p>Map 4 relates to Policy H1 and not the site specific policy. For reasons of clarity this needs to be relocated.</p> <p>How was this map produced? If you have taken it from the internet you will need copyright. The District Council can provide a map but not with an aerial base.</p>	<p>Relocate Map 4 so that it comes directly after the policy before the justification.</p> <p>Check and reference source of map or instruct SODC to prepare a new map on an OS base.</p>
10	<p>Policy H2 – Dwelling Mix</p> <p><u>Justification</u> <u>Paragraphs 1-3</u> The Local Plan policy of delivering affordable housing... Affordable housing identified in the Local Plan for South Oxfordshire will be delivered through the</p>	<p><u>Justification</u> <u>Paragraphs 1-3</u> These three paragraphs address affordable housing and do not provide a justification for Policy H2, which deals with Housing Mix.</p>	<p><u>Justification</u> <u>Paragraphs 1-3</u> Relocate text to a more relevant part of the plan or reformat page so that it is clear that this text deals with affordable housing.</p>

<p>Neighbourhood Plan.</p> <p><u>Paragraph 2</u> Furthermore, to reduce the risk of out-commuting because people from outside Chalgrove are allocated properties, it is considered appropriate to prioritise the allocation of affordable housing to local people or those moving to the village for employment.</p> <p><u>Paragraph 3</u> The Parish Council expects applications for planning permission for new housing to engage with it to demonstrate how the policy for Affordable Housing identified in the Local Plan for South Oxfordshire will be delivered through the Neighbourhood Plan.</p> <p><u>Paragraph 4</u> The mix of dwellings should be proportionate to the range and mix of housing within the village and district, should not be dominated by one or two market types and <b>reflect the housing</b></p>	<p><u>Paragraph 2</u> This section of the justification suggests that people moving into Chalgrove from outside the village are more likely to work outside the village than people that already live within Chalgrove - Do you have evidence to support this assumption? Your justification for Policy H3 – Home Working explains that a higher percentage of Chalgrove residents travel 40km or more to work compared to both national and county figures. This undermines your justification to prioritise the allocation of affordable housing to local people.</p> <p><u>Paragraph 3</u> This paragraph is unclear and confusing.</p> <p><u>Paragraph 4</u> As correctly identified earlier in this paragraph the mix of dwellings should reflect the range and mix of housing within the village and district. Therefore, developers should take account of the housing</p>	<p><u>Paragraph 2</u> Reconsider and rewrite the justification for prioritising the allocation of affordable housing to local people.</p> <p><u>Paragraph 3</u> The Parish Council encourages applicants and developers to demonstrate clearly as part of planning application how they intend to deliver affordable housing that meets the policies of the development plan.</p> <p><u>Paragraph 4</u> The mix of dwellings should be proportionate to the range and mix of housing within the village and district, should not be dominated by one or two</p>
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<p>needs findings of the 2014 CNDP community questionnaire.</p> <p><u>Community endorsement</u> <u>Paragraph 5</u> Given that over 80% (2014 Chalgrove Neighbourhood Plan Community Questionnaire) of the people who said they wanted a new home live in Chalgrove at the moment, Chalgrove Parish Council would welcome proposals for housing on the allocated sites that make provision for open market housing to be made available for sale to local residents for a period of three months prior to release onto the open market</p>	<p>needs findings of the 2014 CNDP community questionnaire and the Strategic Housing Market Assessment.</p> <p><u>Community endorsement</u> <u>Paragraph 5</u> Who was the community questionnaire distributed to? If more than 80% of the questionnaires were distributed to people living in Chalgrove then you would expect more than 80% of the people responding to live in Chalgrove. It would probably be more useful to refer to the percentage of the population of Chalgrove looking for a new home in Chalgrove.</p>	<p>market types and reflect the housing needs findings of the 2014 CNDP community questionnaire and Strategic Housing Market Assessment.</p> <p><u>Community endorsement</u> <u>Paragraph 5</u> Refer to the percentage of the population of Chalgrove looking for a new home in Chalgrove rather than the percentage that responded to the questionnaire.</p>
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11	<p>Policy H4 – Residential Parking</p> <p>Proposals for new residential development, including extensions, should provide adequate parking provision in line with the parking standards set out in the Local Plan. In order to achieve this:</p> <ul style="list-style-type: none"> <li>• Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs. Where on-plot parking solutions cannot be achieved or are inappropriate the reasoning for this should be set out in the supporting Design and Access Statement and an alternative should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</li> <li>• On-street parking solutions for visitors should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</li> </ul>	<p>The two requirements as set out in the policy are not easily applied to extensions as the current policy requires.</p>	<p>Proposals for new residential development should provide adequate parking provision in line with the parking standards set out in the Local Plan. In order to achieve this:</p> <ul style="list-style-type: none"> <li>• Priority should be given to the provision of on-plot parking solutions that adequately meet current and likely future needs. Where on-plot parking solutions cannot be achieved or are inappropriate the reasoning for this should be set out in the supporting Design and Access Statement and an alternative should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</li> <li>• On-street parking solutions for visitors should be formally designed into a proposed scheme and should discourage informal, anti-social parking from occurring.</li> </ul> <p>Proposals for extensions will be supported wherethey maintain the amount of on-plot parking spaces and does not rely on on-street parking.</p>
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<p><u>Justification Paragraph 1</u> Ensuring that new development adequately caters for the needs of new residents is important. In particular, it is important to ensure that on street parking is minimised by making proper provision for cars within the development. The number of cars currently parked on street in Chalgrove causes problems across the village but in particular in areas of the High Street and in the Closes. This demonstrates the importance of new developments in these areas, or having an impact on these areas, making adequate provision for off street parking and not adding to the problem.</p> <p><u>Paragraph 2</u> To satisfy Policy H4 the Parish Council would like to engage with developers on the delivery of off street car parking provision in problem areas of the village. The expectation is that car parking space provision should be linked to the number of bedrooms being provided. In Chalgrove, this is justified because of the high levels of car ownership (see Table 3 below) and</p>	<p><u>Justification Paragraph 1</u> If designed properly, on street parking is an effective and efficient parking solution that adds vitality to the street-scene. In terms of visitors parking it is the most convenient and effective solution. Where on street parking is not designed properly into a housing scheme it can result in anti-social parking. Therefore, minimising on street parking is likely to lead to more problems than ensuring that it is properly designed.</p> <p><u>Paragraph 2</u> The CNDP does not include a specific parking standard. Therefore new developments will have to conform to the District Council's parking standards. You should, therefore, consider whether this would be raising unrealistic expectations within the community.</p> <p>In terms of visitors parking, on-street parking provides the most convenient and effective solution.</p>	<p><u>Justification Paragraph 1</u> Ensuring that new development adequately caters for the needs of new residents is important. In particular, it is important to ensure that proper parking provision is made for both residents and visitors within a development, including well designed on-street parking. The number of cars currently parked on street in Chalgrove causes problems across the village but in particular in areas of the High Street and in the Closes. This demonstrates the importance of new developments in these areas, or having an impact on these areas, making adequate provision for off-street parking and/or including well designed on-street parking.</p> <p><u>Paragraph 2</u> To satisfy Policy H4 the Parish Council would like to engage with developers on the delivery of off street car parking provision in problem areas of the village. In Chalgrove, this is justified because of the high levels of car ownership (see Table 3 below) and the inadequate provision of public transport. This results in a need for a</p>
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<p>the inadequate provision of public transport. This results in a need for a car for employment, leisure, social and domestic use. Visitor parking is also required to ensure that residential roads are kept free of parked vehicles.</p> <p><u>Paragraph 3</u> The Parish Council will work with the District and County Councils to produce a local parking standard for Chalgrove. This will address on and off site parking and the use of garages. Where garages are provided these should be large enough to accommodate a large family car. Whilst there is a shift from requiring maximum standards to minimum standards of provision in new schemes, the standards are not applied robustly or consistently. The policy is therefore, intended to make the standards for Chalgrove simple.</p> <p><u>Paragraph 4</u> The need for appropriate off road parking provision is an important issue for residents. It helps to improve road safety as well as improve the appearance of the street scene. More successful</p>	<p>Requiring developers to provide both residents and visitors parking on-plot is likely to significantly impact the viability of a residential scheme, as the density of the scheme is lowered and the land is used less efficiently. National policy does not allow plans to place policy burdens and/or obligations of such a scale that their ability to be developed viably is threatened.</p> <p><u>Paragraph 3</u> The CNDP cannot place requirements on the District and County Councils. It is unlikely that the District Councils will prepare parking standards for a single village. This could be addressed by the neighbourhood plan provided there is evidence to support the required standards.</p> <p><u>Paragraph 4</u> Developers are not required to address existing problems. They are only required to mitigate any impacts of their development. You should, therefore, consider whether this would be raising unrealistic expectations within the community.</p>	<p>car for employment, leisure, social and domestic use. An adequate amount of well-designed visitor parking is also required to discourage inappropriate parking.</p> <p><u>Paragraph 3</u> <b>Delete first and second sentences, to read:</b> Where garages are provided these should be large enough to accommodate a large family car. Whilst there is a shift from requiring maximum standards to minimum standards of provision in new schemes, the standards are not applied robustly or consistently. The policy is therefore, intended to make the standards for Chalgrove simple.</p> <p><u>Paragraph 4</u> The need for appropriate off road parking provision is an important issue for residents. It helps to improve road safety as well as improve the appearance of the street scene. More</p>
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	<p>developments have at least two off road spaces plus a garage. New development also has the potential to alleviate existing parking problems by incorporating off road parking for adjacent properties.</p> <p>Existing developments in the village demonstrate the need for off street spaces. Ensuring that new development adequately caters for the needs of new residents is vital. In particular, it is important to ensure that on street parking is minimised by making proper provision for cars within a development.</p>	<p>See comments above.</p>	<p>successful developments have at least two off road spaces plus a garage. Existing developments in the village demonstrate the need for off street spaces. Ensuring that new development adequately caters for the needs of new residents is vital. In particular, it is important to ensure that adequate provision for off-street parking and/or well-designed on-street parking is provided in every development.</p>
12	<p><b>Flooding statement</b></p> <p>Proposals for new residential development will only be permitted where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village.</p>	<p>This statement has been written as a requirement. You should consider whether this would be raising unrealistic expectations within the community.</p>	<p><b>Reword statement</b> (below is an example for your consideration) - The Parish Council support new residential development where it can be demonstrated that the site is not subject to flooding or likely to add to flooding problems in the village.</p>

	<p><u>Supporting text</u> <u>Paragraph 5</u> Because of the extensive areas of flood risk (see Map 5, below), and the potential impact of surface water run-off, the Neighbourhood Plan will require details of drainage and water retention to be submitted from the outset. Whilst not required it is considered that only a full application will be sufficient in sensitive areas.</p>	<p><u>Supporting text</u> <u>Paragraph 5</u> National policy requires development to be directed away from areas at the highest risk of flooding. When determining planning applications local planning authorities have to ensure that flood risk is not increased elsewhere.</p> <p>Developers are already required to submit a foul drainage analysis as part of a full planning application and in an area liable to flood or sites with an area over 1 hectare a site specific flood risk assessment is required.</p> <p>It is not clear from this text who requires the details or who they should be submitted to.</p> <p>You should consider whether this would be raising unrealistic expectations within the community.</p>	<p><u>Supporting text</u> <u>Paragraph 5</u> Because of the extensive areas of flood risk (see Map 5, below), and the potential impact of surface water run-off, the Parish Council encourages details of drainage and water retention to be submitted with all applications from the outset.</p>
13	<p>5.4 Community, Services and Facilities</p> <p><u>Introduction</u> <u>Paragraph 1</u> Community infrastructure will be secured through Section 106 of the Planning Act or the Community Infrastructure Levy (when in place).</p>	<p><u>Introduction</u> <u>Paragraph 1</u> The Community Infrastructure Levy was adopted by the Council in 2015 and came into force in April 2016.</p>	<p><u>Introduction</u> <u>Paragraph 1</u> Community infrastructure will be secured through Section 106 of the Planning Act and/or the Community Infrastructure Levy.</p>

	<p><u>Paragraph 2</u> Essential infrastructure required on a development site or immediately adjacent to it will be secured through S106 agreements. It is important for the environmental impact of new developments to consider the cumulative effect of the housing applications on overall capacity for all local services and infrastructure and ensure that sufficient water/sewerage/ transport/health facilities will be available in a timely manner.</p> <p><u>Paragraph 3</u> On-site provision depends on scale but given the significant extent of the proposed allocation relative to the village this is likely to include community buildings, on-site maintenance of public open space, drainage, landscaping or other specialist provision. Infrastructure adjacent to the site is likely to include highway and traffic calming that is required to mitigate a development.</p>	<p><u>Paragraph 2</u> This sentence is unclear and confusing.</p> <p><u>Paragraph 3</u> Paragraph 122 of the CIL Regulations sets out the tests that a planning obligation has to meet in order to be delivered by a Section 106 agreement. Although the provisions made through a Section 106 agreement will relate to the scale of the development they are not dependent on it. All other provisions are included within the CIL charge.</p>	<p><u>Paragraph 2</u> Essential infrastructure required on a development site or immediately adjacent to it will be secured through S106 agreements. It is important when planning new developments that the cumulative environmental impacts are considered, in particular their effect on the overall capacity of local services and infrastructure and to ensure that sufficient water/sewerage/ transport/health facilities will be available in a timely manner.</p> <p><u>Paragraph 3</u> The exact site specific obligations provided by a development will likely reflect the scale of the development proposed and will be determined by the CIL regulation tests. The provisions sought could include community buildings, on-site maintenance of public open space, drainage, landscaping, highway improvements or other specialist provision.</p>
14	<u>Policy CF1 – Community Infrastructure</u>		

	<p><u>Levy</u></p> <p><u>Table 4</u></p> <p><u>Justification</u> <u>Paragraphs 2 &amp; 3</u> The full project list with indicative costing is in Table 4 - Project List for Developer Funding. The project proposals will be developed into specific projects that will be costed and phased and will be secured either through Community Infrastructure Levy (CIL) or S106, where this is directly related to a development proposal.</p> <p>Where possible projects may attract CIL or Section 106 funding, however, other sources of funding (grants and/or donations) will also be investigated.</p>	<p><u>Table 4</u></p> <p>For reasons of clarity this would be best located directly under Policy CF1 before the justification.</p> <p><u>Justification</u> <u>Paragraphs 2 &amp; 3</u> Whether a project receives Section 106 funding is dependent on it meeting the CIL regulation tests. The CIL spending strategy which is currently being prepared by the Council will set out how projects can obtain CIL funding. It may be worth noting that once the neighbourhood plan is made the Parish Council will receive 25% of the CIL payments made and could use this to fund some of the projects that are identified.</p>	<p><u>Table 4</u></p> <p>Relocate table directly under Policy CF1 before the justification.</p> <p><u>Justification</u> <u>Paragraphs 2 &amp; 3</u> <b>Delete paragraph 3 and amend paragraph 2 to read:</b> The full project list with indicative costing is in Table 4 - Project List for Developer Funding. The project proposals will be developed into specific projects that will be costed and phased and will be secured, where possible, either through Community Infrastructure Levy (CIL) or S106, where this is directly related to a development proposal. Other sources of funding (grants and/or donations) will also be investigated</p>
15	<p><u>Biodiversity – Supporting Statement</u> The Parish Council supports the development management process that requires that applications for development must maintain and enhance the current biodiversity of Chalgrove.</p>	<p><u>Biodiversity – Supporting Statement</u> It is not the development management process that requires applications to maintain and enhance biodiversity it is the policies within the Local Plan.</p>	<p><u>Biodiversity – Supporting Statement</u> The Parish Council supports the District Council's Local Plan policies that requiredevelopmentto maintain or enhance biodiversity in the district.</p>
16	<p><u>Heritage Assets - Supporting Statement</u></p>	<p><u>Heritage Assets - Supporting Statement</u></p>	<p><u>Heritage Assets - Supporting Statement</u></p>

	<p>The Parish Council supports the <b>development management process</b> which requires development to conserve and enhance the heritage assets of the Parish and their setting, including maintaining settlement separation.</p> <p>In particular the Parish Council wishes to highlight the nationally Listed Buildings and sites of architectural significance, local distinctiveness &amp; character and historic importance (see list in Appendix 2)</p> <p><b>The Parish Council is concerned that inappropriate extensions or revisions to Listed properties and other properties that, while not Listed, make a contribution to the character of the area and will not be supported.</b></p>	<p>It is not the development management process that requires applications to conserve and enhance the heritage assets it is the policies within the Local Plan.</p> <p>The final paragraph is unclear and confusing.</p>	<p>The Parish Council supports <b>the District Council's Local Plan policies</b> which require development to conserve and enhance the district's heritage assets and conservation areas for their historical significance and special character, including their settings and the separation of historic settlements.</p> <p>In particular the Parish Council wishes to highlight the nationally Listed Buildings and sites of architectural significance, local distinctiveness &amp; character and historic importance (see list in Appendix 2)</p> <p><b>Remove third paragraph</b></p>
17	<p><u>Archaeological Sites - Supporting Statement</u></p> <p>The Parish Council supports <b>the development management process</b> that requires that <b>any development on previously undeveloped land</b> must allow for the investigation and the preservation of archaeological remains and protect recognised sites of archaeological importance.</p>	<p><u>Archaeological Sites - Supporting Statement</u></p> <p>It is not the development management process that requires applications to allow for the investigation and the preservation of archaeological remains and protect recognised sites of archaeological importance, it is the policies within the Local Plan.</p> <p>This requirement applies to land where sites or deposits of archaeological interest are known, or suspected to exist and not to all previously</p>	<p><u>Archaeological Sites - Supporting Statement</u></p> <p>The Parish Council supports <b>the District Council's Local Plan policies</b> that require, where sites or deposits of archaeological interest are known, or suspected to exist, for the investigation and the preservation of archaeological remains and protection of recognised sites of archaeological</p>

		undeveloped land.	importance.
18	<p><u>Implementation and Monitoring Five Year Review</u></p> <p>Chalgrove Neighbourhood Plan will be reviewed every five years. Review of policies will be led by Chalgrove Parish Council. The purpose of review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions. Where major amendments or additions are needed that cause significant public concern, a public consultation will be undertaken, to be sure that 50% or more of respondents to a consultation with residents accept the changes.</p>	<p><u>Implementation and Monitoring Five Year Review</u></p> <p>A review of the neighbourhood plan would likely have to go through the same processes and procedures as the original neighbourhood plan. This includes community engagement during the drafting of proposed changes to the plan all the way to a formal pre-submission consultation. Reviewing a neighbourhood plan may also include a new local referendum. To avoid undertaking additional consultation the support of the community could be sought as part of the normal process.</p>	<p><u>Implementation and Monitoring Five Year Review</u></p> <p>Chalgrove Neighbourhood Plan will be reviewed every five years. Review of policies will be led by Chalgrove Parish Council. The purpose of review will be primarily to assess the extent to which the objectives have been achieved in practice and the contribution of the policies and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.</p>
19	Appendix 1 – Important Green Spaces	For reasons of clarity it would be useful to relate these to the map in the Character Assessment	<u>Appendix 1 – Important Green Spaces</u> Number green spaces in list and link to map in Character Assessment
20	<b>Site Assessment</b>	This document is made up of the site questionnaires that were completed for each site and additional information regarding flooding. It also includes photos and site plans. The document illustrates that each site has been assessed consistently. There is no	Incorporate the sites assessment information into the Sustainability Appraisal report as an appendix.

		introduction or conclusion to the document so it feels more like an appendices than a stand-alone document.	
<b>21</b>	<b>Character Assessment</b>	There is a lot of very detailed information within this document. It is clear that a lot of time has been spent in gathering data and it is very pleasing and informative to read. The design section at the end of the document clearly sets out the features that contribute positively to the local character and identity of Chalgrove and what developers should do in order to reflect these positive features in the design of their developments and meet the community' expectations. The list of positive features and design criteria provide a strong link between this assessment and Policy C2 of the CNDP.	None.
<b>22</b>	<b>Sustainability Appraisal Report (incorporating SEA Environmental Report)</b>	<p>This is a well written and structured report.</p> <p>All aspects of the plan (objectives, housing numbers and policies) have been tested against the sustainability objectives with the exception of the vision.</p> <p>The assessment of housing numbers set out at Table 6.1 is supposed to be an objective assessment of solely the two growth options 1) 200 dwellings or 2) more than 200 dwellings. This should not relate or be influenced by specific site options.</p>	<p>Test the plan vision against the sustainability objectives.</p> <p>Reassess the two growth options set out in Table 6.1 so that the assessment is objective and not related to any specific site options.</p>

		<p>The mitigation of significant adverse effects has not been considered fully. Table 6.4 simple sets out which sites perform better against each sustainability objective and assumes mitigation to be met by choosing the sites that perform the best. The SEA regulations require the identification of measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. The assessment should, therefore, identify whether there is appropriate mitigation for each negative assessment result.</p> <p>No reasonable alternatives have been considered with regards to the plan policies.</p>	<p>Identify appropriate mitigation for each negative assessment result or explain why the negative impact cannot be mitigated. These mitigation measures could be recorded in the assessment tables.</p> <p>Identify reasonable alternatives for the plan policies and test them against the sustainability objectives or explain why there are no reasonable alternatives for consideration.</p>
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